



Planning Committee

Agenda

Monday, 7th September, 2026
at 9.30 am

in the

**Assembly Room
Town Hall
King's Lynn**

Also available to view at:

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



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

PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 7th September, 2026

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 (Pages 6 - 18)

To confirm as a correct record the Minutes of the Meeting held on 27 July 2026, subject to Councillor Bubb's name being added as present.

3. DECLARATIONS OF INTEREST (Page 19)

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

The Ward Member(s) for the relevant application/item can speak; and/or at the discretion of the Chair of the Planning Committee, other Members can speak provided:

- that two days clear notice shall be given of any intention to speak on an application/item along with a brief summary of what they intend to say.
-

6. CHAIR'S CORRESPONDENCE

To receive any Chair's correspondence.

7. RECEIPT OF CORRESPONDENCE RECEIVED AFTER THE PUBLICATION OF THE AGENDA

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

8. INDEX OF APPLICATIONS (Page 20)

The Committee is asked to note the Index of Applications.

9. DECISION ON APPLICATIONS (Pages 21 - 86)

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

10. QUARTERLY ENFORCEMENT REPORT (Pages 87 - 118)

The Committee is asked to note the report.

11. DELEGATED DECISIONS AND QUALITY OF DECISIONS (Pages 119 - 120)

To note the reports.

To: Members of the Planning Committee

Councillors B Anot, F Bone (Vice-Chair), A Bubb, M de Whalley,
T de Winton, P Devulapalli, S Everett, J Fry, S Lintern, C Rose, A Ryves,
Mrs V Spikings (Chair) and M Storey

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 10 September 2026** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chair, items may not necessarily be taken in the order in which they appear in the agenda.
- (2) An Agenda summarising Correspondence Received After the Publication of the Agenda 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 need to have made representations on an application 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:

democratic.services@west-norfolk.gov.uk

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**PLANNING COMMITTEE**

Minutes from the Meeting of the Planning Committee held on Monday, 27th July, 2026 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor Mrs V Spikings (Chair)
Councillors B Anota, M de Whalley, P Devulapalli, S Everett, J Fry,
B Long (sub), C Rose and A Ryves

PC21: APOLOGIES

Apologies for absence had been received from Councillor de Winton (Councillor Long substitute).

The Chair thanked Councillor Long for being a substitute at the meeting.

PC22: MINUTES

The minutes of the meeting held on 6 July 2026 were agreed as a correct record and signed by the Chair.

PC23: DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillors Bone and Bubb stated that in relation to 9/1(a), they were Members of the Regeneration and Development Panel but felt able to take part in the debate and decision for the item.

Councillor Lintern declared an interest item 9/3(c), as she was the applicant and would leave the meeting during consideration of the item.

Councillor Everett advised that he had called-in application 9/3(b) to the KLAC Planning Sub-Group but would be taking part in the debate and decision.

In relation to item 9/3(e), Wiggshall St Germans, Councillor Long stated that he was the Ward Member and had discussed the application with officers but did not call it in.

PC24: URGENT BUSINESS UNDER STANDING ORDER 7

There was none.

PC25: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

The following Councillors attended the meeting and addressed the Committee in accordance with Standing Order 34:

Councillor Moore	9/3(b)	King's Lynn
Councillor Kunes	9/3(d)	Terrington St Clement

PC26: **CHAIR'S CORRESPONDENCE**

The Chair reported that any correspondence received had been read and passed to the appropriate officer.

PC27: **RECEIPT OF CORRESPONDENCE RECEIVED AFTER THE PUBLICATION OF THE AGENDA**

A copy of the correspondence received after the publication of the agenda, which had been previously circulated was received. A copy of the agenda would be held for public inspection with a list of background papers.

PC28: **DECISION ON APPLICATIONS**

The Committee considered schedules of applications for planning permission submitted by the Assistant Director for Planning and Environment (copies of the schedules were published with the agenda). Any change to the schedules will be recorded in the minutes.

RESOLVED: That the applications be determined, as set out at (i) – (vii) below, where appropriate to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

(i) **25/01783/FM**

King's Lynn: Development site west of Nar Ouse Way: Application for the phased development comprising the change of use of the land to an Active Travel Hub, alongside the construction of a single storey hub building, surface car park, pedestrian infrastructure, access, landscaping and ancillary works: The Borough Council of King's Lynn and West Norfolk

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and reminded the Committee that the application had been deferred from 1 June meeting in order for the proposed development to be further reviewed by the Regeneration and Development Panel and for some further operational detail to be provided.

The proposed development was to be considered at the Regeneration and Development Panel meeting due to take place on 22nd July 2026, after the date of the publication of this report. The outcome of the meeting will therefore be reported to Members in late correspondence.

In the meantime, the Applicant had submitted a 'Project Delivery Report' providing further detail on several points raised at Planning Committee on 1st June 2026, particularly the key objectives of the proposed development, the operational model and financial viability of the scheme and the likely representative user groups.

The Applicant had provided clarification on the key objectives of the proposed development, which are set out in the Project Delivery Report as:

- Enhance connectivity – Establish a clear and highly visible link between the King's Lynn Enterprise Park (KLEP), residential communities, and the town centre;
- Congestion relief – Reduce peak-hour traffic pressures along the Nar Ouse Way corridor;
- Public Health and decarbonisation – Encourage a shift towards active travel and public transport, supporting a cleaner, healthier, and more sustainable town; and
- Economic growth and regeneration – Deliver enabling infrastructure, including the western access road, to support the continued development of the KLEP and the wider Nar Ouse Regeneration Area.

The case officer explained that the application site related to a parcel of land measuring approx. 1.45 Ha at the King's Lynn Enterprise Park, located on the western side of Nar Ouse Way, King's Lynn.

Full planning permission was sought for the phased development involving the change of use of the land to an Active Travel Hub, including the construction of a single storey hub building, surface car park, pedestrian infrastructure, access, landscaping and ancillary works.

The cycle 'hub' building comprised covered and secure cycle parking for 48 regular bicycles, six cycle hoops for adapted cycles and one long cycle hoop for longer cycles. Lockers and a cycle repair stand would also be available within the hub. There were a further four-cycle hoops proposed outside. Toilets, showers and changing facilities would be included within the hub.

The car park would include 236 car parking spaces including 201 standard bays, 11 accessible bays, 20 standard electric car charging bays, 4 accessible electric car charging bays and 12 motorcycle bays.

Two new bus-stops were proposed on Nar Ouse Way for the 'EXCEL' bus services to and from the town centre, plus an internal bus drop-off area and landscaped public courtyard.

The development was proposed to be delivered through two phases.

The case officer described the strategic and local cycle routes connecting the site to King's Lynn town centre, highlighting predominantly traffic-free paths and the integration of pedestrian and cycle access; the site layout complies with LTN1/2020 standards, and visuals were provided to address previous questions about connectivity and practical use.

The case officer informed the Committee that the comments from the Regeneration and Development Panel had been reported in the correspondence received after the publication of the agenda; an operational management plan in relation to planning issues had been recommended and correspondence received from Mr Rae (KLWNBUG) had been addressed within the report.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Kerry Heathcote (supporting) addressed the Committee in relation to the application.

Members debated the planning merits, policy compliance, and operational concerns, with some expressing reservations about demand and location.

Councillor Long raised concerns about drainage and car park permeability, which the case officer addressed by confirming extensive consultation had taken place with flood authorities resulting in a satisfactory drainage strategy.

The Committee debated the safety of the access road and crossroads layout, with the local highway authority deeming the arrangement safe, although some Members remained concerned about the private road and mini roundabout preference.

Councillor Long queried provision for accessible parking and mobility scooters, noting the importance of location for disabled users. The case officer confirmed accessible bays and electric charge points had been provided but acknowledged locality concerns and explained the County Council policy on road adoption.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried (9 votes for, 1 vote against and 3 abstentions)

RESOLVED: That the application be approved as recommended.

The Committee adjourned for a comfort break at 10.18 am and reconvened at 10.30 am.

(ii) 26/00366/OM

Snettisham: Land to the rear of 50 to 54 Common Road: Outline application for residential development comprising up to 31 dwellings, with all matters reserved except access:

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that the application sought outline planning consent with access only for the construction of up to 31 dwellings. Scale, appearance, layout and landscaping would be agreed as part of a reserved matters application.

The application site was located to the west of the village of Snettisham. It was enclosed by existing residential and commercial development off Common Road South, Beach Road to the south and the A149 to the east. Towards the south of the site was an existing Public Right of Way known as Snettisham Footpath 33, which went from east to west.

The site was outside of the development boundary for Snettisham but was directly adjacent to it on two sides. It was also outside of the Norfolk Coast National Landscape and Snettisham Common County Wildlife Site but was approximately 55m away at the closest point. Snettisham was categorised as a Key Rural Service Centre (Tier 4) in Policy LP01 of the Local Plan.

The application had been referred to the Committee for determination by former Councillor Dark.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Stuart Dark (objecting), Julie Smith (objecting on behalf of the Parish Council) and Kimberley Kaddish (supporting) addressed the Committee in relation to the application.

The Committee discussed policy LP02's dwelling threshold, environmental sensitivity, flood risk, drainage, and highway safety; concerns about exceeding the 25-dwelling limit, proximity to the Norfolk Coast National Landscape, and historical flooding were raised, with technical responses from officers and references to mitigation fees and consultee positions.

Councillor Storey proposed that the application be refused on the grounds that the dwelling threshold outside the development boundary

based on conflict with policy LP02, form and character of were contrary to policies NP09 and LP19.

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, after having been put to the vote, was carried (12 votes for refusal and 1 abstention).

RESOLVED: That the application be refused, contrary to recommendation, for the following reasons:

1. *The application seeks planning consent for the development of up to 31 dwellings, on land outside of the development boundary for the village of Snettisham. As such, the proposal represents a departure from the policy and is contrary to Policy LP02 of the Local Plan.*
2. *The proposal for the development of up to 31 dwellings in this rural location would extend residential built form into the countryside. It is considered that development of this scale, in this location would be out of keeping and have a detrimental impact on the form and character of the rural locality. Furthermore, the development would have a detrimental impact on the setting of the National Landscape. The development is contrary to the provisions of the NPPF, Local Plan Policy LP19 and Neighbourhood Plan Policy NP09.*

(iii) 26/00508/F

**Hockwold cum Wilton: The Orchard, 20 Nursery Lane:
Proposed barn style eco-friendly self-build dwelling: c/o
Agent Paul Softley**

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that the application site related to a parcel of land measuring approx. 0.24Ha along Nursery Lane, Hockwold-cum-Wilton. The land was currently laid largely to grass, with a number of trees to the southern side. The site was previously in an agricultural use, with a number of store buildings which have since been removed.

The proposal was for the erection of self-build barn style eco-friendly dwelling. Associated landscaping works and a cart shed were also proposed as part of this application.

The site was outside of, but adjacent to, the development boundary for Hockwold-cum-Wilton. The dwelling immediately north of the site was No.16 and to the south was No.22.

The site was largely located outside of the Hockwold-cum-Wilton Conservation Area, the boundary of which ran along, and partly within, the site's northern boundary. The Conservation Area boundary was

also located to the rear (west) of the site, separated from the site by a field.

Planning history showed that the site was previously within the ownership of No.16 Nursery Lane but appeared to have been separated. The proposal would utilise the same highway access as No.16.

The proposal had been revised during the application following the receipt of comments made by the Conservation Officer in objection to the proposal, resulting in a reduction in scale and a more traditional appearance. Re-consultation had been undertaken on the amended plans.

The case officer referred the Committee to the clarification and correction detailed in the correspondence received after the publication of the agenda.

The case officer also advised that if the Committee were minded to approve the application, then it would need to be subject to a Section 106 Agreement to ensure the dwelling was self-build and the recommendation amended accordingly.

The application had been referred to the Committee for determination at the request of the Planning Sifting Panel.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried (11 votes for, 1 vote against and 1 abstention).

RESOLVED: That:

A The application be **Approved**, subject to conditions, and subject to the completion of a Section 106 Agreement to ensure that the dwelling was self-build. If the agreement was not completed within 4 months of the Committee resolution but reasonable progress had been made, delegated authority is granted to the Assistant Director / Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

B If in the opinion of the Assistant Director / Planning Control Manager no reasonable progress is made to complete the agreement within 4 months of the date of the Committee resolution, the application is **Refused** on the failure to provide the custom and self-build dwelling in line with Policy LP31 of the Local Plan.

- (iv) **26/00850/F**
King's Lynn: 1st Self Storage Ltd, Edward Benefer Way:
Siting of micro business units for Class E (excluding (a))
and B8 plus sui generis and retention of toilet block and
parking area (retrospective): 1st Self Storage Limited

[Click here to view a recording of this item on You Tube](#)

The case officer advised that unfortunately the Planning Agent for the application had died recently and he wanted to take the opportunity to send condolences to his family.

The case officer introduced the report and explained that the application site lies on the eastern side of Edward Benefer Way opposite the docks; comprised the road frontage strip of a previously approved self-storage facility plus a further strip of land to the north – part of an area associated with the former fuel storage and distribution depot.

The remainder of the applicant's owned land to the north was not part of the proposal and there was housing beyond on St Edmundsbury Road. St Nicholas Retail Park lies to the south, and to the east there was an embankment and Bawsey Drain (IDB maintained) with residential development beyond (Turbus Road).

This application sought retrospective permission for the siting of micro business units for Class E (excluding (a)) and B8 plus Sui Generis uses and retention of toilet block and parking area.

These 19 no. 'micro-business units' (MBUs) comprise modified shipping containers clad in grey composite boarding with dark grey powder-coated aluminium doors, windows and fascias. Each individual unit had a floorspace of 2.2m x 5.8m which would be some 241.3m² in total. Some units had been linked/conjoined to form larger floorspace to meet end user needs but were reversible. There was an existing toilet block/portable building situated at the northern end of the row of units of similar appearance as the MBUs (6.7m x 3.2m).

The 35no. space car park was surfaced with gravel grid and now partially bounded to the north by a 1.2m close-boarded high timber fence.

The application had been referred to the Committee for determination at the request of Councillor Moore.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with Standing Order 34, Councillor Moore addressed the Committee in support of the application.

The Chair invited Richard Smith from the Local Highway Authority to outline the concerns about traffic flow and safety, noting the need for a right-hand turn lane and the impact of increased usage.

Councillors debated the adequacy of the existing access and historical approvals.

The case officer explained the exemption from biodiversity net gain due to retrospective status but noted the duty to provide measurable net gain under the NPPF; suggestions for habitat enhancement were made (which could be conditioned), and flood risk was addressed with conditions for unit anchoring and alert systems.

The Committee highlighted the importance of micro units for local entrepreneurs, and the role of the site as a stepping stone for small businesses.

The Committee also expressed support for economic growth and improvement of a long-standing industrial site.

Councillor Long proposed that the application be approved, on the grounds that it complied with policy LP07 of the Local Plan and weight be given to the previous site approvals and existing access and the need for business incubation units. This was seconded by Councillor Bone.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application, subject to conditions to be imposed following consultation with the Chair and Vice-Chair including biodiversity enhancement, time-limited implementation, and accessibility improvements and, after having been put to the vote, was carried (11 votes for, 2 votes against).

RESOLVED: That the application be approved, contrary to recommendation for the following reason:

The development complied with Policy LP07 of the Local Plan and weight was given to the previous site approvals, existing access and the need for business incubation units which outweighed the highways concerns.

The Committee adjourned at 12.28 pm and reconvened at 1.05 pm.

Councillor Ryves left the meeting.

- (v) **2600943/F**
Stoke Ferry: The Old Bull Bridge: Replace boundary wall and hedgerow with planter, trellis and metal railing fence: S Lintern

[Click here to view a recording of this item on You Tube](#)

Councillor Lintern left the meeting during consideration of the item.

The case officer introduced the report and explained that the application was for a replacement boundary treatment to the northwest boundary, adjacent to Bridge Road in Stoke Ferry.

The site, The Old Bull, Bridge Street, Stoke Ferry was within Stoke Ferry's Conservation Area and Neighbourhood Plan area

The application had been referred to the Committee for determination as the applicant is Councillor Lintern.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

The Committee voted on the recommendation to approve the application by a show of hands and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

(vi) 26/00559/O

**Terrington St Clement: Land west of 74 and south of 79 to
83 Hay Green Road South: Lesley Lewis**

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that the proposal was for outline planning permission (all matters reserved other than access) for the erection of up to 4 no. self-build/custom build dwellings, on land on the NW edge of the hamlet of Hay Green in the parish of Terrington St Clement, and approx. 450m south of the A17. The site lies outside the development area defined in the Local Plan and is therefore classed as 'countryside'.

The site consisted of a 0.45ha parcel of grassland which was bounded by a land drainage ditch plus some scattered trees to the western, southern and eastern boundaries. The northern boundary fronted onto Hay Green Road South. There was agricultural land to the south and west, a detached house and associated commercial yard and buildings (DG Scales Plant Hire Ltd) to the east and ribbon residential development opposite/north.

In terms of constraints, the site lies in Flood Zones 2 & 3A plus Tidal Hazard Mapping Zone of EA's mapping; was classed as Grade 1 agricultural land; and within an impact zone of a SSSI.

The application was accompanied by a site-specific Flood Risk Assessment, Preliminary Ecological Appraisal, shadow Habitat Regulations Assessment, Arboricultural Impact Assessment, Highways

Statement, Contaminated Land Screening Assessment Form and Planning & Sustainability Statement.

The application had been referred to the Committee for determination at the request of Councillor Kunes.

The case officer made reference to the correspondence received after the publication of the agenda, and the need to remove Reasons for Refusal 3 and 4, if the Committee were minded to refuse the application.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

As the Committee had been sitting for nearly three hours, it was agreed to continue the meeting for a further period of one hour.

In accordance with the adopted public speaking protocol, Mr Phil Hardy (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor Kunes addressed the Committee in support of the application.

The Committee discussed the principle of development in tier 6 settlements, referencing LP02 and LP01 policies, five-year land supply, and the lack of neighbourhood plan; sustainability and access to services.

Some Members emphasised the unmet self-build demand on the council's register, statutory requirements, and the likelihood of small developments being built.

The Assistant Director explained that this application was very different to the Snettisham application recommended for approval earlier in the meeting, which was a Key Rural Service Centre, whereas this application was in Tier 6, where development outside the development boundary would not normally be supported.

Councillor Lintern added that the application was outside the development boundary and Tier 6.

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, after having been put to the vote, was carried (6 votes for, 5 votes against and 1 abstention).

RESOLVED: That the application be refused as recommended subject to reasons for refusal 3 and 4 being removed.

Councillor Long left the meeting.

- (vii) **25/02010/CU**
Wiggenhall St Germans: The Workshop at 159 Fitton Road:
Retention and continued use of existing workshops: Mr
Mario Daloia

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that the application was the retention and continued use of a workshop at 159 Fitton Road in the parish of Wiggenhall St Germans. No building operations were proposed as part of the application.

The application site was approximately 0.21ha in size, located to the east side of Fitton Road, and approximately 441m from the junction of Fitton Road and The Granary which was located to the south. The site lies within the Parish of Wiggenhall St Germans but was closer in proximity to Wiggenhall St Mary Magdalen.

The application had been referred to the Committee for determination at the request of the Planning Sifting Panel.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Tim Morris (objecting) addressed the Committee in relation to the application.

The case officer advised that the hours in condition 3 should be amended to read 0800 to 1700 Monday to Friday, 0900 – 12 noon on a Saturday and no time on a Sunday or Bank Holiday.

The Planning Control Manager advised that she had spotted some errors within the wording of the conditions that also needed amending.

In view of this, the Chair suggested that determination of the application should be deferred to allow for an amended report to be presented. This was seconded by the Vice-Chair and agreed by the Committee.

RESOLVED: That the application be deferred.

PC29: **DELEGATED DECISIONS**

The Committee received reports relating to the above.

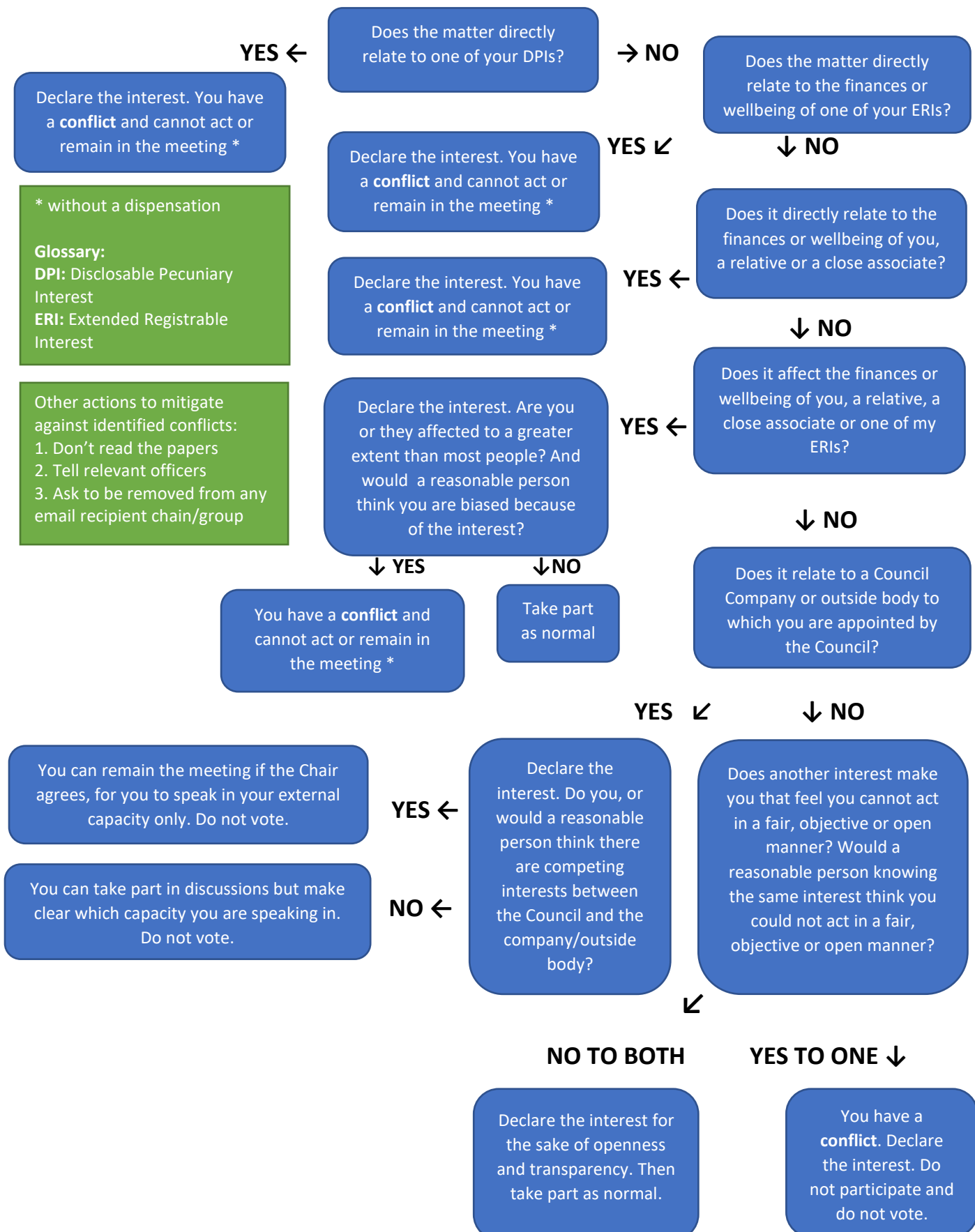
RESOLVED: That the report be noted.

The meeting closed at 1.50 pm

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



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

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

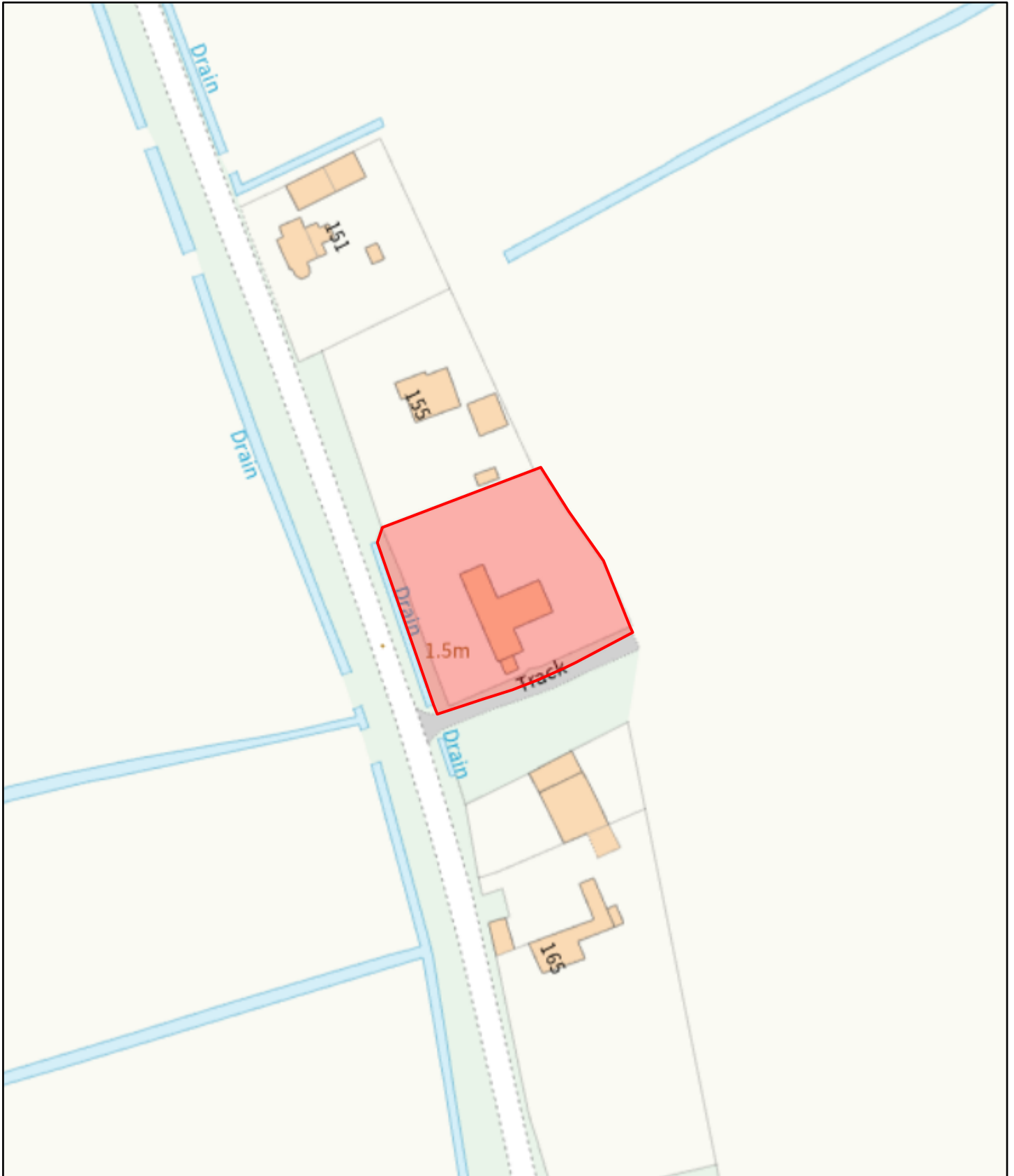
ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

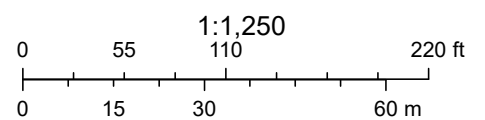
1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

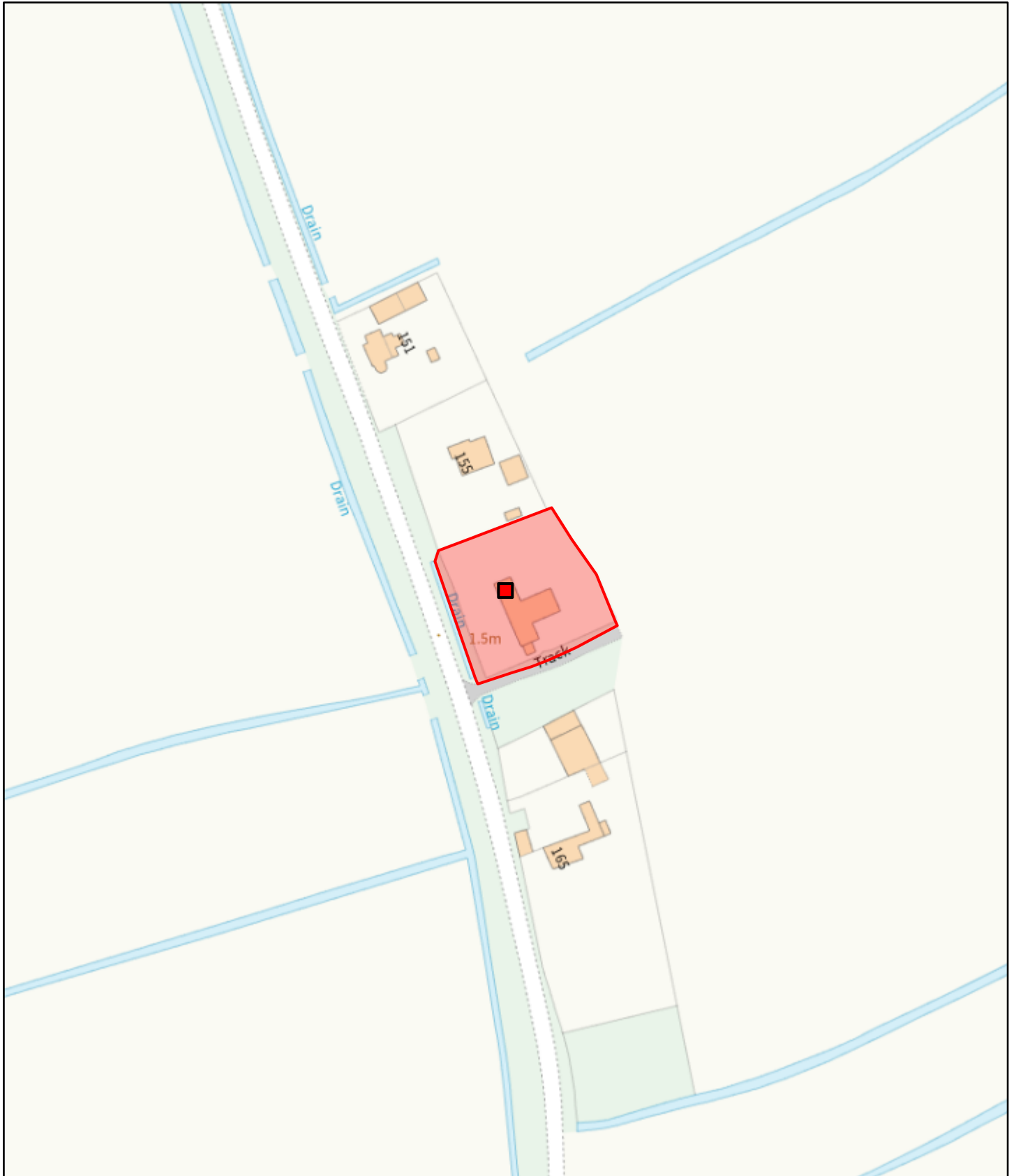
**INDEX OF APPLICATIONS
TO BE DETERMINED BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 7 SEPTEMBER 2026**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
DEFERRED ITEMS				
9/1(a)	25/02010/CU The Workshop At 159 Fitton Road Wiggenhall St Germans Norfolk Retention and continued use of existing workshops PE34 3AY	WIGGENHALL ST GERMANS	APPROVE	21
OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE				
9/2(a)	26/01054/F Little Massingham Manor Station Road Little Massingham King's Lynn Norfolk PE32 2JU Retrospective application for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let.	LITTLE MASSINGHAM	APPROVE	39
9/2(b)	26/01089/F Land S of 201 The Drove Barroway Drove Norfolk PE38 0AL SELF BUILD: Proposed Self Build Dwelling House	STOW BARDOLPH	REFUSE	54
9/2(c)	26/00780/F Holme Farm King John Bank Walpole St Andrew Wisbech Norfolk PE14 7JS Erection of 2No. self build dwellings including demolition of existing agricultural building with class Q approval	WALPOLE	REFUSE	69

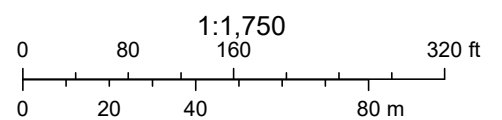


8/25/2026, 9:20:15 AM





8/25/2026, 9:50:12 AM



Parish:	Wiggenhall St Germans	
Proposal:	Retention and continued use of existing workshops	
Location:	The Workshop At 159 Fitton Road Wiggenhall St Germans Norfolk PE34 3AY	
Applicant:	Mr Mario Daloia	
Case No:	25/02010/CU (Change of Use Application)	
Case Officer:	Helena Su	Date for Determination: 28 July 2026 Extension of Time Expiry Date: 10 September 2026

Reason for Referral to Planning Committee – Deferred from 27 July 2026 Planning Committee. Referred to Planning Committee by Sifting Panel.

Neighbourhood Plan: No

Members Update -

Members will recall that this application was deferred from the 27 July 2026 Planning Committee in order for further information to be sought on the existing use of the building and clarification to the wording of conditions 2, 3 and 5, related to operational hours, submission of a management scheme and flood evacuation plan.

Furthermore, the National Planning Policy Framework (NPPF) had been updated on 17 August 2027. Changes to policy considerations are outlined within the report.

Updates made to this report can be seen in bold throughout.

Case Summary

This application is for the retention and continued use of a workshop at 159 Fitton Road in the parish of Wiggenhall St German. No building operations are proposed as part of the application.

The application site is approximately 0.21ha in size, located to the east side of Fitton Road, and approximately 441m from the junction of Fitton Road and The Granary which is located to the south. The site lies within the Parish of Wiggenhall St Germans but is closer in proximity to Wiggenhall St Mary Magdalen.

Key Issues

Planning History
Principle of Development
Form and Character
Impact on Neighbour Amenity
Highway Safety
Contamination
Flood Risk

Recommendation:

APPROVE

THE APPLICATION

This application is for the retention and continued use of a workshop (Use Class E(g)(iii)) at 159 Fitton Road in the Parish of Wiggshall St Germans, which is classified as a Tier 5 settlement under policy LP01 of the Local Plan 2021-2040. The site lies approximately 1.4km from the development boundary of Wiggshall St Germans and 780m from the development boundary of Wiggshall St Mary Magdalen.

The application site is approximately 0.21ha in size, located to the east side of Fitton Road, and approximately 441m from the junction of Fitton Road and The Granary which is located to the south.

At the time of the site visit, the site comprised a single storey 'T' shape building finished in metal sheeting and brickwork. Along the site boundaries was an approximate 1.8m closed boarded fence along the north, west, and south boundaries, and an approximate 1m closed boarded fence along the east boundary.

The site is located in a limited row of residential dwellings, with agricultural fields beyond. The site is immediately south of a two-storey dwelling and north of a shared access track to the agricultural field to the east.

The Planning Statement states that the buildings are used as a carpentry workshop involving small-scale joinery, fabrication and woodworking activities, storage of materials, hand tools, machinery, and completed/part-completed items prior to dispatch. The Statement considers that the activities are small in scale - typical of a local trade business and operated by a limited number of personnel. However, no specific details of the number of personnel have been provided.

Moreover, in an email sent by the Planning Agent in March 2026, they confirmed that the hours of operation are 8am - 5pm Monday to Friday, 8am - 12pm on Saturday, and no hours on Sunday and Bank/Public Holidays.

Based on these details, Officers consider the workshop to fall within Use Class E(g)(iii) (light industrial processes).

SUPPORTING CASE SUBMITTED BY THE APPLICANT/PLANNING AGENT

None submitted.

PLANNING HISTORY

20/00604/PACU5: Prior Approval - Refused: 07/07/20 - Prior notification of a change of use from Light Industrial (Class B1(c)) to dwelling house (Class C3) - Schedule 2, part 3, class PA (Delegated)

20/01300/LDE: Not Lawful: 13/09/23 - Certificate of Lawfulness: use of buildings for carpentry workshop/storage purposes (Delegated)

20/00001/UNAUTU (APPEAL DISMISSED - ENFORCEMENT NOTICE UPHELD)

2/87/0543/CU/F: Approved 07/05/87: Temporary approval until 31 May 1992: Change of use of disused farm building to workshop for the construction of sectional timber panels. (Delegated)

RESPONSE TO CONSULTATION

Parish Council: OBJECT with summarised comments:

- Residential amenity - Concerns about noise, dust and disturbance to nearby homes, likely need for Local Exhaust Ventilation under H&S rules.
- Highway safety - Worries about increased traffic on Fitton Road, unsuitable unmade access track, past HGV movements, and the site being within a 7.5 tonne weight restricted area.
- Area character - Fear that workshop activity could change the rural character, especially if operations expand.
- Environmental impacts - Questions over waste management, asbestos roof damage, disposal of wood waste, and doubts about the claim of no hazardous materials.
- Building condition - Buildings considered structurally unsuitable for business use and vulnerable to flooding.
- Planning history - Previous refusals and a dismissed appeal reinforce long-standing concerns about the site.
- Future precedent - Worries that required upgrades (e.g., LEV, environmental/HSE compliance) could pave the way for further industrial development in a rural residential/agricultural area.
- Community consultation - Belief that the community has not been adequately consulted, with engagement differing from earlier applications.

Highways Authority: NOT AGAINST THE PRINCIPLE OF DEVELOPMENT. Suggest that the access be upgraded and that the use of the site be conditioned accordingly.

Environment Agency: NO COMMENT.

Emergency Planning Officer: Because of its location in an area at risk of flooding and in line with best practice in business continuity, suggest that the occupiers:

' Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)

' Install services at high levels to avoid the impacts of flooding

25/02010/CU

Planning Committee
7 September 2026

' A flood evacuation plan should be prepared (more details at www.gov.uk/flood):

- This will include actions to take on receipt of the different warning levels.
- Evacuation procedures eg isolating services and taking valuables etc
- Evacuation routes

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

Community Safety and Neighbourhood Nuisance (CSNN): Recommends conditions related to hours of operation, and a noise, dust and waste management plan.

REPRESENTATIONS: FIVE letters of **OBJECTION** comments. Comments summarised as:

- Question site address.
- Inconsistent supporting statements - i.e flood risk assessment for commercial and residential use.
- The applicant states the proposal involves industrial/commercial activity, which conflicts with the land's agricultural status.
- Claims that workshop use has been "ongoing" are false; no lawful use has existed since 1992.
- Activities since 2019 have included vehicle dismantling, noise, burning materials, not carpentry.
- Statements about minimal noise and no disturbance are untrue; neighbours report significant impact.
- The site's appearance has been substantially altered (PVC windows, bright roof, tree removal, fencing, lighting).
- Question applicant's intention of developing the site for residential/commercial use.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

DM7 - Relationship with other regulatory regimes

DM8 - Unauthorised development and enforcement

S3 - Presumption in favour of sustainable development

S5 - Principle of development outside settlements

EN4 - Rural business development

P3 - Living conditions and pollution

CC2 - Mitigation of climate change

CC3 - Adaptation to climate change

TR3 - Locating development in sustainable locations

F4 - Assessing flood risk for decision-making

F6 - Development in areas at risk of flooding from rivers or the sea

F7 - Ensuring development is safe from flooding

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Planning History
- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Highway Safety
- Contamination
- Flood Risk

Planning History:

In 1987, temporary permission was granted to change the use of an agricultural building to a carpenter's workshop until 31 May 1992, at this site, under planning reference 2/87/0543/CU/F. Temporary consent was granted to enable the Local Planning Authority (LPA) to retain control over the development in the interest of the amenities of the locality.

Based on the evidence submitted under planning reference 20/01300/LDE, enforcement reference 20/00001/UNAUTU and comments made by third parties, the carpentry use continued until 2019 and ceased around this time. The site was then occupied by a different owner and the use changed to the dismantling and selling of car parts, with a residential element, by virtue of the siting of a caravan in the building.

An enforcement notice was served on the owner of the site. The stated breach of planning control was "Without planning permission, the material change of use of the Land and building to use for residential purpose, including the siting of a caravan for residential purpose".

This enforcement notice was upheld at appeal and the Inspector stated that the site should: permanently cease the use of the land and building for residential purposes; permanently remove from the land and building, the residential caravan and other structures and residential paraphernalia integral to or part of the unauthorised change of use (including vehicle and vehicle parts); and to restore the land and building to their condition before the unauthorised material change of use took place by permanently removing windows on the south and east elevations, removing timber cladding from the east wing of the building, removing a stud wall, removing the timber closed-boarded fence enclosing the site and removing all materials and debris.

In the closure checklist, Enforcement confirmed that these works were carried out to the satisfaction of the LPA. The timber fence, however, remained in situ as the LPA considered there was a legitimate fall-back position for the fence and that insisting on its removal would be punitive and inappropriate, as the LPA would not defend the removal of the fence in the magistrates' court if the LPA were to prosecute.

Within the same year as the enforcement notice, a Prior Approval application, to change a light industrial building (Use Class B1(c)) to a residential dwellinghouse (Use Class C3) (planning reference 20/00604/PACU5) and a Lawful Development Certificate (LDC) for the use of the buildings for carpentry workshop/storage purposes, was submitted (planning reference 20/01300/LDE).

The Prior Approval application was refused as the Applicant failed to evidence that the building was solely used for light industrial use on the date referred to in paragraph PA.1(b) of the Town and Country (General Permitted Development) Order 2015, flood risk to future occupiers, and size of the curtilage.

The LDC was also refused. It was concluded that the use granted in 1987 was implemented and the temporary permission lapsed, but the use continued, and the business eventually petered out, closed, and vacated in 2019. Whilst the carpentry workshop/store operated beyond 31st May 1992 in breach of condition 1 of that consent, the use ceased and there was an unauthorised change of use in the interim (use of land and buildings for residential purposes, including the siting of a residential caravan for residential purposes). Any resumption of the carpentry workshop/storage use would be a fresh breach of the only enduring condition attached to the 1987 permission attracting another 10-year period to become exempt from enforcement action. The continuation of a use following expiry of a temporary use is not a "material change of use" as confirmed in *Avon Estates Ltd v Welsh Ministers and Anor* (2011 ECWA Civ 553) at Paragraph 14 of the Judgement and cannot gain immunity in the same way.

More recently, an outline application for one self-build and custom dwellinghouse was refused under Policy LP02 for residential windfall development, as the site does not adjoin the development boundary and failed the exception test when considering flooding.

In summary, the existing lawful use of the site and building would be agricultural. While the site had an unlawful Use Class E(g)(iii) use from 1987 until 2019, this use ceased in 2019. The Planning Agent and Applicant have not stated exactly when the site was more recently used as a carpenter's workshop.

Principle of Development:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework (NPPF) 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan (Local Plan 2021-2040). Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should generally be given very limited weight. However, other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

Policy DM3 of the NPPF states that when considering development proposals, the local planning authority should: work with the applicant in a positive and proactive manner; take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact; take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals; consult statutory or internal consultees only where it is necessary to do so; consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in the Framework and any other material considerations.

Policy DM8(2) of the NPPF states that "In cases of unauthorised development where consideration is being given to an application for retrospective planning permission (or through an enforcement appeal, whether to grant planning permission in respect of a breach of planning control), if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission."

It is clear from the planning history that the unauthorised use of the development was intentional. The LDC (20/01300/LDE) established in the Officer's report that any resumption of the carpentry workshop would be a fresh breach of the only enduring condition attached to the 1987 permission, attracting another 10-year period to become exempt from enforcement action. The Officer's report further clarified that any temporary permission on the site had expired. The penultimate paragraph to the Officer's report under The LDC stated that *"Whilst the use of the site and buildings may be acceptable in planning policy terms and subject to certain mitigation measures and operating restrictions, this would require separate planning permission"*. This demonstrates the applicant would have been aware of the requirement for planning permission, but that they may have been under the impression that such an application would be found acceptable in policy terms, subject to mitigation measures and operating restrictions.

This understanding that an application would have been found acceptable, if it had been made, is a key consideration in the use of NPPF Policy DM8 as it does not evidence the applicant acted with complete disregard for planning law or the acceptability of the development, with it having been implied that such an application would be acceptable.

The rural-based economy is supported by policies S5(1)(b) and E4 of the NPPF.

Policy S3 of the NPPF applies a presumption in favour of sustainable development. For developments outside the settlement boundaries, Policy S5 of the NPPF applies, as per S3(1)(b). Policy S3(c) advises that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay. Annexe A of the NPPF clarifies that other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework, but that development plan policies which are materially inconsistent with the policies of the Framework should be given very limited weight.

Policy S5(1)(b) supports development for rural businesses, where a location outside settlements is shown to be necessary.

Policy E4(2) of the NPPF states that development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport, they should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and the siting and design of development should be appropriate having regard to the character of its surroundings.

The Officer considers that conflict with Policy DM8(2) would in this case be outweighed when considering policies DM3(f) and S3(c) of the NPPF which states that the local planning authority should not refuse applications for development which clearly should be approved, having regard to their accordance with the development plan, the policies of the Framework and any other material considerations. The proposal would be largely in accordance with policies S5 and E4 of the NPPF and policy LP07 of the Local Plan 2021-2040.

Owing to the findings of the LDC, the lawful use of the site is agriculture. Agriculture is excluded from the NPPF's definition of 'previously developed land'. However, the site was a former workshop up until around 2019, when the workshop use was abandoned by the previous owner of the site. The use would operate from an existing building on a site which has a historic association with a workshop use and is physically related to existing development along Fitton Road rather than being isolated in the open countryside as per policies S5(1)(b) and (E4(2)). Regarding siting and design, this will be discussed further below.

At local level, Part 9 of Policy LP07 of the Local Plan 2021-2040 states that the Council will support proposals for alternative uses of employment land where it can be demonstrated that:

- a. use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- b. an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration priorities such as the Town Investment Plan or similar future replacement or equivalent strategies.

The last lawful use of the site is agricultural, which is a rural-based enterprise. The use of the site as a carpenter's workshop is not considered to give rise to unacceptable environmental problems which could not be dealt with by condition or legislation, such as the Environmental Protection Act 1990. This will be discussed in detail in the following report. **Policy DM7(1) of the NPPF states that development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a**

particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.

Regarding accessibility problems, the Local Highway Authority does not object to the scheme. While the LHA expressed a desire to upgrade the existing track which the site utilises, they concluded that they could not substantiate an objection. This will also be discussed in detail in the report.

The application complies with part 9a of Policy LP07, subject to conditions.

Although retaining the carpenter's workshop may not align with broader Council regeneration priorities (such as the Town Investment Plan) under Part 9b of Policy LP07, it still has the potential to meet local business and employment needs. While the Planning Agent has not disclosed the exact number of staff, the facility could provide rural employment opportunities. This directly supports the policy's aim to enable a flexible approach to employment-generating development in rural areas.

As Part 9 of Policy LP07 only requires development to comply with either part a or b, the development is considered to accord with Policy LP07, subject to conditions, complying in full with part 9a, and in-part with part 9b.

The principle of development, for the retention of a carpenter's workshop, is therefore considered to comply with Policies DM3, DM7, S3, S5 and E4 of the NPPF, and Policy LP07 of the Local Plan 2021-2040.

Form and Character:

Policies LP18, LP19 and LP21 of the Local Plan 2021-2040 seek to ensure that all development in the borough is of high-quality design and conserves and enhances the amenity of the wider environment, reinforcing the distinctive character areas identified in the King's Lynn and West Norfolk Landscape Character Assessment. This involves assessing the scale, height, massing, materials and layout of a development to ensure it responds sensitively and sympathetically to the local setting and pattern of adjacent streets, including spaces between buildings, through high-quality design and the use of materials.

The BCKLWN Landscape Character Assessment (2007) designates the site as within The Fens - Open Inland Marshes. This is characterised as strikingly flat and low-lying; the area offers panoramic views in most directions, with wide open skies and a strong sense of openness and continuity throughout the area. Rows of poplar trees are a focal and ecological feature in this area. Where appropriate, the landscape guidelines consider sensitive farm diversification to be in keeping with the local settlement pattern and character.

E4(2)(b) of the NPPF supports rural business where the siting and design of development should be appropriate having regard to the character of its surroundings.

At the time of the site visit, the site comprised a single storey 'T' shape building finished in metal sheeting and brickwork. The building was historically an agricultural building and through the passage of time, is now a workshop. Along the site boundaries was an approximate 1.8m closed boarded fence along the north, west, and south boundaries, and an approximate 1m closed boarded fence along the east boundary.

No building operations are proposed as part of the planning application. The building on site would remain as existing.

The Parish Council and third parties consider that the proposal would introduce activities which would not be in keeping with the rural character.

The site was historically agricultural and, from 1987, changed to a carpenter's workshop. Planning history indicates that this workshop use continued past the grant of temporary consent until 1992 and continued until 2019. As such, the workshop use forms part of the character of this part of Fitton Road.

Moreover, the site is enclosed by an approximately 1.8m closed-boarded fence to the north, south and west boundaries. Activities related to carpentry tend to take place indoors. Any outdoor storage would have limited visual impact on the setting and character of Fitton Road given the screening around the site.

The retention of the site as a carpenter's workshop would therefore have no impact on the form and character of this part of Fitton Road, as the site has always been related to an employment use (whether for agriculture or as a carpenter's workshop), and would accord with policies LP18, LP19 and LP21 of the Local Plan 2021-2040 and **Policy E4(2)(b) of the NPPF**.

Impact on Neighbour Amenity:

This part of Fitton Road comprises a small number of residential dwellinghouses. These are No 151, No 155, No 163, and No 165 Fitton Road, closest to the site. No 175, Sunnyside Farm, No's 179 and 181 Fitton Road are located approximately 185m south of the application site.

Policy P3 of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site, and whether this is as a result of the development itself or the product of pre-existing conditions in its vicinity. Development proposals should not give rise to, or contribute to, unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Development proposals should mitigate and reduce to a minimum potential adverse impact resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas.

In applying P3(2), P3(3) states that it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in policy DM7.

Due to the location and nature of the application, the impacts on the neighbours would come from the use of the land and potential for noise and disturbance. The Parish Council and third-party comments raised concerns about historic noise issues related to the site, particularly during the time the site was unlawfully used for the breaking down of vehicles in 2020. This application is not related to the breakdown of vehicles, but for a carpenter's workshop which is a low-key use and capable of operating effectively in a residential area.

Based on the information provided by the Planning Agent, the nature and level of operations is said to be low. The Officer considers that impacts related to noise and

disorder can be controlled via conditions **as per policy DM3(1)(e) of the NPPF, which states that local planning authorities should consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions.**

The Planning Agent confirmed that the hours of operation are 8am to 5pm Monday to Friday, 8am to 12pm on Saturday, and no hours on Sundays or Bank/Public Holidays.

Community Safety and Neighbourhood Nuisance (CSNN) raised no objection to the principle of development, subject to conditions related to hours and days of operation (08.00hrs to 18.00hrs on weekdays, 09.00hrs to 16.00hrs on Saturdays, and at no time on Sundays, Bank or Public Holidays) and the submission of a noise, dust and waste management plan to be submitted two months following the date of approval.

Although CSNN has indicated that longer opening hours may be acceptable, it is considered appropriate for the condition to reflect the hours proposed by the Planning Agent on behalf of the Applicant in their email of the 10th March 2026. Having regard to the site's location within a cluster of residential dwellings, those hours are considered acceptable and appropriate.

The use of the site as a workshop took place until 2019, with an interim use involving the breaking down of vehicles and a residential caravan. CSNN have verbally confirmed that the last complaint made against this site was in 2020. These complaints related to the interim use, bonfires and potential contamination, which were investigated and subsequently closed by the Council's Environmental Quality team. CSNN has confirmed that no complaints have been received since.

In any case, any instances of excessive or unreasonable noise could fall within the scope of separate legislation, including the Environmental Protection Act 1990, which provides established mechanisms for addressing statutory nuisance.

Although Officers consider that the workshop would fall within Use Class E(g)(iii), which is light industrial processes compatible with a residential area without causing a nuisance to neighbours, a condition for a noise, dust and waste management plan was requested by CSNN. This condition is considered necessary given the lack of details currently provided by the Applicant and to ensure the continuation of the site for this use would not be detrimental to the neighbours along Fitton Road.

Following Planning Committee on 27 July 2026, the Planning Agent has confirmed that the use of the workshop falls within the definition of Use Class E(g)(iii).

Therefore, subject to conditions, the proposal would accord with **Policy P3 of the NPPF and Policy LP21 of the Local Plan 2021-2040** when considering the impact on neighbour amenity.

Highway Safety:

Policy TR6(4) of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.

Policy E4 of the NPPF recognises that some development could take place in rural areas.

The site is accessed via a shared track to the south of the site. This track is owned by Eau Bank Farm and the Applicant has demonstrated that they have easement over it.

During the initial round of consultations, the Local Highway Authority (LHA) raised questions about the site access, including the red line boundary, and requested more information about the level of operations.

On receipt of an amended red line boundary which included the track within the application site, the LHA, considered that access to the site could be made safe, with a condition for the track to be upgraded in accordance with Norfolk County Council's light industrial access construction specification for the first 5m, measured back from the near channel edge of the adjacent carriageway.

Furthermore, based on the information provided by the Applicant, the LHA considered that the workshop, being used for carpentry, would tend to generate lower traffic compared to other uses within that use class, such as offices, shops or indoor gyms, which also fall within Use Class E. As such, the LHA raises no objection to the principle of the carpentry use.

The LHA also suggested a condition to upgrade the existing track within the red line boundary. However, this part of the site is not in the ownership of the Applicant. Therefore, Officers do not consider that this condition would meet the tests for conditions, namely that it would not be reasonable, as the Applicant could not comply with the condition without consent from the landowner.

Officers have sought clarification from the LHA regarding the condition to upgrade the track as the Applicant does not own the track. The LHA advised that, as Fitton Road is not a busy trafficked road, and given that the existing use would generate some traffic, they would not be able to substantiate an objection on highway safety grounds if the condition to upgrade the track was not imposed.

The LHA expressed that it would be desirable for the access to be surfaced where it meets Fitton Road. However, given the depth of the highway verge and proximity to existing ditches along Fitton Road, on balance, this would not be necessary to make the proposal acceptable.

Based on comments from the LHA, the development would not result in any highway safety impacts in accordance with Policy LP21 of the Local Plan 2021-2040 **and Policy TR6 of the NPPF**.

Contamination:

NPPF Policies P2 and P3 relate to contamination and the likely effects of pollution on health, both on and of site. Policy LP21 of the Local Plan further clarifies that proposals should be assessed against a number of factors, including contamination.

The Parish Council and third parties have expressed some concern regarding the use of the site and contamination. Specifically, they have raised concerns regarding waste management, damaged asbestos roofing, disposal of wood waste, and doubts about the claim that there are no hazardous materials.

The Environmental Quality (EQ) team has considered the information submitted with the planning application, which suggests that there is no known contamination. EQ also considered the use of the surrounding land, which is largely agricultural.

As the proposal seeks to retain the use of the building and land as a carpenter's workshop, EQ raised no objection in relation to contaminated land.

Furthermore, under the Environmental Protection Act 1990 and subordinate Statutory Instruments, it is the duty of the business to ensure that suitable provisions are in place for the disposal of waste arising from the business. This is known as a Waste Duty of Care. There are mechanisms in place to ensure that businesses cooperate with this duty, either through CSNN or the Environment Agency. This addresses comments related to the business's waste management.

Given the duty to dispose of waste is covered by other legislation and that no objection is raised by the Environmental Quality Team in respect of land contamination, the proposal is considered to be in accordance with Policies P2 and P3 of the NPPF and Policy LP21 of the Local Plan.

Flood Risk:

Policy F6 of the NPPF advises that development proposals within Flood Zone 2, 3a and 3b should be refused if the use is incompatible with the risk from river or sea flooding, as set out in Annex F, Table 3, and in certain other circumstances set out in Annex F, Table 3. In addition to satisfying the sequential test in Policy F5 where applicable, development will only be appropriate where an 'exception test' is satisfied.

At local level, Policy LP25 of the Local Plan 2021-2040 states that where sites are at risk of flooding, a site-specific flood risk assessment that considers flood risk from all sources and demonstrates that the proposed development will be safe for its lifetime and satisfactory demonstration that any design or development features necessary to address flood risk issues are compatible with heritage assets in the vicinity is required.

The site is within Flood Zone 3 and a Tidal Breach Area. A Flood Risk Assessment (FRA) has been submitted. While the Environment Agency was consulted, it had no comments to make.

A carpenter's workshop would be considered a 'less vulnerable' type of development under Table 2 of Annex F of the NPPF. Under Table 3 of Annex F of the NPPF, 'less vulnerable' development within Flood Zone 3 is advised to be appropriate.

Considering flood risk, the development is considered appropriate in accordance with the EA and NPPF guidance.

The Emergency Planner has suggested that the Applicant should sign up to the EA's flood warning system, install services at a high level to avoid the impact of flooding, and prepare a flood evacuation plan. This should include actions to take on receipt of the different warning levels, evacuation procedures, such as isolating services and taking valuables, and evacuation routes. As the site is in a tidal breach area, it is considered that a condition requiring a flood evacuation plan to be submitted to the LPA and subsequently displayed on site is necessary for the safety of personnel on site, in accordance with Policies LP18 and LP25 of the Local Plan 2021-2040 **and Policy F6 of the NPPF.**

Other matters:

Climate Change: Policies CC2 (Mitigation of Climate Change) and CC3 (Adaption to Climate Change) of the NPPF require substantial weight to be given to the benefits of improving the energy efficiency of existing buildings and improving the resilience of existing buildings to climate change impacts.

Policy CC2 states that to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant: accord with transport policies so that sustainable patterns of movement are prioritised; support good access to facilities in order to limit the need to travel, whether through the development's location; use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b); take advantage of opportunities to reuse existing structures; take advantage of opportunities to draw low-carbon energy from decentralised networks where these are available; contribute to the creation or restoration of habitats which can act as carbon stores; and not involve the extraction of fossil fuels unless it is in accordance with policy M5.

Policy CC3 states that development should take account of the current and potential impacts of climate change over the lifetime of the scheme. Where relevant, development should minimise vulnerability to these impacts by being located where flood risk is minimised; complying with Policy F9 where development is within an area vulnerable to coastal change; incorporating sustainable drainage systems; using design approaches that minimise the risk of overheating in accordance with Policy DP3(2)(b); including green infrastructure and suitable tree planting in accordance with Policies DP3(2)(c) and N3; and incorporating proportionate measures to mitigate against wildfire risk where opportunities exist.

LP06 of the Local Plan 2021-2040 requires all development to recognise and contribute to the importance of future proofing against the challenges of climate change to support the transition towards meeting the Government target of becoming a net zero economy by 2050.

It is a requirement of NPPF Policy DM3(b) that a proportional approach be taken to assessment of development proposals in a way that reflects their scale, complexity and potential impact. The site is relatively small and the proposal would utilise an existing building, which has been used as a workshop for many years prior and limited amounts of work are required to continue using the site for that purpose.

The development relates to the use of the land only and would not involve additional operational development meaning that the impact on flooding and drainage issues would be extremely limited.

The proposal would be relevant and meet policies CC2(1)(b)(d), CC3(1)(a) of the NPPF and Policy LP06 of the Local Plan 2021-2040.

CONCLUSION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The national decision-making policies in the NPPF are a material consideration, in making these decisions and should be read alongside the policies in the Local Plan 2021-2040.

Policy DM8 of the NPPF states that if it can be concluded on evidence that unauthorised development was intentional, that fact should be given substantial weight in determining the application. In this instance, Officers consider that the development was intentionally carried out without planning permission, but that a mitigating circumstance is present in that it was implied to the applicant within the Officer report under 20/01300/LDE that such an application would be acceptable. When balancing the proposal against the NPPF policies, as well as against the Local Plan 2021-2040, the development is considered acceptable as a rural diversification proposal which would have moderate economic benefits to the local community, enabling rural employment in this location.

Comments from consultees such as CSNN and Environmental Quality have demonstrated that the proposal would not have a detrimental environmental impact. Lastly, any adverse social impact could be made acceptable via conditions. Furthermore, the use of the site falls within Use Class E(g)(iii), which is compatible in residential areas, particularly with regard to NPPF Policy DM3(b) in terms of taking a proportionate approach to the consideration of the planning matters raised by the proposal, specifically the size of the site and the potential impacts resulting from its use.

The application to retain an existing carpenter's workshop (Use Class E(g)(iii)) along Fitton Road in the Parish of Wiggenhall St Germans, subject to conditions relating to a dust, noise and odour management plan, use class, and operational hours, would accord with policies DM3, S3, S5, E4 P3, F6, TR6, CC2 and CC3 of the NPPF (2026) and Policies LP06, LP07, LP18 and LP21 of the Local Plan 2021-2040. The knowing carrying out of the development without planning permission is acknowledged but, but given the content of the Officer report under 20/01300/LDE implying that such a development would be acceptable, is not considered to outweigh the benefits in this instance, as explained within the body of the report.

The application is therefore duly recommended for approval, subject to conditions.

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: Mapping (06/03/2026)
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Within two months of the date of this planning permission, a management scheme to protect neighbouring residents from noise, odour, dust and waste issues shall be submitted for approval in writing by the Local Planning Authority.

The scheme shall include measures to reduce the potential negative impacts of the workshop activities and demonstrate methods that will be used to control emissions of noise, odour and dust, and will state the arrangements in place for the storage and collection of waste from the workshop.

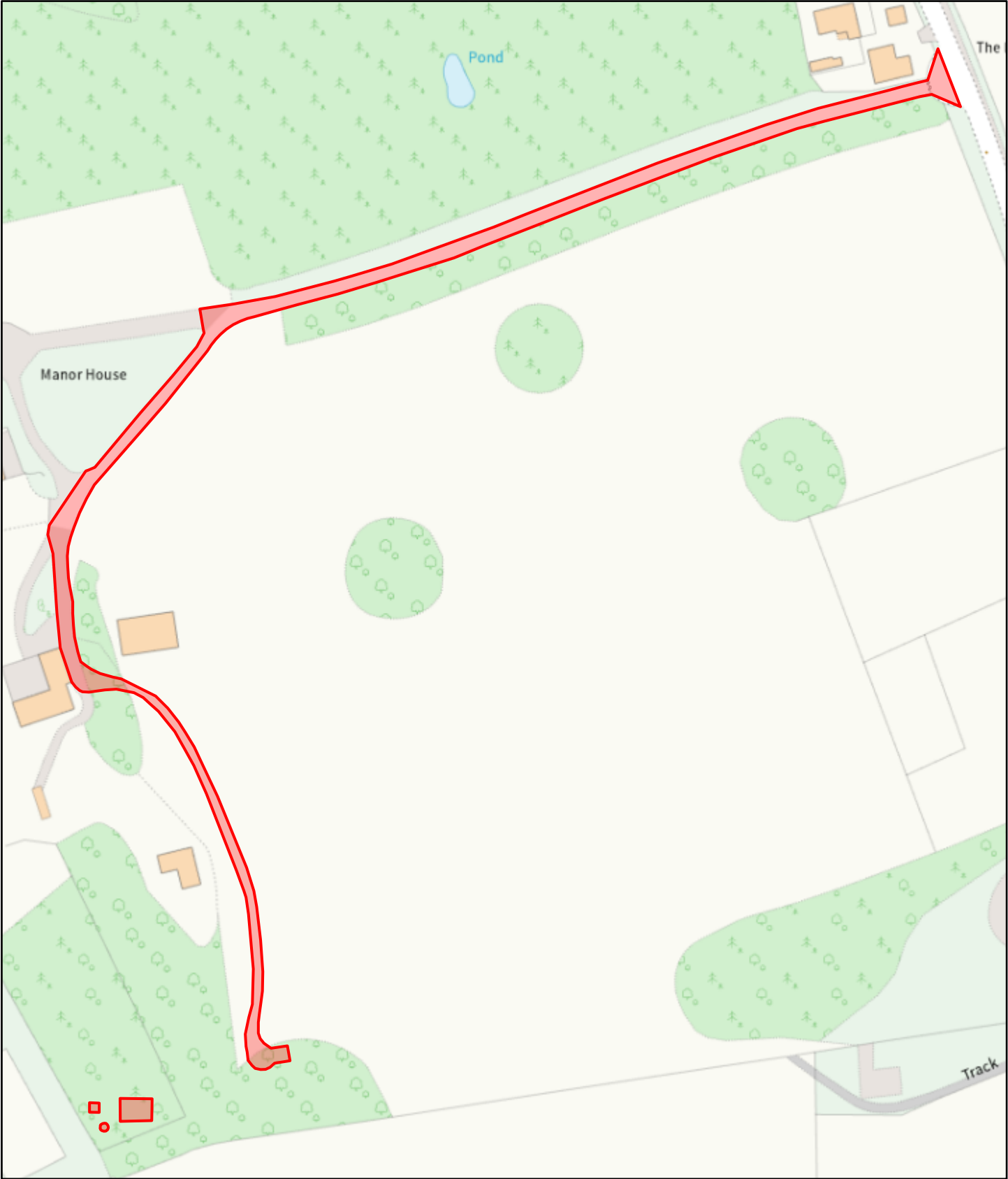
Within 1 month of the date of the Local Planning Authority's written approval, the scheme shall be implemented as approved and thereafter maintained as such.

- 2 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with Policy P3 of the NPPF and policies LP07 and LP21 of the Local Plan 2021-2040.
- 3 Condition: No machinery shall be operated, no process shall be carried out, no deliveries shall be taken at or dispatched from the site, and no commercial waste collections shall be made outside the hours of 08.00hrs to 17.00hrs on weekdays, 08.00hrs to 12.00hrs on Saturdays, and at no time on Sundays and Bank or Public Holidays.
- 3 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with policy P3 of the NPPF and policies LP07 and LP21 of the Local Plan 2021-2040.
- 4 Condition: The premises shall be used as a carpenter's workshop under Use Class E(g)(iii) only (as defined within the Town and Country Planning (Use Classes)(Amendment) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and shall not be used for any other purpose, including any use permitted under Schedule 2, Part 3 'Changes of Use' of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any order revoking and re-enacting that Order with or without modification.
- 4 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality and neighbours, in accordance with Policy LP21 of the Local Plan 2021-2040 and policy P3 of the NPPF.
- 5 Condition: Within two months of the date of this planning permission, a Flood Evacuation Plan shall be submitted for approval in writing by the Local Planning Authority. The Plan must include, but is not limited to, the following details:
 - Procedures and designated actions corresponding to different Environment Agency flood warning levels.
 - Evacuation protocols, including isolation of utility services and securing valuables.
 - Designated safe evacuation routes away from the site.

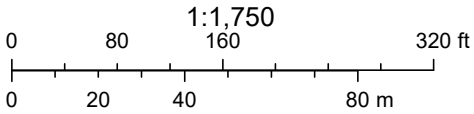
The approved Flood Evacuation Plan shall be fully implemented following the approval of the details and strictly maintained for the lifetime of the development.

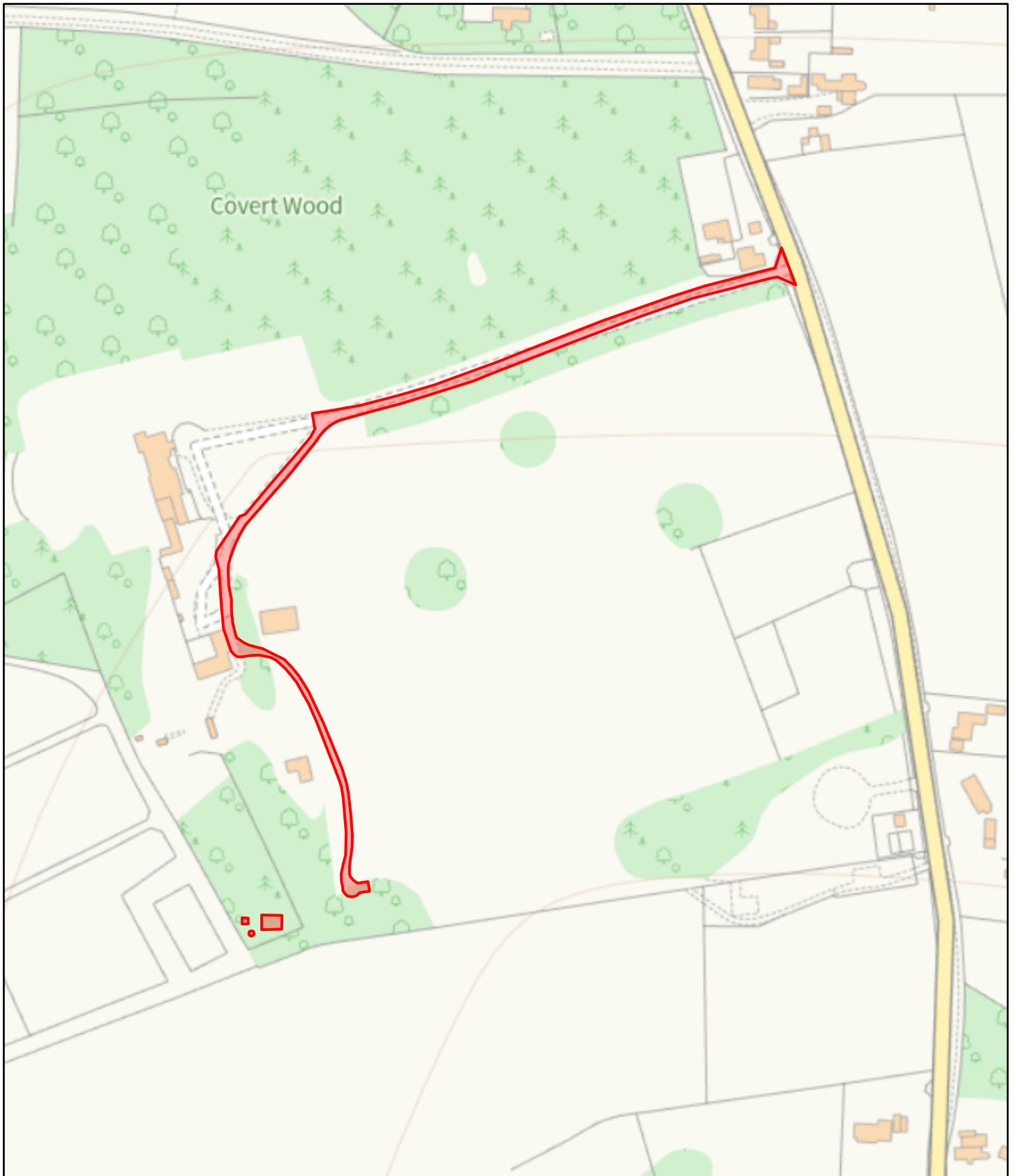
Within 1 month of the date of the Local Planning Authority's written approval, evidence demonstrating that the approved Flood Evacuation Plan is permanently displayed in a prominent location on-site shall be submitted to the Local Planning Authority.

- 5 Reason: In order to prevent an increased risk of flooding within a Tidal Breach area, in accordance with the policies F6, F7 and CC3 of the NPPF and Policies LP18 and LP21 of the Local Plan 2021-2040.

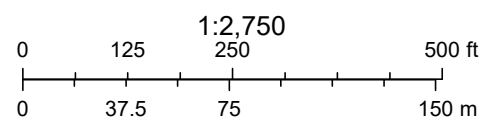


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8/25/2026, 9:43:03 AM



Parish:	Little Massingham	
Proposal:	Retrospective application for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let	
Location:	Little Massingham Manor Station Road Little Massingham King's Lynn PE32 2JU	
Applicant:	Little Massingham Manor	
Case No:	26/01054/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 21 August 2026 Extension of Time Expiry Date: 7 September 2026

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

Neighbourhood Plan: No

Case Summary

The application seeks retrospective planning consent for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let.

The application site is located to the south of the Little Massingham Manor site, and forms part of this much wider mixed use enterprise. The site is accessed via the existing shared access off Station Road.

The application site lies on land designated as countryside in the adopted Local Plan. The closest settlement is Little Massingham to the south, however this does not have a development boundary.

Key Issues

Principle of Development
Impact on Form and Character
Impact upon Neighbour Amenity
Highway Safety / Access
Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The application seeks retrospective planning consent for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let. The red line is drawn around the access, two parking spaces, accommodation hut, sauna and hot tub.

The application site is located to the south of the Little Massingham Manor site and forms part of this much wider mixed-use enterprise. The site is accessed via the existing shared access off Station Road. To the south of the application site is an agricultural field and then the closest dwelling, which is 220m away in distance. To the east and the west of the application site are areas of tree planting.

The shepherds hut is 3.5m in height with a footprint of 9.8m by 6.8m. The sauna is 2.2m in height with a footprint of 2.2m by 7.5m, and the hot tub 1.2m in height and 2m in diameter. These are constructed of timber and either natural in colour or stained green, with a corrugated metal roof, and are positioned within a cluster of trees. The access and parking spaces are located approximately 40m away from the hut etc. The site boundary to the south consists of hedging interspersed with trees. Plans submitted indicate the drainage arrangements and external lighting for the additional hut.

The application site lies on land designated as countryside in the adopted Local Plan. The closest settlement is Little Massingham to the south, however this does not have a development boundary.

APPLICANT/AGENT SUPPORTING CASE

In 2021, the current owner bought the property with a vision and desire to see Little Massingham Manor rightly restored as a family base and magnificent venue and grounds - and furthermore as a very special place for guests to unwind and immerse themselves in nature and the exclusive tranquillity that is provided within the 63 acres of exclusive woodland, professionally designed gardens, and meadows.

The house remains predominantly for the family's use and the estate remains private with only booked/invited guests to use the various offerings, which have an overriding ethos of well-being. There are several existing buildings within the grounds, and some have been repurposed so that guests can experience the exclusive, tranquil, and environmentally friendly feel.

As part of the work undertaken prior to the 2024 permission, in the grounds (not requiring planning permission), the existing woodland was carefully managed in liaison with the Forestry Commission, with over 950 locally sourced specimen trees and 200 metres of hedgerows planted to increase the biodiversity and aesthetics. Since that time with investment, the work has been continued with planting of mixed species trees (some 820 planted) of oak, willow, cherry, alder, pine, walnut and malus, olive trees, walnut trees, wildflowers and the introduction of beehives. Amongst the tranquil spots across the grounds, there is a variety of wildlife including roe deer, hare, hedgehog and many bird species - a real paradise for nature lovers and of incredible importance to the Owner. The 'gentle' uses provide for guests to unwind, relax, restore and renew and help in the significant upkeep of the Manor and grounds. Local staff (groundsmen, housekeeper and maintenance) are employed by the Estate and the existing visitor accommodation etc also provides indirect spending into the local economy. The quantum of development of this additional shepherd's hut will not work against the tranquillity, sustainability, biodiversity or conservation as these are the very aspects that make the Manor and grounds so special and attractive.

The layout, design and appearance of the hut with private sauna and hot tub as well as the minimal lighting and designated parking areas/access seek to retain the existing sense of tranquillity. The Highways Officer considers the proposals will generate only three vehicular movements per day. Due to the specific location of the hut, there would be no perceptible impacts upon residential neighbours. In terms of the impacts upon the existing trees/woodland, the retrospective nature of the application has demonstrated there are no detrimental impacts. The proposals are for the small extension and continuation of existing activities - which operate under a BCKLWN approved Site Management Plan, which this additional hut also will - that have proven to be successful in this tranquil and secluded setting.

PLANNING HISTORY

08/01565/CU: Application Permitted: 28/08/08 - Change of use from C2 to residential - Little Massingham Manor, Station Road, Little Massingham

09/00118/F: Application Permitted: 19/03/09 - Construction of new entrance gates and wall - Manor Lodge

23/01104/F: Application Permitted: 03/10/23 - Retrospective erection of agricultural barn - Little Massingham Manor

23/02280/LDP: Would be Lawful: 22/02/24 - EXTENSION TO DWELLING ALLOWING FOR NEW GARDEN ROOM - Little Massingham Manor

24/00380/F: Application Permitted: 18/10/24 - Retrospective application for: change of use of the main dwelling to mixed use as dwelling and B&B Accommodation; renovation of Manor Cottage for use as holiday let; conversion of log store to holiday let; conversion of other ancillary store buildings to 2 x treatment rooms and yoga studio/gym/changing facilities; construction of two shepherds huts for holiday accommodation; and construction of an outdoor spa including hot tub, ice pool and sauna facilities. Proposed replacement of kennels with the construction of a third treatment room and associated car parking for all uses. - Little Massingham Manor

RESPONSE TO CONSULTATION

Parish Council: NO COMMENTS received

Highways Authority: NO OBJECTION subject to condition

The proposal would see the site now provide 11 letting units, with 3 treatment rooms, sauna, hot tub, gym and spa, whilst retaining a 6 bed apartment within the Main House. The sites access and frontage have been revised in preceding years, allowing a greater level of emerging visibility onto the C66 Station Road, which benefits from a continuous footpath with bus stops some 800m each way (lynx 49a service).

The site has some history of uses which would have engendered vehicle activity, albeit that the most recent consent was for residential use. The proposed uses would engender some 33 daily movements attributable to the lettings, with the spa/treatments/gym having the potential to increase those figures if serving non-resident customers, however, given the available visibility at the sites wide access and the availability of parking within the large site, I would find any highway safety reason to resist difficult to substantiate and whilst the site

has a limited choice of transport modes available, I would find an objection of sustainability grounds would be best left to your consideration.

Should your Authority be minded to the grant of consent, a condition should be attached to secure the on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The applicant has provided a screening assessment indicating no known contamination. We have reviewed our files and the site is on land not seen developed for the duration of our records. A pit is seen historically on the south of site in the area intended for vehicle parking. Correspondence with the site owner indicated no known filling since the applicant took ownership and no disturbance to the ground is proposed. The area is to be used for vehicle parking only. The surrounding landscape is largely agricultural. No significant potential sources of contamination are identified in our records, or in the information provided by the applicant.

Senior Ecologist: NO OBJECTION subject to condition

The lighting plan submitted does not show the products or any indication of the level of light spill. The new hut also more lighting than those already in place so it seems excessive. The blue lights seem patricianly egregious as it faces into the HPI woodland and the images looks as though it would have high light spill.

The Planning Statement says External lighting - as with Jacob's and Ryeland huts, type 1 and 2 lighting will be used as approved under condition 12 of 24/00380/DISC_A. Again as shown on drawing 691-200; but the lighting on the DISC was so back and forth the applicant does need to submit clear details for this hut.

Conservation Officer (Verbal): NO OBJECTION

The Shepards hut is not within any principal views.

REPRESENTATIONS

None received.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP09 - Touring and Permanent Holiday Sites

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

DM8 - Unauthorised development and enforcement

S3 - Presumption in favour of sustainable development

S5 - Principle of development outside settlements

E2 - Meeting the need for business land and premises

E4 - Rural business development

P2 - Ground conditions

P3 - Living conditions and pollution

CC2 - Mitigation of climate change

CC3 - Adaptation to climate change

TR3 - Locating development in sustainable locations

F4 - Assessing flood risk for decision-making

N2 - Improving the natural environment

H6 - Proposals affecting designated heritage assets

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Impact on Form and Character
- Impact upon Neighbour Amenity
- Highway Safety / Access

- Other material considerations

Principle of Development:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework (NPPF) 2026 are a material consideration in making these decisions and should not be read alongside the policies in the development plan (Local Plan 2021-2024).

Development plan policies (or parts of these policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. However, other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

Policy DM8 of the NPPF states that, where retrospective planning permission is sought for unauthorised development, and it is concluded on the evidence that the unauthorised development was intentional, this should be given substantial weight in the determination of the application.

According to the application form, the development commenced earlier this year, around March 2026, while the wider site was being developed in accordance with planning permission 24/00380/F. That earlier consent granted retrospective planning permission for a range of tourism and well-being related uses and works, including two purpose-built shepherd's huts, the change of use of a log store and Manor Cottage to holiday lets, health and wellness treatment rooms, a small gym, a yoga and fitness studio, a woodland spa with sauna, hot tub and cold-water plunge pool, changing facilities and associated works.

It is noted that the history of the site includes an application (24/00380/F) which, among other things, was for the siting of two shepherd's huts. This indicates that the applicant would have been aware that shepherd's huts generally require a grant of permission prior to its erection.

Prior to this application, the applicant was informed by an Enforcement Officer of the Council that a Planning Application would be required, but that this request should not be construed as meaning that planning permission will be granted.

Given the retrospective nature of both the current proposal and elements of the earlier permission, it could be argued that the additional shepherd's hut indicates a degree of intent. This is a material consideration and is given substantial weight in the planning balance.

However, Policy DM3(1)(f) advises that local planning authorities should not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in the Framework and any other material considerations.

Little Massingham is classified as a Smaller Village and Hamlet within the Settlement Hierarchy of the Local Plan which does not benefit from having a defined development boundary and as such should be considered against countryside policies.

Policy S5(b) of the NPPF supports development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary.

The new National Planning Policy Framework (published on 17 August 2026) states in policy E2 (page 41):

'1. To support business growth, substantial weight should be given to:
a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt...'

Policy E4 (page 42) addresses Rural business development and states:

'1. In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:

- a. The conversion of existing buildings and well-designed new buildings;
- b. The development and diversification of agricultural and other land-based businesses;
- c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and ...'

'2. Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:

- a. Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and
- b. The siting and design of development should be appropriate having regard to the character of its surroundings.'

Locally, Local Plan Policy LP07 supports the rural economy and diversification. Policy LP09 considers Touring and Permanent Holiday Sites. The Policy requires:

1. Proposals for new holiday sites or extensions to, or intensification of, existing holiday sites, will be supported where it can be demonstrated that these could deliver sustainable tourism, whereby:

- a. the proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- b. the proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and conserves and enhances the historical and natural environment; and
- c. a suitable and proportionate transport assessment has been undertaken, to demonstrate that the site can be safely accessed.

The application seeks consent for an additional unit of accommodation as part of a larger existing holiday use. In terms of the new NPPF, the development represents an expansion of an existing business providing additional tourism facilities. The development would not solely be served by public transport, but this is reflective of the nature of the site, and the tourism offer tailored to a rural location. However, the siting of the hut and the scale of development is considered appropriate to the rural character and surroundings.

In terms of the Local Plan, policy LP09 allows for the intensification of holiday sites where these meet the criteria. The application includes a Planning Statement which discusses how the hut will fit within the operation of the wider site, contributing to the visitor offer. In visual amenity terms the scheme is considered acceptable as the accommodation units are well spaced and well screened by existing vegetation. Furthermore, the scale, appearance and use of materials is reflective of the rural location. Finally, the applicant has provided sufficient information to satisfy the Local Highway Authority that the site can be safely accessed. The information submitted was proportionate to the scale of development proposed.

Subject to a condition to secure its use as a holiday let, the development is in accordance with the NPPF Policies S5, E2 and E4 and Local Plan Policies LP07 and LP09.

Impact on Form and Character:

The NPPF, in policy DP3 considers the 'key principles for well-designed places:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3...'

Policy N2 of the NPPF refers to 'Improving the natural environment'.

'To contribute positively to the natural environment, and support nature's recovery, development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);...

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;...'

Local Plan Policy LP18 requires that all new development in the borough must be of high-quality design. Also, that new development should conserve and enhance the environment, respond to the context and character of places, and recognise the landscape setting and features.

Local Plan Policy LP19 seeks to protect and enhance our landscape character, biodiversity and geodiversity.

Local Plan Policy LP21 requires that 'development must conserve and enhance the amenity of the wider environment including the historic environment.

2. Proposals...will be assessed against a number of factors including:

a. impact on the historic environment;...

j. visual impact.

3. The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials...'

The wider application site reads as the manor with associated parkland and then associated agricultural land. The shared access is already established, and the siting of the hut is within the parkland. The shepherd's hut, sauna and hot tub are positioned within a cluster of trees, and tree planting areas are located to the east and west of the site. The hut, cars and visitors will have minimal visual impact on the locality and once the landscaping/ planting becomes better established this will not be visible outside of the site. The scale is such that the visitors would not impact upon the locality given the wider uses. This is an intensification of an existing use and does not extend the footprint of the site. The scale, appearance and materials used are considered acceptable within this rural environment. Once the use has ceased, the structures could be easily removed, and the land revert to open countryside.

Policy HE6(1) advises that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Little Massingham Manor is a Grade II Listed Building, however the separation distance between the site and the Manor itself, the landscaping and screening between these, alongside the minimal scale of the development means that there would be negligible impact on the Manor or its setting. The Conservation Officer agrees that the Shepards hut is not within any principal views.

The development is acceptable in terms of its impact on the form and character of the locality and is in accordance with the NPPF Policies DP3, HE6, and N2 and Local Plan Policies LP18, LP19 and LP21.

Impact upon Neighbour Amenity:

NPPF Policy P3 addresses living conditions and pollution for both new and existing residents.

Local Plan Policy LP21 requires that 'Proposals...will be assessed against a number of factors including:...

- b. overlooking, overbearing, overshadowing;
- c. noise;
- d. odour;
- e. air quality;
- f. light pollution;...
- i. sustainable drainage;...

4. Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.'

The closest residential neighbour is 220m to the south of the siting of the hut. There is also a residential neighbour close to the main access for the site. However, given the scale of development and the separation distances between it is not considered that this one additional hut would cause any detrimental impacts upon neighbour amenity.

The operation of the wider site is already controlled under application 24/00380/F.

The development is in accordance with the NPPF Policy P3 and Local Plan Policy LP21.

Highway Safety / Access:

In the Policy TR3 of the NPPF, the government sets out the policy criteria for locating development in sustainable locations. The policy states 'e. In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed.'

Local Plan Policy LP13 reinforces this policy approach and Policy LP14 seeks to secure appropriate car parking provision as part of any development proposal.

Local Plan Policy LP21 requires that '5. Development proposals should demonstrate that safe access can be provided, and adequate parking facilities are available.'

The application utilises the existing single vehicular access into the wider site, extending this southwards and includes the provision of two car parking spaces.

The Local Highway Authority has considered the cumulative impact of the development, taking into account the existing permitted use of the site. They confirm that the access is safe, with adequate visibility splays and parking provision. They request that a condition should be attached to secure the on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area.

While the rural nature of the site means that there are limited options for alternative modes of transport to the private car, there is a continuous footpath at the entrance/ frontage with bus stops some 800m each way (Lynx 49a service).

As such, given the locality of the site and the nature of the use, the development is in accordance with the NPPF Policy TR3 and Local Plan Policies LP13, LP14 and LP21.

Other material considerations:

Ecology - Policy N2 of the NPPF refers to 'Improving the natural environment'.

'To contribute positively to the natural environment, and support nature's recovery, development proposals should: a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply)...

f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective;...'

Local Plan Policy LP19 reiterates this policy approach.

The application seeks to regularise consent for an additional unit of holiday accommodation. The application site falls within the Impact Risk Zone for European Protected Sites, and as such the applicant is required to submit the GIRAMS HRA and the mitigation sum of £ 315.58 per dwelling.

The application is retrospective and for such a small footprint that would be considered de minimis in terms of Biodiversity Net Gain requirements.

Given the rural nature of the site and the presence of bats within the wider site it is necessary that careful consideration is given to external lighting and light spill. Notwithstanding the details submitted with the application, in the form of the lighting plan, the Ecologist has requested a planning condition is attached to secure the details of the external lighting to ensure this would not cause harm.

Contamination - Given no disturbance to the ground is proposed, there are no concerns regarding contaminated land on the site and would comply with Policy P2 of the NPPF

Flood Risk/ Drainage - The application site lies within Flood Zone 1, and as such is at the lowest risk of flooding. The drainage for the site is shown to connect into the existing network for the other holiday lets and would comply with Policies F4 and CC3 of the NPPF.

Climate Change - Policies CC2 and CC3 of the NPPF concerns mitigation and adaption to climate change. This is largely reiterated in Policy LP06, which requires that new development should minimise and reduce carbon emissions by measures such as; locating new development in areas to minimise the need to travel, including green infrastructure, minimising and mitigating pollution (during both the construction and operational phases of development), exceeding present thermal energy and high efficiency systems set by Building Regulations, maximising opportunities from solar technologies and retrofitting of existing buildings with measures to reduce energy and heat consumption will be encouraged and supported. In addition, schemes should seek to adapt and mitigate the impacts of climate change by (for example) ensuring new development is designed and adapted to incorporate climate change and flood risk resilience, minimising and mitigating air pollution, and incorporating appropriate water efficiency and water recycling measures.

The application site provides some opportunities for public transport, pursuant to CC2(a) and (b), although this is limited given the location. Policy DM3(b) of the NPPF states that a proportional approach to development should be taken, having regard to its scale and potential impact. Given the proposal is limited to only one shepherd's hut and associated facilities, it is considered that CC2(a) and (b) are met in this instance.

As for the units/ structures themselves these are largely constructed from timber. The management of the wider site includes the protection and enhancement of woodland, and ecological enhancements, and this scheme benefits from this.

Having regard to the proportional approach prescribed NPPF Policy DM3 the remaining requirements of NPPF Policies CC2 and CC3, as well as Local Plan Policy LP06, are considered to have been met.

CONCLUSION:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan.

The application seeks retrospective planning consent for a holiday let shepherds hut, sauna, hot tub and parking area within the grounds of Little Massingham Manor. This represents the intensification of the existing holiday use.

In terms of the principle of development, the scheme is in accordance with the NPPF and Local Plan, as the development supports an existing rural tourism business. The development does not cause harm to the form and character of the locality, and would not impact upon the residential amenity of neighbouring residents due to its limited scale and the separation distances.

The applicant would have been aware that permission was required for a shepherd's hut by virtue of them having applied for such structures previously, evidencing that a level of intent to carry out the development without the benefit of planning permission is present. Policy DM8(2) states that this fact should be given substantial weight in considering whether or not to grant permission which would balance against the proposal.

As evidenced in the Officer's report, the development is in accordance with the NPPF through Policies S3, S5 E2, E4, DP3, N2, P2, P3, TR3, H6, CC2, CC3 and Local Plan Policies LP06, LP07, LP09, LP13, LP14, LP18, LP19, and LP21.

When balancing the substantial weight arising from Policy DM8(2) of the NPPF against the wider planning merits of the scheme, it is considered that the proposal's compliance with the development plan, the NPPF and the other material considerations assessed throughout this report carry greater weight. In particular, the support for an existing rural tourism business, the modest economic and social benefits, the absence of harm to the character of the area or neighbouring amenity, and the lack of objections from statutory consultees cumulatively outweigh the substantial weight to be given to the intentional unauthorised development under Policy DM8(2).

It is therefore recommended that the application be approved, subject to conditions relating to lighting, parking/manoeuvring areas and to secure the use of the development as a holiday let.

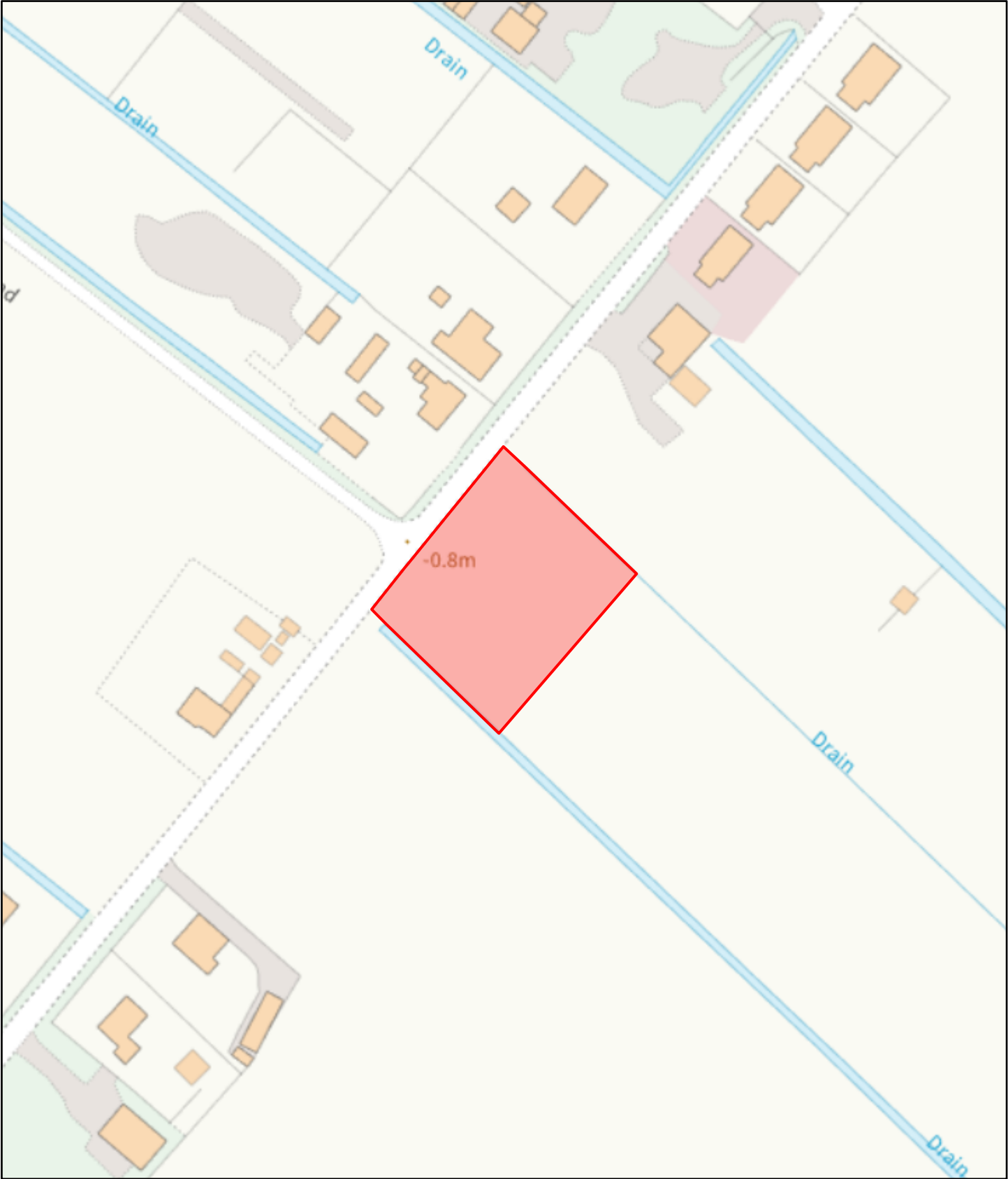
RECOMMENDATION:

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

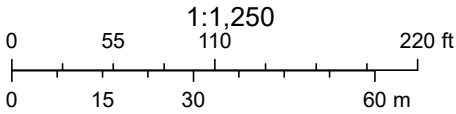
- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans -

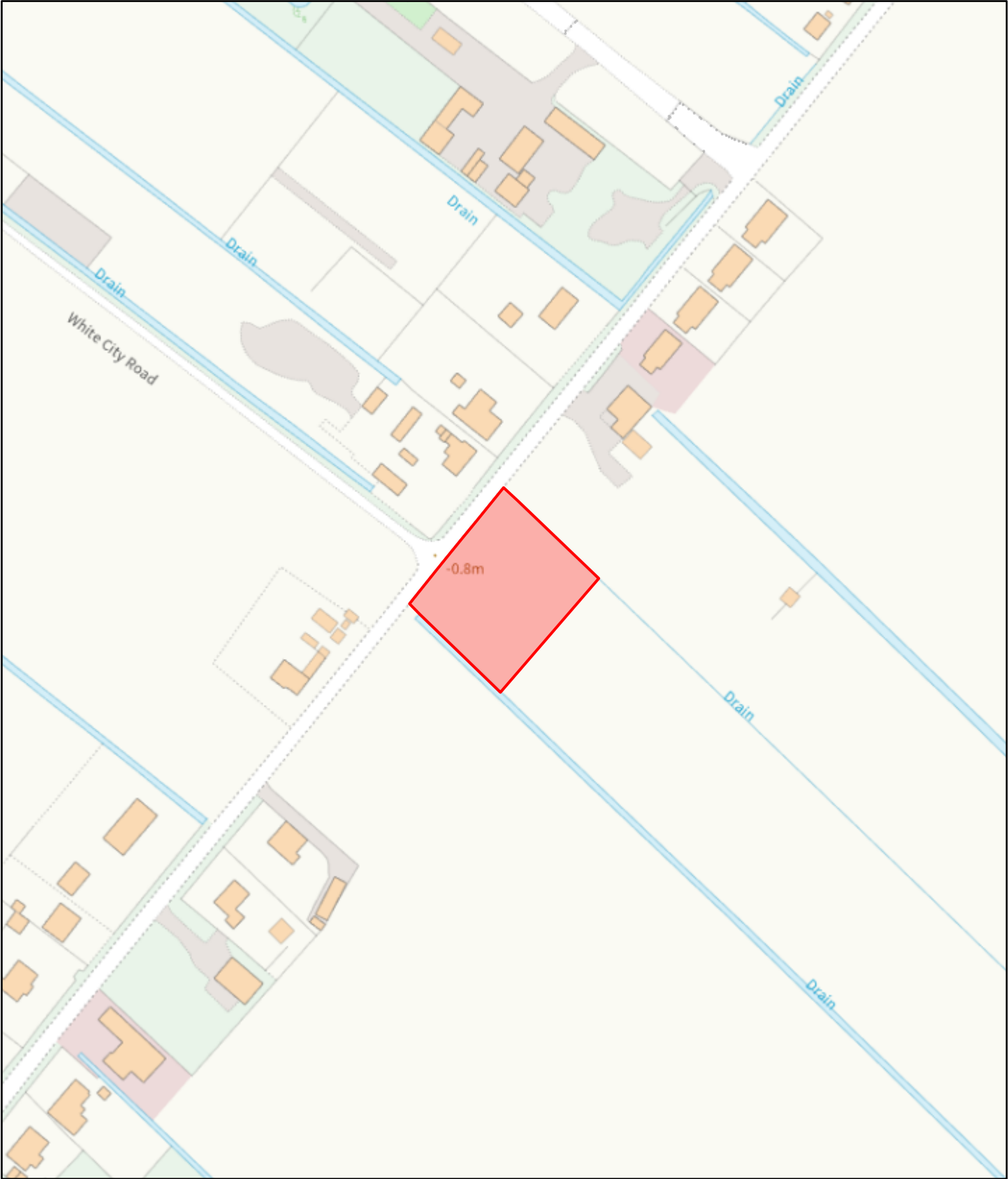
691-115 LOCATION PLAN
691-116 PLANS, ELEVATIONS AND SITE PLANS
691-200 EXTERNAL LIGHTING PLAN AND DRAINAGE DETAILS
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The proposed on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy TR3 of the NPPF and Local Plan Policy LP21.
- 3 Condition: Within one month of the date of the decision, full details of the method of external lighting and the extent of illumination shall be submitted for approval in writing to the Local Planning Authority. Within two months of the date of the approval of the details in writing by the Local Planning Authority, the lighting scheme shall be implemented as approved and thereafter maintained and retained as agreed.
- 3 Reason: In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Policies N2 and DP3 NPPF and Local Plan Policy LP19.
- 4 Condition: a) The accommodations hereby approved shall be occupied for holiday purposes only and shall be made available for rent or as a commercial holiday let;
b) The accommodations shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and
c) The owners / operators shall maintain an up-to-date register of lettings / occupation and shall make this available at all reasonable times to the Local Planning Authority.

- 4 Reason: The proposal is sited in a location which would not make it suitable as a separate unit of accommodation in accordance with Policy S3, S5 and E4 of the NPPF 2024 and Local Plan Policies LP02, LP07, LP09 and LP21.

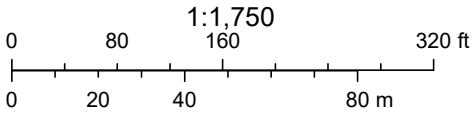


8/25/2026, 9:35:44 AM





8/25/2026, 9:52:02 AM



Parish:	Stow Bardolph	
Proposal:	SELF BUILD: Proposed Self Build Dwelling House	
Location:	Land S of 201 The Drove Barroway Drove Norfolk PE38 0AL	
Applicant:	Mr. & Mrs. Garner	
Case No:	26/01089/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 24 August 2026 Extension of Time Expiry Date: 15 September 2026

Reason for Referral to Planning Committee –The application has been called into Planning Committee by Councillor Spikings. The Parish Council support the application which is contrary to the officer recommendation.

Neighbourhood Plan: No

Case Summary

The application is for full planning permission for one self-build two storey dwelling with a detached four-bay garage with storage above, on land to the south-east of The Drove in Barroway Drove. The site lies approximately 0.5km outside the development boundary of Barroway Drove as defined within the Local Plan and is therefore classed as 'countryside'.

The site consists of a 0.21 hectare parcel of agricultural land which is bounded by drainage ditches with two agricultural fields either side. The north-western boundary fronts onto The Drove with some single storey dwellings to the north (almost opposite) and residential development further south-west and north-east beyond the adjacent agricultural land.

In terms of constraints the site lies within Flood Zone 3a plus a reservoir flooding and tidal hazard mapping zone where the site could flood to between 1.0m and 2.0m. The site is also on Grade 1 agricultural land.

Key Issues

Principle of Development
Design, Form and Character
Neighbour Amenity
Highways Issues
Flood Risk Issues
Ecology Issues
Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application site lies on the south-eastern side of The Drove and is currently open agricultural land which is open to its boundaries to the agricultural land either side, only separated from these fields by drainage ditches.

The locality is characterised by sporadic dwellings, with some single storey dwellings to the north-west on the opposite side of The Drove, and some dwellings to the north-east and south-west, beyond the fields either side of the application site. The site would not be considered a small gap in an otherwise built-up frontage but is open agricultural land.

This application seeks full planning permission for a two-storey self-build dwelling with a large detached 4x bay garage with first floor storage located to the front of the dwelling. The application site is large measuring 0.21 hectares, being approx. 50m in width and approx. 43m in depth.

APPLICANT/AGENT SUPPORTING CASE

This application is for a Custom Self-Build Dwelling House, with the council having a shortfall in provision of sites available for Custom & Self-Build housing, and therefore significant weight should be given in terms of planning determination.

The local Parish Council supports the application, noting the applicants occupation, both as local farmer and farrier, and the proposed dwelling will provide a home for this local family within the area of the farmland upon which our client farms, the site is also central to his farrier business (of which he serves a number of customers within Barroway Drove), the self-build will enable the applicant to maintain viable continuation of their local agricultural business to avoid excessive commuting - approval should be granted, giving opportunity for local family within the rural community to assist/maintain local business - an approval provides both economic and social benefit.

The Parish also considers the proposal to respect the local landscape character and feels the application does not impact upon the open countryside or neighbour amenity. Being located upon land adjacent the existing settlement the site offers the opportunity to provide a custom & self-build property.

Our client/the applicant has been looking for properties within the area to suit their needs (due to their impending eviction from their current home for the past 13 years, this due to the property being put in a family trust) and there is nothing in the local vicinity that would be within their price range/would accommodate their needs/location requirements.

The proposed dwelling would be adjacent existing dwellings, these are of mixed size / height / appearance / style, with village / local services / facilities and with Downham Market nearby.

Consideration has been given for the siting / design, with the proposed building located adjacent to the existing property to the East, infill/rounding off, and the buildings have been set away from being opposite the bungalow to the North, ensuring the existing properties adjacent / opposite will not be overshadowed. The front windows at first floor would be for an ensuite (with obscured glass), and the other window would look down White City Road and would be a child's bedroom.

For clarity, the land edged in blue, to the South of the application site (please refer to the planning application site plan drawing for clarification of this), is part of the land in a SFI (Sustainable Farming Initiative) scheme, AHL2 (wild bird food) to help the wild life. Once the scheme ends it will be put back into food production (wheat/barley, potatoes or sugar beet), the site area is akin to others along The Drove.

The approval of this genuine Custom & Self-Build application for a local family, with livelihood & businesses in the area we hope will be supported and recommended for approval.

PLANNING HISTORY

26/00578/F: Application Withdrawn: 20/05/26 - Self-Build - Proposed Self Build Dwelling House - Land SW of 201 The Drove Barroway Drove

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

The applicant is a long-standing local farmer. This development provides essential living accommodation directly supporting the agricultural business. It ensures the long-term viability of the farm management.

The Parish Council believes that supporting self-build opportunities for local families directly aligns with policies aimed at keeping rural communities alive, economically viable, and socially balanced.

The proposal represents a sensitive self-build design. It respects the local landscape character and does not negatively impact the open countryside or neighbouring amenities.

Highways Authority: NO OBJECTION

The LHA acknowledge that ultimately accesses for the proposal would be safe and parking and turning for vehicles would accord with the adopted parking guidance for Norfolk.

The proposed development site is however remote from schooling; town centre shopping; health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car towards public transport.

It is the view of the Highway Authority that the proposed development is likely to conflict with the aims of transport sustainable development, and you may wish to consider this point within your overall assessment of the site. Conditions are recommended should the proposal be approved regarding access, visibility splays, gradient of access, gates and the proposed parking and turning area.

Environment Agency: NO OBJECTION

Strongly recommend the mitigation measures within the FRA are conditioned.

The key points to note from the submitted FRA, referenced 'Flood Risk Assessment about the flood risk affecting this site are as follows:

- Our tidal hazard mapping shows that the site would be at risk in the event of a breach of the tidal River Great Ouse defences.
- Breach flood depths to the site are 1 m - 2 m (and approximately 1.1 m - 1.5 m), with a maximum flood velocity of 0-0.3 m/s, resulting in a maximum hazard rating of 'danger for most'.
- General ground levels around the proposed site average -1.2 m AOD, with a proposed design flood level of +0.2 m AOD.
- The proposed finished floor level is +0.2 m AOD, with 0.5 m flood resistance and resilience measures above the finished floor level.
- The dwelling is two storeys with no ground floor sleeping proposed.

In accordance with the National Planning Policy Framework (NPPF) paragraph 174, development in flood risk areas should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine whether or not there are other sites available at lower flood risk and whether the sequential test has been passed.

In accordance with the National Planning Policy Framework (NPPF) paragraphs 178 and 179, the proposed development is appropriate provided that the development meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. The Local Planning Authority must decide whether or not the proposed development provides wider sustainability benefits to the community that outweigh flood risk.

In respect of this application, flood warning and emergency response is fundamental to managing flood risk. We expect Local Planning Authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your Emergency Planners to determine whether the proposals are safe, in accordance with paragraph 181 (footnote 63) of the NPPF and the guiding principles of the Planning Practice Guidance.

Further information given regarding other sources of flooding and advice to the applicant.

This advice was provided by the Environment Agency prior to the publication of the new NPPF 2026 on 17th August and so refers to paragraphs within the NPPF 2025.

Internal Drainage Board: NO OBJECTION

Standard comments relating to the Boards Byelaws.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The applicant has provided a screening assessment indicating no known contamination. Having reviewed the Council files, the site is seen with a small structure in the north-west of site in historic maps dated 1843-1893 and 1891-1912. This is not seen in mapping after these dates. The surrounding landscape is largely agricultural.

No significant potential sources of contamination are identified in our records, or in the information provided by the applicant.

Emergency Planning: NO OBJECTION

Due to the location of the site in an area at risk of flooding, it is advised that the occupants sign up to the EA flood warning service and prepare a flood evacuation plan.

REPRESENTATIONS

TWO letters of **OBJECTION** covering the following:

- Does not comply with the Local Plan as it is outside the development boundary. Little point in having a development boundary if this is approved way outside of it.
- Reference 6.59 states the Borough Council will support the landowners / developers of allocated sites within the local plan who wish to bring forward their sites for Custom & Self Build purposes. This gives no legal basis for the Council or Parish Council to use to C&SB targets to overrule Policy LP03.
- The site is a standalone field (middle of three) not an infill plot. This will open up the other two fields either side to be built on.
- The main house is set back further from the road than other recent development, encroaching further into agricultural land.
- While main house is set back the proposed garage to the front is overkill and if later converted would overshadow the bungalows opposite.
- Overlooking of bungalows opposite.
- Barroway Drove is a small village with no key services and the proposal would therefore not meet reduced vehicle usage targets.

ONE letter of **SUPPORT** covering the following:

- Family home for a local farmer and farrier.
- Applicant will still farm the land to the rear of the site.
- Good to have a hard-working family in the village.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

26/01089/F

LP31 - Custom and Self-Build Housing (Strategic Policy)

LP36 - Housing Needs of Rural Workers

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S5 - Principle of development outside settlements

HO11 - Isolated homes in the countryside

P3 - Living conditions and pollution

DP3 - Key principles for well-designed places

N2 - Improving the natural environment

N6 - Areas of particular importance for biodiversity and geodiversity

CC2 - Mitigation of climate change

CC3 - Adaptation to climate change

TR3 - Locating development in sustainable locations

F4 - Assessing flood risk for decision-making

F6 - Development in areas at risk of flooding from rivers or the sea

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Design, Form and Character
- Neighbour Amenity
- Highways Issues
- Flood Risk Issues
- Ecology Issues
- Other material considerations

Principle of Development

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework (NPPF) 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan (Local Plan 2021-2040). Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. However, other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

Policy LP01 (Spatial Strategy and Settlement Hierarchy) of the Local Plan (2021-2040) seeks to distribute the majority of growth within the most sustainable locations. This approach makes the most of existing services and facilities, providing jobs and housing in the most accessible locations. Policy LP01 seeks to deliver appropriate levels of growth through the settlement hierarchy, with the main sub-regional centre of King's Lynn being in the highest tier (Tier 1) down to the least sustainable settlements which have little to no service provision and are within Tier 6 (Smaller Villages and Hamlets).

Outside of specific land allocations, residential development on windfall sites is determined using Policy LP02. Within this policy some residential development is allowed outside of the settlement boundaries of Tiers 1-4 provided they meet the criteria set out within the policy.

In Tiers 1-4 development outside, but adjacent to, the development boundary must respect or enhance the character of the adjoining settlement and countryside and be readily assimilated into the existing fabric of the adjoining built up area; be supported by existing and future service and infrastructure provision...; and would maintain the physical separation between existing settlements and protect their identity.

Section 4 of the NPPF 2026 aims to meet development needs through sustainable patterns of development, including by maximising potential for growth on suitable land within settlements, enabling development which will support the rural economy, communities and infrastructure provision, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside. Policy S3 states that decisions should apply a presumption in favour of sustainable development and that Policy S5 should be applied if a site is outside a settlement. Policy S5 (Principle of development outside settlements) of the NPPF 2026 states only certain forms of development should be approved outside settlements. S5(e) allows for limited infilling within groups of houses which as stated above does not apply in this instance, as well as being at some distance from the development boundary (approx. 0.5km).

Barroway Drove is classed as a Smaller Village and Hamlet and is within Tier 6 of the settlement hierarchy. Since the adoption of the Local Plan (2021-2040) Tier 6 settlements now benefit from a settlement boundary to guide development. This application site is approximately 0.45km outside of the development boundary for Barroway Drove and is within the countryside for the purposes of Local Plan Policy LP02. Residential growth in Tier 6 will not normally be supported outside of development boundaries unless specifically allocated through the Local Plan or a Neighbourhood Plan as set out within Local Plan Policy LP02. Barroway Drove does not have a Neighbourhood Plan nor any site allocations and therefore any residential development in Barroway Drove should be sited within the development boundary; and is not supported almost 0.5km from the development boundary.

Notwithstanding the above the application is for a Custom and Self-Build dwelling and therefore this needs to be considered. Policy LP31 of the Local Plan (2021-40) relates to

Custom and Self-Build Housing and states that 'Proposals for self-build and custom housebuilding will be supported where they respect local character and comply with other relevant policies in the plan.' It is evident from the statement above that the proposal does not comply with the policies of the plan which direct development to the most sustainable locations (Policies LP01 and LP02) which is reiterated within the NPPF 2026.

The application is for one Self-Build dwelling, and at the current time the Borough Council lacks an adequate supply of custom and self-build plots. The legal requirement to meet the need with regard to custom and self-build plots is a material consideration of moderate weight which will need to be considered when weighing up the planning balance and may mean that consent is granted where other types of housing would not be acceptable.

At this stage it should be noted that, the proposal does not meet all the other criteria within Policy LP02 which may otherwise make it acceptable as a custom and self-build plot. The proposal would not readily assimilate into the existing built form, being located in the middle of three open fields and would contribute to the consolidation of sporadic development in this location. It is therefore also considered that the proposal would not meet Policies S3 and S5 of the NPPF 2026 as it doesn't constitute sustainable infilling. A third-party objection has been received regarding the approval of this proposal then leading to further 'infill' development in the two fields either side of it, further consolidating the built form in this open rural area.

In addition, the site is located a significant distance from the development boundary (approx. 0.45km) and has no access to public footpaths linking the site with any surrounding villages. Therefore, the location of the site is not considered to offer viable opportunities for sustainable methods of transport such as walking, cycling and public transport and the site is not in a sustainable location.

Within the Parish Council comments and the Agent's Supporting Case the proposal is purported to provide essential living accommodation for a rural worker (farmer / farrier); however, no justification has been provided in accordance with Local Plan Policy LP36 (Housing Needs of Rural Workers). The site is an existing arable field and there are no associated farm buildings or justification as to why there is an essential need for the applicant to be on the application site 24/7. No information has been submitted relating to whether there are any other dwellings in the locality that could serve an essential need and no financial details have been provided to demonstrate that the rural enterprise is sound or capable of sustaining a tied dwelling. The application has not been submitted as a tied 'rural worker' dwelling but as a custom & self-build dwelling. The proposal would be contrary to Local Plan Policy LP36 and as such must be considered as a custom and self-build dwelling, in the countryside approximately 0.5km from the development boundary of a Tier 6 Settlement.

The proposal is contrary to the principles of the NPPF 2026 with regard to sustainable development, in particular Policies S3(1b), S5(1e), CC2(1a, 1b), CC3(1a), and Local Plan Policies LP01, LP02, LP06 and LP36.

Design, Form and Character

Local Plan Policy LP18 states that all new development must demonstrate its ability to respond to the context and character of places by ensuring that scale, density, layout, materials and access will enhance the quality of the environment. This is reiterated within Local Plan Policy LP21 where scale, height, massing, material and layout should respond to the local setting.

Policy D3 of the NPPF 2026 states that development should respond to their context so that they integrate with and enhance their surroundings. This policy goes on to state that well-designed places should reflect the principles of liveability, climate, nature, movement, built form, public space and identity and that development should be refused if, without clear justification, they conflict with these. Policy N2(1b) of the NPPF 2026 states that the quality of agricultural land (including that classified as best and most versatile, and its grade) should be taken into account and if significant development of agricultural land is necessary, poorer quality land should be used where possible.

There is no particular prevailing style in this part of Barroway Drove with a mix of single storey dwellings opposite and to the south-west with two-storey beyond; and two storey dwellings to the north-east beyond an agricultural building with the neighbouring agricultural land.

The size of the application site at 0.21 hectares is excessive and does not make an efficient use of the land, which is Grade 1 Agricultural Land. While the design of the proposed dwelling would be acceptable, given the existing form in the locality, the flood risk in the area necessitates the floor levels being raised substantially (1.0m above the road and up to 1.7m above lowest ground level). This will have the resulting effect of raising the dwelling to a height of approximately 10.5m above existing ground levels (approx. 9.9m above 'made up' ground levels). This is not unusual for newer dwellings within Barroway Drove, in order to compensate for flood risk mitigation, however it is noted that there is no development either side of the proposal to mitigate the visual impact of the proposal upon the surrounding open landscape. Thus, making the proposed dwelling more visually prominent, including the proposed rear balcony and the size of the garden with the associated domestic paraphernalia.

The proposal also includes a large four-bay garage to the front of the dwelling, with first floor store (10m x 6.15m and 5.65m in height). While there are examples along The Drove of garaging / storage to the front of dwellings, the size of this proposed building would contribute to the scale of the proposed development, within a very open rural landscape.

Therefore, the scale of the proposal in combination with the location in an area characterised by open fields (Grade 1 agricultural land) would be visually prominent and have a detrimental visual impact upon the character and appearance of the surrounding countryside contrary to Policies S5, DP3 and N2 of the NPPF 2026 and Local Plan Policies LP18 and LP21.

Neighbour Amenity

The application site is in excess of 50m from the dwellings to the north-east and south-west, with the proposed dwelling sited approximately 90m away from these neighbouring dwellings. Therefore, there would be no material impact with regard to overlooking, overshadowing or being overbearing on these neighbours.

There have been objections to the proposal on the grounds that the proposal would overlook and overshadow the bungalows on the opposite side of The Drove. The proposed dwelling would be well in excess of the 21.0m established by case law with regard to material overlooking of no. 201 The Drove. While the proposal and proposed garage are directly south of this neighbour it is considered that the closest distance of approximately 27.0 metres (between the proposed garage and this neighbour) is sufficient that there would be no material overshadowing. While the proposed house is taller than the garage it would be approx. 45m from the neighbour.

Consequently, the proposal would have no material impact on the surrounding dwellings due to the distance between the proposal and these neighbours and would comply with Local Plan Policy LP21.

Highways Issues

The application would require the provision of a new vehicular access into the site and there are no objections to the proposal on highway safety grounds however the LHA note that the proposed development is remote from schooling, town centre shopping, health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car to public transport.

Policy S5 of the NPPF 2024 states that only certain forms of development should be allowed outside of development boundaries and Policy CC2 states that in order to contribute to climate change mitigation and the transition to net zero, development proposals should accord with transport policies TR3 and TR4 so that sustainable patterns of movement are prioritised, with opportunities taken to improve walking, cycling and public transport. This policy also states that good access to facilities should be supported in order to reduce the need to travel.

Policy TR3 of the NPPF 2026 priorities the location of development in sustainable locations and that the location should limit the need to travel, particularly by private car unless the nature of the development would make this impractical.

As stated in the report above, the proposal is nearly 0.5km from the development boundary of Barroway Drove, which is also within Tier 6 of the settlement hierarchy and so the least sustainable settlement. In addition, there are no footpaths linking the site to facilities and services. The proposal is therefore also contrary to Policies S5, CC2 and T3 of the NPPF 2026 as well as Local Plan Policy LP02 and LP06.

Flood Risk Issues

The application site is located within Flood Zone 3, a Tidal Hazard Mapping area where the site could flood to between 1.0 to 2.0 metres should there be a breach in the tidal flood defences and a reservoir breach area. There are no areas within Barroway Drove at a lower risk of flooding and therefore the application passes the Sequential Test.

Notwithstanding the fact the proposal passes the sequential test, Table 2 (Flood Risk Vulnerability Classification) within Annex F of the NPPF 2026 identifies residential development as a 'more vulnerable' form of development and Table 3 (flood risk vulnerability and flood zone compatibility) of the same Annex F states that in flood zone 3 the exception test must be applied to more vulnerable forms of development.

Policy F6 of the NPPF 2026 states that development will only be appropriate where the development meets all of the following criteria:

- i. Provide wider sustainability benefits to the community that outweigh the flood risk;
- ii. Be safe for its anticipated lifetime in accordance with policy F7; and
- iii. Not increase flood risk elsewhere and, where possible, reduce flood risk overall.

Whilst the Environment Agency are satisfied that the site-specific flood risk assessment demonstrates that the development will be safe for its lifetime provided the mitigation measures within the FRA are secured by condition this is not sufficient to pass the exception test. Within their response the EA states that the Breach flood depths at the site are 1m-2m

(approx. 1.1m to 1.5m), with a maximum flood velocity of 0 to 0.3 m/s resulting in the maximum hazard rating of 'danger for most'.

The proposal is not considered to be in a sustainable location, being located within an area which is distant from service provision and therefore the wider sustainability benefits of approving a dwelling in this location do not outweigh the level of flood risk. Consequently, the proposal fails the Exceptions Test as set out within Policy F6 1.b. of the NPPF 2026 and Local Plan Policy LP25.

Ecology Issues

Biodiversity Net Gain: The application is for a Custom and Self-Build dwelling and so at the time the application was submitted it was exempt from Biodiversity Net Gain. While the regulations have now changed and all sites larger than 0.2 hectares would be liable for BNG and the Custom and Self-Build exemption has been retired, this application is subject to the regulations on the date it was submitted.

Protected Species: Given the site conditions it was not considered necessary for the applicant to provide a preliminary ecology assessment.

Norfolk GIRAMS: - The application site falls within a Zone of Influence of one or more of the European designated sites scoped into the Norfolk GIRAMS. It is anticipated that certain types of development in this area are likely to have a significant effect on the sensitive interest features of these European designated sites, through increased recreational pressure. The GIRAMS has been put in place to ensure this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk.

It is for the LPA as the competent authority to carry out an appropriate assessment to ensure that appropriate mitigation is provided for the development. It is considered that the shadow HRA is sufficient in this instance and that the Norfolk GIRAMS payment is sufficient mitigation against the likely significant effect of an additional residential development. The full GIRAMS payment has been received and therefore the proposal is considered acceptable and would comply with Local Plan Policy LP27, Policies N2 and N6 and the Habitat Regulations.

Other material considerations

A planning obligations statement has been submitted with this application where the applicant agrees to enter into a Section 106 agreement with the Council relating to the proposed dwelling being occupied as a custom and self-build only. Should Members determine that the application should be approved, a Section 106 Agreement will need to be entered into prior to the decision being issued.

The agent has already agreed to an extension of time to complete the necessary Section 106 agreement should Members resolve to approve the application.

CONCLUSION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise. The national decision-making policies within the National Planning Policy Framework 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan.

The proposed dwelling would be located at significant distance from the development boundary of a Tier 6 Settlement which is the least sustainable settlement within the Local Plan (LP01). While it is a material consideration of modest weight that the proposal is for a Custom and Self-Build, for which the Council lacks a sufficient supply, this is considered in the planning balance and is not an over-riding factor which should automatically allow an application to be approved contrary to Local Plan LP02 and Policy S5 of the NPPF 2026. In addition, the fact that the applicant is a local farmer has no weight in the determination of this application as no information has been submitted with regard to whether the proposal would meet the tests within Local Plan Policy LP36 and Policy HO11 of the NPPF 2026.

The scale and location of the proposal, which is sited within an open agricultural field which is bounded to each side by further open fields, would result in a visually prominent form of development which would represent a domestic encroachment into the countryside and Grade 1 agricultural land to the detriment of the character and appearance of the countryside.

The site is within an area at high risk of flooding and for which the site could flood up to 2.0m should there be a breach of the tidal defences. Indeed, the flood depths and flood velocity at the site has a hazard rating of 'danger for most'. While the submitted FRA does demonstrate that the flood risk mitigation is acceptable it is not considered that there is any public benefit of providing this one custom and self-build dwelling in an area with such high flood risk. As well as the flood risk to the occupants of the dwelling the LPA has to consider the implications of potential flooding on the emergency planning and rescue services.

Overall the proposal is contrary to the development plan and the NPPF 2026. In particular the proposal would be contrary to Policies S3(1b), S5(1e), CC2(1a 1b), TR3, N2(1b), H011(1a) and F6(1b) of the NPPF 2026 and Local Plan Policies LP01, LP02, LP06, LP18, LP21, LP25 and LP36.

When considering the planning balance your officers do not consider that the benefit of providing one custom and self-build dwelling would outweigh the reasons set out above, and that there are no material considerations that would justify overriding a departure from the local development plan. Members are therefore recommended to refuse the application.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Smaller Villages and Hamlets within Tier 6 of Local Plan Policy LP01 provide very few services that help meet the daily needs of their residents. Residential growth in these areas will not normally be supported outside of development boundaries unless allocated through the Local Plan or a Neighbourhood Plan and as set out within Local Plan Policy LP02. This is reiterated within the NPPF 2026 where the objective of the policies within Section 4 is to meet development needs through sustainable patterns of development and limit development away from settlements to help safeguard the intrinsic character and beauty of the countryside. While Policy S5 of the NPPF 2026 does allow for certain forms of development outside of the development boundary it is limited to specified forms of development.

Sustainability is further reiterated within NPPF 2026 Policies CC2 and T3 relating to the need to site development in locations where there is good access to facilities and opportunities to limit the reliance on private vehicles. This is also reinforced within Local Plan Policy LP06 where new development should be located in areas which reduce the need to travel via less sustainable modes of transport.

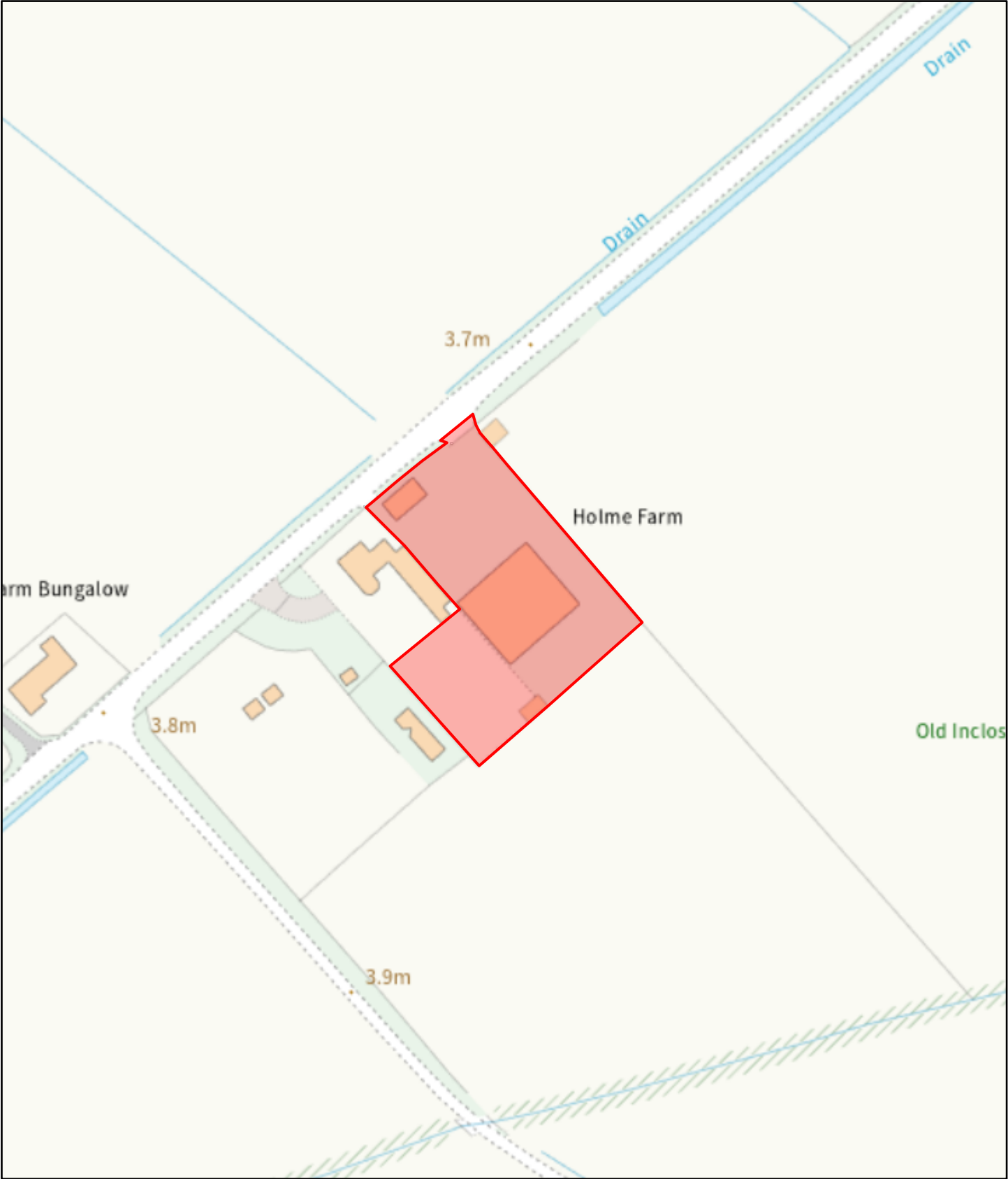
The proposed dwelling would be approximately 0.5km from the development boundary of this Tier 6 settlement and while Policy S5.1(e) allows for some limited infilling within groups of houses outside of the development boundary, the application site does not represent the infilling of a small gap within a continuous frontage. In addition, the site is located on Grade 1 agricultural land which is considered remote from service provision and facilities limiting it in terms of accessibility. Therefore, the application is considered to be contrary to the provisions of the NPPF 2026, in particular Policies S3(1b) S5(1e), CC2(1a 1b), T3 and N2(1b) as well as Local Plan Policies LP01, LP02 and LP06.

- 2 The scale and location of the proposal, which is sited within an open agricultural field which is bounded to each side by further open fields, would result in a visually prominent form of development which would represent a domestic encroachment into the countryside and Grade 1 agricultural land to the detriment of the character and appearance of the countryside.

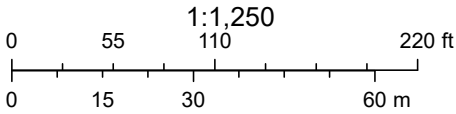
The proposal is therefore contrary to Policies DP3 and N2(1b) of the NPPF 2026 and Local Plan Policies LP18 and LP21.

- 3 The application site falls within Flood Zone 3a and is within a Tidal Breach mapping area where the site could flood to up to 2.0m if there is a breach of the tidal defences. While the proposal passes the Sequential Test the Exception Test is required to be passed.

The proposal is for one custom and self-build dwelling and does not represent development where the sustainability benefits to the community would outweigh the flood risk and therefore the proposal fails the Exception Test. The proposed development is therefore contrary to Policy F6((1b) of the NPPF 2026 and Local Plan Policy LP25.

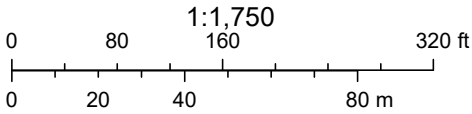


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Parish:	Walpole	
Proposal:	Erection of 2No. self build dwellings including demolition of existing agricultural building with class Q approval	
Location:	Holme Farm King John Bank Walpole St Andrew Wisbech PE14 7JS	
Applicant:	Mr Wayne Codona	
Case No:	26/00780/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 16 July 2026 Extension of Time Expiry Date: 11 September 2026

Reason for Referral to Planning Committee – At the instruction of the Planning Committee Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

The application site is located to the south-east of King John Bank approx. 100m from its junction with Goose's Lane and 1.4km from the A17, in the Parish of Walpole St Andrew. The site is currently redundant agricultural land and contains two detached agricultural buildings. The surrounding area is predominately countryside with sporadic detached dwellings some with associated agricultural buildings.

Walpole St Andrew, combined with Walpole St Peter and Walpole Marsh is designated as a Key Rural Service Centre (Tier 4) within the Local Plan Settlement Hierarchy. However, the application site is located well outside of the development boundary and within the countryside.

Full planning permission is sought for the erection of 2No. self-build dwellings, including demolition of the larger existing agricultural building which has the benefit of a current Class Q approval for conversion into 3 no. dwellings.

Key Issues

Planning History
 Principle of Development
 Character and Appearance / Impact on the Countryside
 Highway Safety
 Flood Risk
 Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The application site is located to the south-east of King John Bank, Walpole St Andrew. The site is currently agricultural land with detached agricultural buildings. The surrounding area is predominately countryside with a few sporadic detached dwellings and agricultural buildings.

Full planning permission is sought for the erection of 2No. self-build dwellings, including demolition of an existing large agricultural building currently benefitting from Class Q approval for conversion into 3 no. dwellings – one cottage style and one barn conversion style.

The application is accompanied by a Flood Risk Assessment, Contamination Screening Assessment Form, Planning Obligations Statement, Preliminary Ecological Appraisal, Reptile Survey Report, Shadow Habitat Regulations Assessment and a Refurbishment & Demolition Asbestos Survey Report.

APPLICANT/AGENT SUPPORTING CASE

A Planning Statement has been submitted, offering the following supporting case: -

1.1 The following full application is seeking erection of 2no. detached self-build dwellinghouses in replacement of 1no. barn with Class Q approval.

1.2 The aforementioned Class Q approval is under LPA reference 23/01301/PACU3 as allowed on the 11th of April 2024 for conversion of a barn to 2 dwellinghouses. Therefore, the Class Q permission is within date and the site has a material 'fallback' position (Mansell v Tonbridge and Malling Borough Council 2017) for up to 2no. dwellings on the land due to the real prospect the development has the possibility to be carried out.

Pre Application Advice –

1.3 Pre-application discussions have confirmed that the proposed development at Holme Farm is viewed positively in principle. The officer acknowledges that the site benefits from a strong Class Q fall-back position, which allows for three dwellings. This establishes a clear residential potential and provides significant weight in favour of the proposed scheme.

1.4 The replacement of the existing large agricultural building with two high-quality new dwellings is considered an improvement in terms of design, appearance, and overall site character. The officer notes that the new-build approach will deliver a far better standard of accommodation than the Class Q conversion and will enhance the visual quality of the site.

1.5 The proposed courtyard layout, scale, and massing are regarded as appropriate, with the design offering opportunities to create a more attractive and coherent built form within the rural setting. The officer's comments indicate that the scheme can be refined through minor adjustments to fenestration and boundary treatments, but the overall concept is supported.

1.6 The proposal is likely to receive officer support. The development is seen as a positive enhancement over the existing situation, delivering improved design quality, better living environments, and ecological and environmental gains.

Footprint –

1.7 Under the approval, the barn has an internal footprint of 421.25m².

1.8 The proposed development of the 2no. dwellings have a combined total of 432m² meaning the development is only 11m² above the current barn area.

Location –

1.9 Regarding location, plot 1 and 2 proposes to site the dwelling broadly in the orientation of the existing barn and on the footprint of the demolished barn.

1.10 Both plots 1 and 2 utilise the existing access into the site, upgraded to highways spec.

Appearance –

1.11 Both new-build dwellings have been designed to reflect a rural and agricultural appearance barn as based on the footprint mimicking the existing barns. Plot 2 adopts a large inset glazed entrance and rear section to mimic a barn door void, with a simplified rectangular base and pitched roof as similar to existing barns.

1.12 Both new-build barns are to use typical rural materials, the main 2-storey elements are to be finished externally with red brickwork, with timber cladding sections to both dwellings. Roof tiles will be clay or concrete, likely to be interlocking red. Window and door colours will be cream UPVC.

BNG –

1.13 Exempt as both plots are self-build.

2. CONCLUSION

2.1 The site benefits from a material fall-back position, the new-build dwellings scale, form and appearance are based on the existing building they are replacing and are of rural characteristic. The 2 dwellings development would blend with the rural setting. Therefore, the development is considered appropriate to the location.”

PLANNING HISTORY (Relevant)

25/00057/PREAPP: INFORMAL - Likely to approve: 26/06/25 - PRE-APPLICATION ENQUIRY: NO CONSULTATIONS: Full: Proposed new build barns to form dwellings to replace Part Q barn conversion 23/01301/PACU3.

24/00187/PREAPP: INFORMAL - Likely to refuse: 24/01/25 - PRE-APPLICATION FULL ADVICE (NO CONSULTATIONS): Proposed new build barns to form dwellings to replace Part Q barn conversion (23/01301/PACU3)

24/00109/PREAPP: INFORMAL - Likely to refuse: 05/09/24 - PREAPP FULL APPLICATION WITH NO CONSULTATION FOR: Proposed new build barns to form dwellings to replace Part Q barn conversion (23/01301/PACU3)

23/01790/CHSR17: Application Permitted: 11/04/24 - Application under the Habitats Regulations 2017: Regarding application 23/01301/PACU3 (Change of use of Agricultural Buildings to three dwellings (Schedule 2, Part 3, Class Q)) – (Delegated decision)

23/01301/PACU3: Prior Approval - Approved: 11/04/24 - Notification for Prior Approval for change of use of agricultural building to three dwellings (Schedule 2, Part 3, Class Q) – (Delegated decision)

21/01694/F: Application Permitted: 26/10/21 - Change of use of existing agricultural land, including the existing yard, to a residential use. Change of use of the existing brick barn to a domestic/ancillary use in connection with the approved barn conversion (Ref: 21/00823/PACU3), plus an extension of this barn to create a domestic car port – (Delegated decision)

21/00823/PACU3: Prior Approval - Approved: 10/06/21 - Application to determine if prior approval is required for proposed change of use from agricultural store to 3 dwellings (Schedule 2, Part 3, Class Q) – (Delegated decision)

18/01696/PACU3: Prior Approval - Approved: 15/11/18 - Change of use from agricultural building to 1 x 3 bed dwelling and 2 x 2 bed residential units – (Delegated decision)

RESPONSE TO CONSULTATION

Parish Council: SUPPORT - build and materials are in keeping with the other local buildings and it is a huge improvement on the current derelict barn.

Local Highway Authority (Norfolk CC): NO OBJECTION

Local Highway Authority (Lincolnshire CC): COMMENTS – Require amended plan annotating existing access to be upgraded to LCC specification. [Officer note: amended plans received accordingly.]

Internal Drainage Board: NO OBJECTION – Byelaw consent may be required.

Environmental Health & Housing – Environmental Quality: NO OBJECTION – Subject to contaminated land condition.

Historic Environment Service: NO OBJECTION

Senior Ecologist: NO OBJECTION subject to BNG condition for custom and self-build.

Norfolk Constabulary: NO OBJECTION - advice offered regarding the pursuit of Secure by Design accreditation.

Emergency Planner: NO OBJECTION subject to preparation of an Evacuation Plan.

REPRESENTATIONS

None received

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP03 - Neighbourhood Plans (Strategic Policy)

LP04 - Presumption in Favour of Sustainable Development Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

LP31 - Custom and Self-Build Housing (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 7: Dark Skies

Policy 8: Water Management (SUDS)

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)(2026)

DM3 - Determining development proposals

DP3 – Key principles for well-designed places

S3 - Presumption in favour of sustainable development

S5 - Principle of development outside settlements

HO11 – Isolated homes in the countryside

P3 - Living conditions and pollution

CC2 - Mitigation of climate change

CC3 - Adaptation to climate change

TR3 - Locating development in sustainable locations

TR4 – Street design, access and parking

F4 - Assessing flood risk for decision-making

F6 - Development in areas at risk of flooding from rivers or the sea

F7 - Ensuring development is safe from flooding

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are: -

Planning History

Principle of Development

Character and Appearance / Impact on the Countryside

Highway Safety

Flood Risk

Other Material Considerations

Planning History:

The application site has previously benefitted from prior approval consent under 18/01696/PACU3 and 21/00823/PACU3, and currently 23/01301/PACU3 for the change of and modifications to the existing barn to create three dwellings. These approvals were granted under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

Currently the 'fall-back' position is that the Applicant has until April 2027 to carry out and complete the change of use and associated building operations as approved under application 23/01301/PACU3. Beyond that date, the potential residential use lapses.

Principle of Development:

Fall-back

The above statement of support submitted with this application mentions the 'fall-back' position based upon the current prior approval (23/01301/PACU3).

The status of a fall-back development as a material consideration is not a new concept and has been applied in court judgements such as 'Samuel Smith Old Brewery v The Secretary of State for Communities & Local Government, Selby District Council and UK Coal Mining Ltd'. This decision states that for a fall-back position to be a 'real prospect', it does not have to be probable or likely: a possibility will suffice.

The concept of 'fall-back' is also considered more recently in 'Michael Mansell v Tonbridge & Malling Borough Council' where approval was given for the redevelopment of the site of a large barn and a bungalow to provide four dwellings. The judgement covers more than one aspect of the decision but makes reference to Class Q of the GDPO as a 'fall-back' position. There is no doubt that the proposed application site has a 'fall-back' position, however in line with Gambone v SSCLG [2014] the weight attached to this 'fall-back' position must also be considered.

When considering the weight that a 'fall-back' position may have, a recent appeal decision at a barn on Stoke Road in Wereham (Our ref: 25/00561/F; PINS ref: APP/V2635/W/25/3372005) considered this issue (copy attached to this report for reference).

There are also similarities in that earlier Class Q approvals have been sought but not implemented. The Inspector stated at Paragraph 14 that given the site history of prior approvals followed by full planning applications there was *'very little to suggest the second approval was obtained with the intention that the barn be converted.'* In their assessment the Inspector stated that while there was some benefit in a more attractive scheme and better parking, these were very modest benefits and only a modest weight was given to the 'fall-back' position.

Consequently, while there is a 'fall-back' position in place, given the number of prior approval applications that have been submitted and none have been implemented, this is only given a very modest weight when considering the likelihood of the Class Q approval (23/01301/PACU3) actually being carried out.

So, notwithstanding the 'fall-back' position, recent Planning Inspectorate appeal decisions indicate that these are effectively new dwellings and would need to be considered against development plan policies.

Obviously this approach has been established prior to the introduction of the new NPPF.

Policy position

The application site lies within Walpole St Andrew which, combined with Walpole Marsh and Walpole St Peter, is designated as a Key Rural Service Centre (Tier 4) within the Local Plan Settlement Hierarchy. However, the application site is located well outside of the development boundary and within the countryside.

Local Plan Policy LP02 (Residential Development on Windfall Sites) states: Most windfall development will be on sites within development boundaries. However, in the interests of positive planning, this policy makes provision for some development outside, but adjoining, the development boundaries of the most sustainable settlements (Tiers 1-4), provided certain criteria are met.

The application site is approx. 1.7 km by road outside of the defined development boundary of Walpole St Andrew, and similarly 1km from Walpole Marsh (devoid of services). Hence the proposal does not 'adjoin the development boundary' as set out in Local Plan Policy LP02. As such, residential development is not considered appropriate in this location unless it meets the need for a rural worker as outlined within Local Plan Policy LP36 and any other relevant policies within the plan, as well as the provisions of the NPPF.

Residential development in this location would not otherwise be supported due to its unsustainable location and that it is in an area at high risk of flooding. The modest weight apportioned to the fall-back position as a material consideration is not considered to outweigh the proposals conflict with the development plan and therefore is an unacceptable form of development.

Policy LP06 – Climate Change Policy also seeks to minimise and reduce carbon emissions by locating new development in areas to minimise the need to travel and maximise the ability to make journeys via sustainable modes of transport, such as through public transport (bus and rail). This approach is also endorsed in Policy DP3(2)(d) of the NPPF in providing 'good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport.'

The application is submitted as Self-Build dwellings. Currently the Council is experiencing some difficulty in demonstrating that it has met the need for Custom and Self-Build properties due to a change in legislation, however this does not mean that planning permission should

automatically be granted - it is just one of a range of material considerations that needs to be considered. Conversely it has been confirmed that the Council has a comfortable (6.2 years's worth) supply of housing land.

The matter of unmet need is addressed in Policy S5: Principle of development outside settlements [relevant parts emboldened by the author of this report] which states inter alia:

"1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

a. Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement...

e. **Limited infilling** within groups of houses...

j. The development of land allocated for that purpose in the development plan (where this lies outside settlements); and

Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

i. **Be physically well-related to an existing settlement...**

3. Development proposals comprising **isolated homes**, which are those lying outside settlements or groups of houses, **should not be approved other than in accordance with policy HO11.**

4. Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement..."

Further, Policy HO11 of the NPPF states:

HO11: Isolated homes in the countryside

1. Development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:

a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b. The development would be appropriate enabling development to secure the future of heritage assets in accordance with policy HE4;

c. The development would reuse a redundant or disused building and enhance its immediate setting, including proposals which would secure the long-term reuse of a vacant or underused listed building (subject to taking into account any harm to its significance, as set out in policy HE6);

d. The development would involve the subdivision of an existing residential building; or

e. The design is of exceptional quality, in that it:

i. Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

ii. Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

It is clear that the proposal fails to accord with the above criteria in Policy HO11 and S5 by virtue of it being isolated/remote from services, being approximately 1.7km from the village development boundary of Walpole St Andrew.

Whilst there are some dwellings in this locality, they are consolidated around the junction of King John Bank and Goose's Lane, with the donor property is set some 70m away and the application site beyond. It therefore would not constitute 'limited infill' within a group of houses in accordance with Policy S5(1)(e) of the NPPF.

The proposal conflicts directly with the spatial strategy in the Local Plan (Policy LP02), which itself has been through a process of public consultation and adoption only fairly recently. The new National Planning Policy Framework states that in achieving sustainable development the planning system has three overarching objectives, and that they should be delivered through the preparation and implementation of plans. An up-to-date spatial strategy is a key component of this, and the conflict between this proposal and the Local Plan is, therefore, significant.

To conclude, there are no material considerations advanced of such weight that would outweigh the primacy of the development plan and the decision-making policies contained in the NPPF. There is no real prospect of three dwellings occupying part of the application site and being constructed within the remaining prior notification consent period. As such, very modest weight is afforded to the fall-back position; plus the modest contribution of two self-build dwellings to the housing supply attracts limited weight and does not outweigh the harm caused by this proposal or the primacy of the Development Plan when considering the unsustainable location and flood risk (covered in more detail below).

The principle of development would be contrary to Policies LP02, LP06 and LP31 of the Local Plan 2021-2040 and Policies S5, DP3 and HO11 of the NPPF.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework (NPPF) 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan (Local Plan 2021-2040). Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. However, other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

Character and Appearance / impact on the Countryside:

The application site is currently agricultural land, with a substantial portal framed and composite sheet clad former agricultural building with pitched roof gable end facing the road and lean-to on either side. There is also a small single storey detached brick barn with a pantiled roof adjacent to the road. To the south-west of the site is the donor farmhouse of Holme Farm, which is a detached, two storey cream rendered dwelling with associated outbuildings.

The surrounding area is predominantly fen countryside with sporadic detached bungalows and two storey dwellings – some with associated agricultural buildings.

Whilst of little architectural value or merit, the current buildings are typical of this locality.

It could be argued that the replacement of the utilitarian agricultural building with a contemporary 3 bedroomed quasi-barn conversion (Plot 1) and a 3 bedroomed cottage style dwelling with low eaves, dormers and a lean-to side projection (Plot 2), would improve the

visual appearance of the site and locality in accordance with Policies LP18 & LP21 of the Local Plan and Policy DP3(2)(g) of the NPPF, but there are other issues that would significantly outweigh this consideration which are explained in this report.

Highway Safety:

The existing agricultural access off King John Bank is proposed to be used to serve the development.

The site is on the extremity of the borough and indeed King John Bank at this point is managed by Lincolnshire County Council. As requested by LCC the plans have been amended to include an annotation that the access would be upgraded to meet their specification for residential properties. The access arrangement and on-site parking space provision meets current standards and our Local Highway Authority raises no objection to the current proposal.

The development therefore can accord with Policies LP14 & LP21 of the Local Plan and Policy TR4 of the NPPF.

Flood Risk:

The application site lies within Flood Zone 3A and Tidal Hazard Mapping Zone of Environment Agency mapping.

Planning policy and government guidance seeks to steer new residential development to areas less likely to be at risk of flooding. The Sequential Test is passed as there are no sites at lower risk of flooding in this locality to accommodate this development, however the Exception Test must also be applied. The exception test involves demonstrating that the development would meet all the following criteria:

- i. Provide wider sustainability benefits to the community that outweigh the flood risk;
- ii. Be safe for its anticipated lifetime in accordance with policy F7; and
- iii. Not increase flood risk elsewhere and, where possible, reduce flood risk overall.

The information contained in the site-specific FRA indicates that the development could be safe for its anticipated lifetime in accordance with policy F7 of the NPPF using mitigation measures (FFL set 0.5m above existing ground level and 0.3m of flood resilient construction above) and not increase flood risk elsewhere. However, due to its countryside location remote from day-to-day service provision, the proposal would not provide wider sustainability benefits to the community that outweigh flood risk. Therefore, all three parts the Exception Test have not been met.

The proposed development therefore fails to accord with the provisions of the PPG, Policy F6 of the NPPF (2026) and Policy LP25 of the Local Plan (2021-2040).

Other Material Considerations:

Ecology: - The application site falls within a Zone of Influence of one or more of the European designated sites (The Wash) scoped into the Norfolk GIRAMS. It is anticipated that certain types of development in this area are likely to have a significant effect on the sensitive interest features of these European designated sites, through increased recreational pressure. The proposed development does not require a bespoke HRA due to its scale and location and therefore the mitigation provided by paying the GIRAMS fee is considered adequate mitigation. An appropriate assessment was undertaken in this regard, and a mitigation fee of £631.70 has been paid by the applicant in compliance with Policy LP27 of the Local Plan.

The proposal is for self-build dwellings and therefore exempt from providing BNG.

Had the application been recommended for approval, additional biodiversity enhancements would have been recommended via condition to comply with Policy LP19 of the Local Plan and Policies N2(1) & N6 (1) of the NPPF.

Foul & Surface Water Drainage – Foul water disposal is proposed via septic tank and surface water via soakaway. Both would be acceptable in this locality. The proposal could accord with Policy CC3(1)(c) of the NPPF.

Lighting – in accordance with Policy 7: Dark Skies of the Neighbourhood Plan and Policy LP18 of the Local Plan, details of external lighting may have been secured via condition had this proposal been supported. The proposal could accord with Policy P3(2)(b) of the NPPF.

CONCLUSION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise.

In the proposal's favour there is a 'fall-back' position in that the existing barn has a Class Q consent for conversion into 3 dwellings. The proposal is also for two self-build dwellings for which there is currently a shortfall in supply. The design and appearance of the new dwellings are also compatible to this countryside location.

Notwithstanding the 'fall-back' position, recent Planning Inspectorate appeal decisions indicate that these are effectively new dwellings and would need to be considered against development plan policies and the NPPF decision-making policies as a whole. The residential use of the barn for three dwellings is only allowed by virtue of the Class Q consent; the 'fall-back' position is weakened in that there have been earlier consents that have not been pursued and there is no indication of intent to implement it. Completion by April 2027 would be unlikely.

In spatial policy terms, both the Local Plan and the new NPPF provide a clear steer that new housing development such as that proposed, in the countryside 1.7km remote from day-to-day service provision, is not required/sustainable. The proposal is indeed in a remote location and would fail to accord with Policy LP02 (Windfall development), it is not development identified as being acceptable in the countryside defined in Policies S5 and HO11 of the NPPF, neither is it 'infilling within a small group of dwellings' (Policy S5(1)(e)).

The spatial/locational matter also applies in relation to Policy LP31 – Custom & Self-Build Housing which states that proposals for self-build and custom housebuilding will be supported where they respect local character and comply with other relevant policies in the plan. Plus there is no legal mechanism to secure the tenure of the dwellings and the benefits of two additional self-build dwellings towards the overall supply of housing in minimal.

The application site also lies within Flood Zone 3A and Tidal Hazard Mapping Zone of Environment Agency mapping.

Planning policy and government guidance seeks to steer new residential development to areas less likely to be at risk of flooding. Whilst the Sequential Test is passed as there are no sites at lower risk of flooding in this locality to accommodate this development, the Exception Test must also be applied.

The information contained in the site-specific FRA indicates that the development could be safe for its anticipated lifetime in accordance with policy F7 of the NPPF and not increase flood risk elsewhere, the development would not however, provide wider sustainability benefits to the community that outweigh flood risk. Therefore, all three parts the Exception Test have not been met.

The proposed development therefore fails to accord with the provisions of the PPG, Policies S5, DP3, HO11 & F6 of the NPPF (2026) and Policies LP02, LP06, LP25 & LP31 of the Local Plan (2021-2040). It is duly recommended for refusal for those reasons.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Notwithstanding the 'fall-back' position, recent appeal decisions indicate that these are effectively new dwellings and would need to be considered against development plan policies and the NPPF decision-making policies as a whole.

With regards to Policy LP02 (Windfall) assessment and Policy LP31 (Self-build), the site lies some 1km by road from Walpole Marsh development area and 1.7km from that of Walpole St Andrew (the latter of which has service provision).

In policy terms, both the Local Plan and NPPF provide a clear steer that new housing development such as that proposed, in the countryside remote from day-to-day service provision, is not required/sustainable and as such is contrary to Policies LP02, LP06 & LP31 of the Local Plan (2021-2040) and Policies S5 & HO11 of the NPPF (2026).

- 2 The application site lies within Flood Zone 3A and Tidal Hazard Mapping Zone of Environment Agency mapping.

Planning policy and government guidance seeks to steer new residential development to areas less likely to be at risk of flooding. Whilst the Sequential Test is passed as there are no sites at lower risk of flooding in this locality to accommodate this development, the Exception Test must also be applied.

Whilst the information contained in the site-specific FRA indicates that the development could be safe for its anticipated lifetime in accordance with policy F7 of the NPPF and not increase flood risk elsewhere, the development would not however, provide wider sustainability benefits to the community that outweigh flood risk. Therefore, all three parts the Exception Test have not been met.

The proposed development therefore fails to accord with the provisions of the PPG, Policy F6 of the NPPF (2026) and Policy LP25 of the Local Plan (2021-2040).

- 3 Self-build dwellings are proposed, however there is no mechanism in place to secure the tenure of the units for that purpose by way of a Section 106 legal agreement. The proposal therefore fails to accord with Policy LP31 of the Local Plan (2021-2040).

Appeal Decision

Site visit made on 21 January 2026

by A Knight BA PG Dip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 February 2026

Appeal Ref: APP/V2635/W/25/3372005

Holme Oak, Stoke Road, Wereham, Norfolk PE33 9AT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr G Gott against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref is 25/00561/F.
 - The development proposed is residential development involving the demolition of existing barn complex.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for an award of costs against the Council is the subject of a separate decision.

Preliminary Matters

3. I have used the site address from the application form in the banner heading above. I note that elsewhere the site is described as Barn at E568308 N301300.

Main Issue

4. The main issue is whether the appeal site (the site) would be a suitable location for the proposed development having regard to the development plan.

Reasons

5. The site comprises a barn and open ground around it, along with a point of access from the highway. The former elements are outside the development boundary for Wereham, which is defined in the King's Lynn and West Norfolk Local Plan 2021-2040 (2025) (the Local Plan) as a rural village in Tier 5 of the Settlement Hierarchy set out in Policy LP01.
6. It is proposed to replace the barn with a directly comparable building split into four dwellings. Local Plan Policy LP02 states that residential development outside of Tier 5 development boundaries will not normally be supported, except where the settlement has an identified housing requirement which there is no opportunity to meet within the boundary, and which is not addressed already through a Neighbourhood Plan allocation.
7. Appendix I to Local Plan Policy LP03 identifies the need for one additional dwelling in Wereham, and no pertinent Neighbourhood Plan exists. Even so, I have been

provided with very little to show me that there are no opportunities for that dwelling to be provided within the development boundary. As such, even if I were to accept that the appeal proposal satisfies the requirements of Parts 1 and 2 of Policy LP02, it nevertheless does not evidently have the support of that policy overall.

8. Given the above, the site would not be a suitable location for the proposed development having regard to the development plan.

Other Considerations

9. Whilst I note the full planning history of the site, three earlier schemes are particularly relevant. An application for prior approval under Class Q of the General Permitted Development Order (2015) was approved in 2021¹ (the first approval). Another application made in 2025, also under Class Q, found that prior approval was not required² (the second approval). Both of these schemes involved the creation of four dwellings in the barn.
10. In between these two approvals, an application for planning permission for a scheme directly comparable to that before me was refused, and a subsequent appeal dismissed³ (the previous appeal). Much as I have done, the Inspector in the previous appeal found that the site was an unsuitable location for the proposal, considering the development boundary. They attributed very little weight to the fallback position provided by the first approval, as it was unlikely those could have been completed before the deadline imposed by Class Q.
11. As a result of the second approval the conversion of the barn into four dwellings has, relatively recently, been found by the Council to comply with the requirements of Class Q. As such, there is a greater than theoretical possibility of the second approval scheme being built. I must therefore consider a similar fallback position to that presented to the previous Inspector, except that in this case the appellant has significantly more time to complete the works⁴.
12. That said, the Inspector in the previous appeal did not state that the existence of the first approval would, if not for the lack of time to complete it, have outweighed the identified conflict with policy. Indeed, I must decide what weight the current fallback position should carry in my determination, based on the facts before me. That includes the likelihood of the second approval being built, and how it compares to the appeal proposal.
13. There are such close similarities between the two approved schemes and those refused planning permission that the method of construction appears the only major point of distinction. Third parties have questioned whether converting the existing barn is structurally and financially feasible. The appellant has not responded on this point. Indeed, I have very little explanation as to why, after obtaining both the first and second approvals, the appellant subsequently sought planning permission to replace the barn rather than proceeding to convert it.
14. The appellant states that it was in light of the previous Inspectors comments that the second approval was sought. I note that once the second approval was obtained, it was then only some four months until the planning application subject

¹ Application Ref 21/01872/PACU3.

² Application Ref 24/02033/PACU3.

³ Appeal Ref APP/V2635/W/23/3334048.

⁴ The operative date is 10 January 2028.

of this appeal. The above, along with the contention in the appellant's statement that "The situation now is that the current prior approval 25/00561/PACU3 which exists on site does not expire until late 2027. This allows for ample time for the works associated with 25/00561/PACU3 to be carried out. In accordance with appeal decision APP/V2635/W/23/3334048, the proposal can now be granted" does very little to suggest the second approval was obtained with the intention that the barn be converted.

15. Even in combination, the above observations do not demonstrate that converting the barn in line with the second approval is infeasible. They do nothing, however, to show me that it would be at all likely. Moreover, and most significantly in my view, the appellants statement does not contain any suggestion that the Class Q scheme will be built if this appeal fails, let alone evidence to that effect.
16. The last Inspector found that the previous appeal scheme would result in a more attractive and comprehensive development than the first approval, though they did not suggest that this was a significant benefit. I recognise that the current appeal proposal would provide better parking, garden, and landscaping arrangements than the second approval, but consider these to be very modest benefits due to the limited scale of their impact; On this point, I note the appellant describes the differences between the schemes as negligible. What is more, I have no reason to view the second approval scheme as unacceptable or harmful in these respects.
17. Overall, given the above I attach only modest weight to the fallback position provided by the second approval.
18. My attention has been drawn to two previous planning applications⁵ in which new dwellings were approved in place of agricultural buildings. In both cases the Council cited a fallback position created by an earlier approval under Class Q when granting permission. I accept the Council's observations that the weight given to fallback will differ in each instance, and that each application should be considered on its merits. However, I have all but nothing before me to explain why the merits of those two approved schemes were found so different to those of the appeal proposal that the former were approved and the latter was not.
19. I note that in the earlier of the two cases the proposal was found to comprise a positive enhancement to the setting, given the utilitarian appearance of the barns being replaced. Whilst it is not clear that this was determinative, it is nevertheless a trait not evidently equally possessed by the appeal proposal, and one which may lead to a different planning balance overall.
20. There is little to suggest that the latter case involved a similar positive enhancement, or comparable benefit. Even so, it is not clear to me that the circumstances around that application were the same as those before me. Whilst the description of development stated that the agricultural building in question had been "deemed not suitable for conversion due to its poor quality and operational inefficiencies" I do not know whether the applicant had demonstrated, or at least stated, that they would nevertheless proceed with a conversion if the application failed, albeit at greater expense.
21. Overall, whilst I cannot be satisfied that the Council has been consistent in its approach, the limited evidence before me does not show the circumstances in the

⁵ Application Refs 21/02377/F and 22/01567/F.

cited previous approvals to be precisely the same as those in this appeal, which I have been able to identify with a far higher degree of precision. In any event, I must make my determination on the merits of the appeal scheme as I see them. I attach only limited weight to the cited decisions, therefore.

Planning Balance

22. The proposal would meet the identified need for one new dwelling for Wereham. This weighs in favour of the proposal, though only to a limited extent given, as set out above, I have little reason to think a new dwelling could not be provided inside the development boundary.
23. More generally, the proposal would yield a net gain of four new dwellings towards the Government's aim of significantly boosting supply. It may be possible for the development to be built quickly. These benefits carry notable weight generally, though it is tempered in this instance by the modest scale of the scheme.
24. There would be temporary economic benefits associated with the construction phase. Thereafter, there would be ongoing local economic benefits relating to the occupation of the site, and local facilities would benefit from increased demand. Nevertheless, given the relatively modest scale of the proposal and the small number of new residents brought about, these benefits would be minor.
25. I have found the fallback position provided by the second approval to attract moderate weight in favour of the appeal, and the two cited previous decisions to attract limited weight.
26. Set against the above, the proposal conflicts directly with the spatial strategy in the Local Plan, which itself has been through a process of public consultation and adoption only recently. The National Planning Policy Framework states that in achieving sustainable development the planning system has three overarching objectives, and that they should be delivered through the preparation and implementation of plans. An up-to-date spatial strategy is a key component of this, and the conflict between the appeal proposal and the Local Plan is, therefore, significant. Overall, the benefits of the appeal scheme do not outweigh the conflict with policies identified above.

Conclusion

27. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal is dismissed.

A Knight

INSPECTOR

PLANNING COMMITTEE – 7 SEPTEMBER 2026

- 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 period from 19th March 2026 to 11th August 2026.

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

- 2.1 KPI - % of new enforcement cases actioned within 12 weeks of receipt (85%)**

2026

January 91.2%	February 87.0%
March 100%	April 97.9%
May 91.8%	June 87.3%
July 86.7%	August 70.7% (11 th August 2026)

- 2.2 Set out below is a breakdown of figures in relation to received and closed cases during the reporting period, and the current live cases.

Number of cases received inc high hedge **237**

Total Number of cases closed	205
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The total number of current live cases pending **322**
(11th August 2026)

- 2.3 A list of all live cases to **11th August 2026** can be found at Appendix 1.

- 2.4 Below is a breakdown of all **205** cases closed during the reporting period, including the reason for closure.

Reason	Count
Conditions Discharged	4
De minimis	1
Delegated Authority - no further action	34
No breach established	83
Notice issued - complied	2

Permitted development	17
Planning App Approved	25
Referred to other service	4
Remedied following informal action	25
Use/operational development lawful	10
Total	205

2.5 During the reporting period the following formal notices were served:

Notice	Count
Enforcement Notice	3
Planning Contravention Notice	4
Breach of Condition Notice	1
Section 215 Notice	1
Total	9

3.0 Staff update

Since the last report a full-time enforcement officer has resigned, as such the recruitment process has commenced to replace this position.

4.0 Recommendation

4.1 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 ParkGayton RoadBawseyNorfolkPE32 1EY	Alleged Unauthorised Use of Lake for motorised water sports.	Pending Consideration
Boughton	18-Sep-24	24/00389/UNAUTU	The Old FieldMill Hill RoadBoughtonKINGS LYNNNorfolkPE33 9AE	Alleged unauthorised use	Pending Consideration
Boughton	21-Apr-26	26/00186/UADV	Hall FarmMill Hill RoadBoughtonKing's LynnNorfolkPE33 9AE	UADV - Unauthorised Advertisement	Pending Consideration
Brancaster	06-Jul-26	26/00313/UNOPDE	Lifeboat CottageMain RoadBrancasterKing's LynnNorfolkPE31 8AA	UNOPDE - Unauthorised Operational Development	Pending Consideration
Brancaster	07-Jul-26	26/00319/BOC	Broad Lane HouseBroad LaneBrancasterKing's LynnNorfolkPE31 8AU	BOC - Breach of Planning Condition	Pending Consideration
Burnham Market	28-Mar-25	25/00130/BOC	Land North West of40 Sutton EstateBurnham MarketKing's LynnNorfolk	Breach of Planning Condition	DC Application Submitted
Burnham Market	03-Jun-26	26/00256/NIA	4 Mill YardOvery RoadBurnham MarketKing's LynnNorfolkPE31 8HH	NIA - Not in accordance with approved plans.	Pending Consideration
Burnham Market	11-Jun-26	26/00263/UNOPDE	Whiteway HouseWhiteway RoadBurnham MarketKINGS LYNNNorfolkPE31 8DJ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Burnham Market	13-Jun-26	26/00273/UNOPDE	11 Sutton EstateBurnham MarketKing's LynnNorfolkPE31 8EX	UNOPDE - Unauthorised Operational Development	Pending Consideration
Burnham Market	27-Jul-26	26/00351/BOC	Cherry TreesChurch WalkBurnham MarketKINGS LYNNNorfolkPE31 8DH	BOC - Breach of Planning Condition	Pending Consideration

Burnham Overy	29-Aug-25	25/00405/UWCA	Meadow ViewMill RoadBurnham Overy TownKing's LynnNorfolkPE31 8HX	UWCA - Unauthorised Works - Cons Area	Pending Consideration
Burnham Thorpe	29-May-25	25/00257/UNAUTU	Whitehall FarmWalsingham RoadBurnham ThorpeKing's LynnNorfolkPE31 8HN	Alleged Unauthorised Use	DC Application Submitted
Castle Acre	12-Mar-25	25/00093/UNAUTU	Green FinchesMassingham RoadCastle AcreKing's LynnNorfolkPE32 2BG	Alleged unauthorised use	Pending Consideration
Castle Acre	10-Oct-25	25/00478/UNOPDE	108 Foxes MeadowCastle AcreKing's LynnNorfolkPE32 2AT	UNOPDE - Unauthorised Operational Development	Pending Consideration
Castle Rising	30-Apr-26	26/00198/BOC	Land West of Knights Hill VillageGrimston RoadSouth WoottonNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Clenchwarton	05-Feb-21	21/00054/UNOPDE	The Orchard124 Hall RoadClenchwartonKINGS LYNNNorfolkPE34 4AT	Alleged Unauthorised Operational Development	Pending Consideration
Clenchwarton	11-Apr-22	22/00178/BOC	4 Poppy CloseClenchwartonKINGS LYNNNorfolkPE34 4FL	alleged breach of planning condition	Hearing Decision Made
Clenchwarton	11-Sep-24	24/00375/UNOPDE	26 Ferry RoadClenchwartonKing's LynnNorfolkPE34 4BT	Alleged unauthorised operational development	Pending Consideration
Clenchwarton	12-Mar-25	25/00092/HEDGE	Land West of The PoplarsMain RoadClenchwartonNorfolk	Alleged removal/works to hedgerow	Pending Consideration
Clenchwarton	29-Jun-26	26/00300/UNTIDY	10 The HolliesClenchwartonKing's LynnNorfolkPE34 4DP	UNTIDY - Untidy Land	Pending Consideration
Congham	30-Apr-26	26/00199/UNOPDE	WhitehillsLynn RoadHillingtonKing's LynnNorfolkPE31 6DA	UNOPDE - Unauthorised Operational Development	Pending Consideration

Crimplesham	09-Oct-25	25/00476/UNAUTU	Village HallMarket LaneCrimpleshamKing's LynnNorfolkPE33 9DZ	UNAUTU - Unauthorised Use	Pending Consideration
Denver	17-Dec-25	25/00589/BTPO	Hill HouseRyston RoadDenverDownham MarketNorfolkPE38 0DP	BTPO - Breach of Tree Preservation Order	Pending Consideration
Denver	05-Jun-26	26/00259/UWLB	College Farm10A Whin Common RoadDenverDOWNHAM MARKETNorfolkPE38 0DX		Pending Consideration
Denver	03-Aug-26	26/00368/BOC	Land At E561774 N301794Ryston RoadDenverNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Dersingham	07-Nov-24	24/00438/UNOPDE	2 Chapel RoadDersinghamKing's LynnNorfolkPE31 6PN	UNOPDE - Unauthorised Operational Development.	Notice Issued
Dersingham	01-Jun-26	26/00238/UNAUTU	59 Manor RoadDersinghamKing's LynnNorfolkPE31 6LH	UNAUTU - Unauthorised Use	Pending Consideration
Dersingham	15-Jun-26	26/00269/UNTIDY	8 Hipkin RoadDersinghamKing's LynnNorfolkPE31 6XX	UNTIDY - Untidy Land	Pending Consideration
Dersingham	16-Jun-26	26/00283/UNOPDE	2 Sandringham RoadDersinghamKing's LynnNorfolkPE31 6LL	UNOPDE - Unauthorised Operational Development	Pending Consideration
Docking	11-Mar-26	26/00118/BOC	Limagrain UK LtdStation RoadDockingNorfolkPE31 8LS	BOC - Breach of Planning Condition.	Pending Consideration
Downham Market	16-May-24	24/00191/BTPO	Land S of Denver Hill N of Southern Bypass E ofNightingale LaneDownham MarketNorfolkPE38 9BE	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	04-Nov-24	24/00428/BTPO	6 Sherwood CloseDownham MarketNorfolkPE38 9JH	BTPO - Breach of Tree Preservation Order	Pending Consideration

Downham Market	14-May-25	25/00228/UWLB	55A High StreetDownham MarketNorfolkPE38 9HF	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	25-Sep-25	25/00451/UWLB	Camden SquareBridge StreetDownham MarketNorfolk	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	04-Nov-25	25/00525/UNTIDY	42 Rosemary WayDownham MarketNorfolkPE38 9UB	UNTIDY - Untidy Land	Notice Issued
Downham Market	25-Nov-25	25/00567/UNAUTU	Essence The Beauty Boutique At Rear 1st Floor36 - 38 High StreetDownham MarketNorfolkPE38 9HH	Alleged unauthorised use	Pending Consideration
Downham Market	13-Jan-26	26/00020/NIA	Melanna25 Ryston EndDownham MarketNorfolkPE38 9AX	NIA - Not in accordance with approved plans.	Pending Consideration
Downham Market	28-Jan-26	26/00043/UWLB	Rear Workshop At2 Church RoadDownham MarketNorfolk	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	03-Feb-26	26/00053/UADV	Flat22 - 24 Bridge StreetDownham MarketNorfolkPE38 9DW	UADV - Unauthorised Advertisement	Pending Consideration
Downham Market	13-Feb-26	26/00075/UNAUTU	Glow Up Downham Ltd26 Bridge StreetDownham MarketNorfolkPE38 9DH	UNAUTU - Unauthorised Use	Pending Consideration
Downham Market	17-Feb-26	26/00078/BOC	Land S of Denver Hill N of Southern Bypass E ofNightingale LaneDownham MarketNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Downham Market	16-Feb-26	26/00083/BTPO	Land S of 22Bridle LaneDownham MarketNorfolk	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	25-Jun-26	26/00297/UNOPDE	MK Convenience Store66 Bridge StreetDownham MarketNorfolkPE38 9DJ	UNOPDE - Unauthorised Operational Development	Pending Consideration

Downham Market	03-Jul-26	26/00311/UWLB	34 Paradise RoadDownham MarketNorfolkPE38 9HS	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	22-Jul-26	26/00343/UNTIDY	17 Retreat EstateDownham MarketNorfolkPE38 9QQ	UNTIDY - Untidy Land	Pending Consideration
Downham Market	30-Jul-26	26/00356/UNOPDE	MK Convenience Store66 Bridge StreetDownham MarketNorfolkPE38 9DJ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Downham West	31-Jan-25	25/00031/UNAUTU	Orchard FarmLady DroveBarroway DroveDownham MarketNorfolkPE38 0AG	UNAUTU - Unauthorised Use	Pending Consideration
Downham West	15-Sep-25	25/00430/UNAUTU	Tall Tree'sDownham RoadSalters LodeDOWNHAM MARKETNorfolkPE38 0AY	UNAUTU - Unauthorised Use	Pending Consideration
Downham West	24-Jun-26	26/00293/BOC	Old GymDownham RoadSalters LodeDOWNHAM MARKETNorfolkPE38 0BA	BOC - Breach of Planning Condition	Pending Consideration
Downham West	03-Aug-26	26/00365/UNAUTU	Tall TreesDownham RoadSalters LodeDOWNHAM MARKETNorfolkPE38 0AY	UNAUTU - Unauthorised Use	Pending Consideration
East Rudham	24-Jul-26	26/00345/BOC	Land NE of 5 Eye Lane And S of The Bungalow Fakenham RoadFakenham RoadEast RudhamNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Emneth	29-Sep-22	22/00504/UNTIDY	56 Ladys DroveEmnethNorfolk	Alleged untidy land	Pending Consideration
Emneth	13-Aug-24	24/00326/UNAUTU	Land At E551922 N306970Edge BankEmnethNorfolk	Alleged Unauthorised Use	Pending Consideration
Emneth	02-Sep-24	24/00348/NIA	Little Orchard55 ElmsideEmnethWisbechNorfolkPE14 8BQ	NIA - Not in accordance with approved plans 24/00160/F	Pending Consideration

Emneth	30-Jan-25	25/00030/UNAUTU	Appleyard FarmOutwell RoadEmnethWisbechNorfolkPE14 8BG	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	27-Jun-25	25/00304/BOC	Land East of 11 To 37Elm High RoadEmnethNorfolk	Alleged Breach of Condition	Pending Consideration
Emneth	31-Jul-25	25/00372/UNAUTU	29 Fendyke RoadEmnethWisbechNorfolkPE14 8BA	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	10-Aug-25	25/00391/UNAUTU	Land W And S of 10Outwell RoadEmnethNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	04-Feb-26	26/00054/BOC	Elme Hall HotelElme Hall Hotel69 Elm High RoadEmnethWisbechNorfolkPE14 0DQ	BOC - Breach of Planning Condition	Pending Consideration
Emneth	12-Feb-26	26/00066/BOC	Land East of 11 To 37Elm High RoadEmnethNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Emneth	10-Jun-26	26/00262/UNAUTU	Land At E551760 N306745Edge BankEmnethNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	16-Jun-26	26/00264/BOC	Street RecordSt Edmunds DriveEmnethNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Emneth	06-Jul-26	26/00323/BOC	Open Space W of 7 To 11Raceys CloseEmnethNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Feltwell	22-Sep-25	25/00447/UNOPDE	96 Lodge RoadFeltwellThetfordNorfolkIP26 4DN	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Feltwell	15-Dec-25	25/00588/BOC	BungalowLong LaneFeltwellThetfordNorfolkIP26 4BJ	BOC - Breach of Planning Condition	Pending Consideration

Feltwell	14-Jan-26	26/00021/UNAUTU	Pub WorldThe Old Coach House92 Lodge RoadFeltwellThetfordNorfolkIP26 4DN	UNAUTU - Unauthorised Use	Pending Consideration
Feltwell	07-Jul-26	26/00317/UNAUTU	Corkway FarmhouseBlack Dyke RoadFeltwellThetfordNorfolkIP26 4EG	UNAUTU - Unauthorised Use	Pending Consideration
Gayton	29-Jul-26	26/00353/NIA	STREET RECORDEdward Ward CourtGaytonNorfolkPE32 1FR	NIA - Not in accordance with approved plans.	Pending Consideration
Great Massingham	16-Sep-25	25/00433/BOC	The Dabbling Duck11 Abbey RoadGreat MassinghamKing's LynnNorfolkPE32 2HN	BOC - Breach of Planning Condition	Pending Consideration
Grimston	17-May-23	23/00291/UNOPDE	Land AtBack LanePott RowNorfolkPE32 1BT	Alleged Unauthorised Operational Development	Pending Consideration
Grimston	06-Nov-25	25/00530/BOC	White House Farmhouse1 White House Farm28 Chapel RoadPott RowKing's LynnNorfolkPE32 1DZ	BOC - Breach of Planning Condition	Pending Consideration
Grimston	05-Jan-26	26/00007/UNAUTU	Land NW of Ramblewood FarmCliffe En Howe RoadPott RowNorfolkPE32 1BY	Alleged unauthorised use	Pending Consideration
Grimston	12-Jun-26	26/00268/BTPO	Horsley House12 Leziate DrovePott RowKing's LynnNorfolkPE32 1DB	BTPO - Breach of Tree Preservation Order	Pending Consideration
Grimston	30-Jul-26	26/00358/UNAUTU	Oak Lodge75 Chapel RoadPott RowPE32 1BPNorfolkPE32 1BP	UNAUTU - Unauthorised Use	Pending Consideration
Harpley	30-Jun-26	26/00301/BOC	Ravens YardNethergate StreetHarpleyNorfolk	BOC - Breach of Planning Condition	Pending Consideration
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	Notice Issued
Heacham	26-Jun-24	24/00250/HHC	Conifer LodgeHeachamKing's LynnNorfolkPE31 7HY	High Hedge Complaint	Appeal Lodged
Heacham	02-May-25	25/00224/UNAUTU	42 School RoadHeachamKing's LynnNorfolkPE31 7DQ	UNAUTU - Unauthorised Use	Notice Issued
Heacham	16-Sep-25	25/00435/UNAUTU	The Coppice55 Lynn RoadHeachamKing's LynnNorfolkPE31 7JQ	UNAUTU - Unauthorised Use	Pending Consideration
Heacham	31-Mar-26	26/00155/NIA	The Bolt Hole51A South BeachHeachamKing's LynnNorfolkPE31 7LH	NIA - Not in accordance with approved plans.	DC Application Submitted
Heacham	15-Jun-26	26/00270/UNTIDY	16 South Moor DriveHeachamKing's LynnNorfolkPE31 7BW	UNTIDY - Untidy Land	Pending Consideration
Heacham	02-Jul-26	26/00308/BOC	Land E of Cheney Hill S of Benstaed Close And W of Marea MeadowsCheney HillHeachamNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Heacham	31-Jul-26	26/00360/UNOPDE	9 Sandringham DriveHeachamKing's LynnNorfolkPE31 7EN	UNOPDE - Unauthorised Operational Development	Pending Consideration
Heacham	09-Aug-26	26/00371/UNAUTU	Heacham Social Club13 Station RoadHeachamKINGS LYNNNorfolkPE31 7HG	UNAUTU - Unauthorised Use	Pending Consideration
Hilgay	05-Nov-25	25/00526/UNAUTU	1 New CottageMartins FarmStation RoadTen Mile BankNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Hilgay	26-Jan-26	26/00038/UNAUTU	53 Foresters AvenueHilgayDownham MarketNorfolkPE38 0JU	UNAUTU - Unauthorised Use	Pending Consideration

Hilgay	11-May-26	26/00217/UNAUTU	Land At E561325 N298187Steels DroveGreat West FenHilgayNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Hillington	13-Sep-24	24/00383/UNOPDE	Land West of Peddars LodgePeddars WayHillingtonNorfolkPE31 6DS	Alleged unauthorised operational development	Notice Issued
Hillington	10-Sep-25	25/00424/BOC	The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	BOC - Breach of Planning Condition	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
Hockwold cum Wilton	17-Jan-25	25/00017/UNAUTU	Land East of Norrishah11 Mill LaneHockwold cum WiltonThetfordNorfolkIP26 4LR	UNAUTU - Unauthorised Use	Pending Consideration
Hockwold cum Wilton	22-May-25	25/00245/UNAUTU	Twelve Acre FarmMoor Drove (east)Hockwold cum WiltonTHETFORDNorfolkIP26 4JU	UNAUTU - Unauthorised Use	Pending Consideration
Hockwold cum Wilton	22-May-25	25/00247/UNAUTU	Twelve Acre FarmMoor Drove (east)Hockwold cum WiltonTHETFORDNorfolkIP26 4JU	UNAUTU - Unauthorised Use	Pending Consideration
Hockwold cum Wilton	29-Jul-25	25/00365/BOC	CaravanIsland FarmCowles DroveHockwold cum WiltonThetfordNorfolkIP26 4JQ	BOC - Breach of Planning Condition	Pending Consideration
Hockwold cum Wilton	30-Jan-26	26/00047/UADV	STREET RECORDHockwold-cum-wilton Bridleway 3Hockwold cum WiltonNorfolk	UADV - Unauthorised Advertisement	Pending Consideration
Hockwold cum Wilton	27-Feb-26	26/00101/UWLB	Summer Bee Barn1A White Dyke FarmBlack Dyke RoadHockwold cum WiltonTHETFORDNorfolkIP26 4JW	UWLB - Unauthorised Works - L Bldg	Pending Consideration

Holme next the Sea	24-Oct-23	23/00630/HEDGE	Land At Beach RoadHolme-next-the-SeaNorfolkPE36 6LG	Alleged Removal/works to hedgerow	Appeal Lodged
Holme next the Sea	13-Aug-24	24/00322/UNAUTU	The YardThornham RoadHolme next The SeaNorfolk	Alleged Unauthorised Use	Notice Issued
Holme next the Sea	03-Feb-25	25/00033/HEDGE	Land W of GreenacresThornham RoadHolme next The SeaNorfolk	HEDGE - Removal/works to hedgerow	Pending Consideration
Holme next the Sea	17-Sep-25	25/00436/UNAUTU	Land S of 60 And SE of 71Beach RoadHolme-next-the-SeaNorfolkPE36 6LG	Appeal Lodged - UNAUTU - Unauthorised Use	Appeal Lodged
Holme next the Sea	07-Apr-26	26/00165/UNOPDE	Wild Luxury - The Wild Glamping CompanyDrove OrchardsThornham RoadHolme next The SeaNorfolk	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Holme next the Sea	11-Jun-26	26/00266/UNAUTU	Land S of 60 And SE of 71Beach RoadHolme next The SeaNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Hunstanton	20-Dec-24	24/00498/BOC	Golden Lion Hotel1 The GreenHunstantonNorfolkPE36 6BQ	BOC - Breach of Planning Condition	Pending Consideration
Hunstanton	12-May-25	25/00220/UNOPDE	Golden Lion Hotel1 The GreenHunstantonNorfolkPE36 6BQ	Alleged Unauthorised Operational Development.	Pending Consideration
Hunstanton	04-Nov-25	25/00528/BOC	22 High StreetHunstantonNorfolkPE36 5AF	BOC - Breach of Planning Condition	Pending Consideration
Hunstanton	12-May-26	26/00218/NIA	6 St Edmunds TerraceHunstantonNorfolk	NIA - Not in accordance with approved plans.	Pending Consideration
Hunstanton	14-Jul-26	26/00325/UNOPDE	5 Southend RoadHunstantonNorfolkPE36 5AW	UNOPDE - Unauthorised Operational Development	Pending Consideration

Ingoldisthorpe	14-May-25	25/00229/UNTIDY	BenhavenBrickley LaneIngoldisthorpeKing's LynnNorfolkPE31 6PF	UNTIDY - Untidy Land	Pending Consideration
Ingoldisthorpe	09-Jul-25	25/00349/UNAUTU	Land NE of Oak FarmThe DriftIngoldisthorpeNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Ingoldisthorpe	25-Jun-26	26/00294/UNAUTU	Land E567655 331928 At Oak FarmThe DriftIngoldisthorpeNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	02-Oct-20	20/00411/UNOPDE	Rajasthan61 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged unauthorised operational development	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	04-Jul-24	24/00263/UNOPDE	Flat At 11 Tower PlaceKing's LynnNorfolkPE30 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	03-Apr-25	25/00152/BOC	Queen Elizabeth HospitalGayton RoadQueen Elizabeth Hospital SiteKing's LynnNorfolkPE30 4ET	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	13-Apr-25	25/00156/UNOPDE	1st Self Storage LtdEdward Benefer WayKing's LynnNorfolk	OPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	09-Apr-25	25/00167/UNOPDE	The White Hart Inn1 St James StreetKing's LynnNorfolkPE30 5DA	OPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	04-Jun-25	25/00272/UNAUTU	Land Rear of 89Gaywood RoadKing's LynnNorfolk	Alleged unauthorised use	Pending Consideration

King's Lynn	16-Jun-25	25/00282/UNAUTU	Land SE of The Willows And N of 1 Grays CloseCresswell StreetKing's LynnNorfolkPE30 2DB	Alleged Unauthorised Use	Pending Consideration
King's Lynn	08-Jul-25	25/00344/UADV	Hanse HouseSouth QuayKing's LynnNorfolk	UADV - Unauthorised Advertisement	Pending Consideration
King's Lynn	09-Oct-25	25/00474/BOC	Plaxtole House70 Goodwins RoadKing's LynnNorfolkPE30 5PD	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	13-Oct-25	25/00480/UNOPDE	GlenmarryThiefgate LaneSaddlebowNorfolkPE34 3AP	UNOPDE - Unauthorised Operational Development	Appeal Lodged
King's Lynn	21-Oct-25	25/00497/UNAUTU	94 Gayton RoadKing's LynnNorfolkPE30 4ER	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	01-Nov-25	25/00516/UNOPDE	1 Sidney StreetKing's LynnNorfolkPE30 5RH	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	07-Nov-25	25/00533/UNAUTU	12 Kitchener StreetKing's LynnNorfolkPE30 5BJ	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	13-Jan-26	26/00022/UWLB	11A St Johns TerraceBlackfriars RoadKing's LynnNorfolkPE30 1NW	UWLB - Unauthorised Works - L Bldg	DC Application Submitted
King's Lynn	04-Feb-26	26/00056/UNOPDE	96 Bagge RoadGaywoodKing's LynnNorfolkPE30 4NW	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	23-Mar-26	26/00135/UWCA	39 South Everard StreetKing's LynnNorfolkPE30 5HJ	UWCA - Unauthorised Works - Cons Area	DC Application Submitted
King's Lynn	09-Apr-26	26/00172/UNOPDE	21 Guanock TerraceKing's LynnNorfolkPE30 5QT	UNOPDE - Unauthorised Operational Development	Pending Consideration

King's Lynn	14-Apr-26	26/00177/UNTIDY	Elmara11 St Peters CloseWest LynnKing's LynnNorfolkPE34 3JX	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	20-Apr-26	26/00184/UWLB	1 High StreetKing's LynnNorfolkPE30 1BX	UWLB - Unauthorised Works - L Bldg	DC Application Submitted
King's Lynn	07-May-26	26/00212/BOC	Land S of 88Clenchwarton RoadWest LynnKing's LynnNorfolk	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	13-May-26	26/00222/UNOPDE	29 Windsor RoadKing's LynnNorfolkPE30 5PL	UNOPDE - Unauthorised Operational Development	DC Application Submitted
King's Lynn	19-May-26	26/00229/BOC	Guy-Raymond Engineering Co LtdRollesby RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4LX	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	20-May-26	26/00230/UNOPDE	4 Albert StreetKing's LynnNorfolkPE30 1ED	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	08-Jun-26	26/00257/UNTIDY	2 North WayKing's LynnNorfolkPE30 2LW	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	25-Jun-26	26/00295/UNTIDY	52 Lady Jane Grey RoadKing's LynnNorfolkPE30 2NT	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	26-Jun-26	26/00298/UNTIDY	10 - 16 High StreetKing's LynnNorfolkPE30 1BZ	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	01-Jul-26	26/00304/UNOPDE	109 Bishops RoadGaywoodKing's LynnNorfolkPE30 4NU	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	02-Jul-26	26/00307/UADV	Shop45 Lynn RoadGaywoodKing's LynnNorfolkPE30 4PR	UADV - Unauthorised Advertisement	Pending Consideration

King's Lynn	16-Jul-26	26/00328/UWLB	Bruso Elite Studio73 Lynn RoadGaywoodKing's LynnNorfolkPE30 4PR	UWLB - Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	16-Jul-26	26/00329/UNOPDE	1 Hall RoadKing's LynnNorfolkPE30 3DD	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	17-Jul-26	26/00335/UWCA	25 South Everard StreetKing's LynnNorfolkPE30 5HJ	UWCA - Unauthorised Works - Cons Area	Pending Consideration
King's Lynn	22-Jul-26	26/00342/BTPO	Spar67 Tennyson RoadKing's LynnNorfolkPE30 5NG	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	24-Jul-26	26/00347/UWLB	The Granaries21A Nelson StreetKing's LynnNorfolkPE30 5DY	UWLB - Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	31-Jul-26	26/00359/UNTIDY	Favorit Motor Company Mr Clutch16 London RoadKing's LynnNorfolkPE30 5PY	UNTIDY - Untidy Land	Pending Consideration
King's Lynn	31-Jul-26	26/00361/BOC	7B King StreetKing's LynnNorfolkPE30 1ET	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	01-Aug-26	26/00362/NIA	Plaxtole House70 Goodwins RoadKing's LynnNorfolkPE30 5PD	NIA - Not in accordance with approved plans.	Pending Consideration
King's Lynn	03-Aug-26	26/00369/UNAUTU	Adrian Lodge19 Gaywood RoadKing's LynnNorfolkPE30 1QT	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	10-Aug-26	26/00373/UNAUTU	Lutkyn Suite 87 Hanse HouseSouth QuayKing's LynnNorfolkPE30 5GN	UNAUTU - Unauthorised Use	Pending Consideration
Leziate	23-Apr-26	26/00194/UNAUTU	STREET RECORDLeziate Restricted Byway 25LeziateNorfolk	UNAUTU - Unauthorised Use	Pending Consideration

Leziate	01-May-26	26/00204/UNOPDE	The DeedsEast Winch RoadAshwickenKing's LynnNorfolkPE32 1LL	UNOPDE - Unauthorised Operational Development	Pending Consideration
Little Massingham	03-Feb-26	26/00052/UNAUTU	Little Massingham ManorStation RoadLittle MassinghamKing's LynnNorfolkPE32 2JU	UNAUTU - Unauthorised Use	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	30-Oct-23	23/00643/UNOPDE	Rhosaf HouseMiddle DroveMarshland St JamesWisbechNorfolkPE14 8JP	Alleged Unauthorised Operational Development	Pending Consideration
Marshland St James	01-Apr-25	25/00141/UNAUTU	Land At E553521 N310776Dades LaneSt John's Fen EndMarshland St JamesNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	15-Apr-25	25/00161/UNAUTU	New Road FarmMiddle DroveMarshland St JamesWisbechNorfolkPE14 8JT	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	03-Sep-25	25/00413/BOC	Mays Farm CottageMoyses BankMarshland St JamesWISBECHNorfolkPE14 8HD	BOC - Breach of Planning Condition	Pending Consideration
Marshland St James	22-Sep-25	25/00446/UNOPDE	Land SW of 36School RoadMarshland St JamesNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Marshland St James	06-Nov-25	25/00531/UNAUTU	The YardDades LaneSt John's Fen EndMarshland St JamesWISBECHNorfolkPE14 8JJ	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	31-May-26	26/00242/UNAUTU	21 Walton RoadMarshland St JamesWisbechNorfolkPE14 8DP	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	14-May-26	26/00337/BOC	Land N of 4Walton RoadMarshland St JamesNorfolk	BOC - Breach of Planning Condition	Pending Consideration

Methwold	29-Jun-25	25/00315/UNOPDE	Methwold Methodist Church High Street Methwold Thetford Norfolk IP26 4NX	Unauthorised Operational Development	Pending Consideration
Methwold	09-Oct-25	25/00473/UNAUTU	The Annexe 39A Stoke Road Methwold THETFORD Norfolk IP26 4PE	UNAUTU - Unauthorised Use	Pending Consideration
Methwold	17-Mar-26	26/00128/BOC	2 Stigand Close Methwold THETFORD Norfolk IP26 4QG	BOC - Breach of Planning Condition	Pending Consideration
Methwold	25-Jul-26	26/00349/BTPO	1 Gordon Fuller Close Brookville THETFORD Norfolk IP26 4RP	BTPO - Breach of Tree Preservation Order	Pending Consideration
Middleton	30-Apr-24	24/00163/UNOPDE	Primrose Cottage Wormegay Road Blackborough End King's Lynn Norfolk PE32 1SG	Alleged unauthorised operational development	Pending Consideration
Middleton	17-Nov-25	25/00550/UNAUTU	William George Business Park William George Way Blackborough End Norfolk PE32 1GN	Alleged unauthorised use	Pending Consideration
Nordelph	22-Jun-26	26/00285/UNOPDE	3 Fifty Farm Court Downham Road Nordelph Downham Market Norfolk PE38 0BQ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Nordelph	21-Jul-26	26/00339/UNOPDE	4 Fifty Farm Court Downham Road Nordelph Downham Market Norfolk PE38 0BQ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Nordelph	02-Aug-26	26/00364/BOC	White Barn Farm Silt Road Nordelph Downham Market Norfolk PE38 0BW	BOC - Breach of Planning Condition	Pending Consideration
North Runcton	11-Nov-25	25/00540/UNAUTU	Land Between 30 And 32 West Winch Road West Winch Norfolk	UNAUTU - Unauthorised Use	Pending Consideration
North Runcton	15-Jun-26	26/00272/UNAUTU	The Whinds 6 Chequers Lane North Runcton King's Lynn Norfolk PE33 0QN	UNAUTU - Unauthorised Use	Pending Consideration

North Wootton	10-Jan-25	25/00014/UNTIDY	Tylawinder5 Ling Common RoadNorth WoottonKing's LynnNorfolkPE30 3RE	UNTIDY - Untidy Land	Pending Consideration
North Wootton	02-Oct-25	25/00495/UNAUTU	LinnymeadManor RoadNorth WoottonKing's LynnNorfolkPE30 3PZ	UNAUTU - Unauthorised Use	Notice Issued
North Wootton	29-Jul-26	26/00354/NIA	The House On The GreenLing Common RoadNorth WoottonKing's LynnNorfolkPE30 3RE	NIA - Not in accordance with approved plans.	Pending Consideration
North Wootton	01-Aug-26	26/00363/UNAUTU	3 Cambridge RoadNorth WoottonKing's LynnNorfolkPE30 3QU	UNAUTU - Unauthorised Use	Pending Consideration
Northwold	24-Jun-25	25/00314/UNOPDE	Street RecordCommon DroveNorthwoldNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Northwold	16-Sep-25	25/00434/UNAUTU	Waterfall Barn49 Hovells LaneNorthwoldTHETFORDNorfolkIP26 5LX	UNAUTU - Unauthorised Use	Pending Consideration
Northwold	10-Nov-25	25/00539/BOC	Land Copse And Pond SE of Heathlands And W of A134AThetford RoadNorthwoldNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Northwold	11-Dec-25	25/00587/BOC	Former Coal YardThe PoplarsThetford RoadNorthwoldNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Northwold	18-Jun-26	26/00275/BOC	Land NE of Brookeville Farm 48 And 50 Main RoadGreen LaneBrookvilleNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Northwold	19-Jun-26	26/00290/UWCA	Hall Farm90 West EndNorthwoldThetfordNorfolkIP26 5LG	UWCA - Unauthorised Works - Cons Area	Pending Consideration
Northwold	09-Jul-26	26/00324/NIA	36 West EndNorthwoldThetfordNorfolkIP26 5LE	NIA - Not in accordance with approved plans.	Pending Consideration

Old Hunstanton	26-Jan-26	26/00046/UNOPDE	Land East of Hall CottageChurch RoadOld HunstantonNorfolk	OPDE - Unauthorised Operational Development	Pending Consideration
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	27-Sep-24	24/00400/BOC	56 Church DroveOutwellWisbechNorfolkPE14 8RH	BOC - Breach of Planning Condition	Pending Consideration
Outwell	16-Oct-24	24/00411/UNAUTU	Buildings And Land East of121 Church DroveOutwellNorfolk	Alleged unauthorised use	Pending Consideration
Outwell	13-Mar-25	25/00105/UNAUTU	Robyn's NestBaldwins DroveOutwellNorfolkPE14 8SE	Alleged unauthorised use.	Pending Consideration
Outwell	19-Mar-25	25/00112/UNAUTU	River ViewMullicourt RoadOutwellWISBECHNorfolkPE14 8PX	Alleged Unauthorised Use	Pending Consideration
Outwell	29-Sep-25	25/00453/UNOPDE	WinterbrookThe CottonsOutwellWisbechNorfolkPE14 8TL	OPDE - Unauthorised Operational Development	Pending Consideration
Outwell	05-Jan-26	26/00004/BOC	33A Downham RoadOutwellWISBECHNorfolkPE14 8SE	Alleged breach of planning condition	Pending Consideration
Outwell	01-Jul-26	26/00305/BOC	Street RecordHorseshoe CourtOutwellNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Pentney	30-Jun-21	21/00314/UNAUTU	Pumping Station AtBilney RoadPentneyNorfolk	Alleged Unauthorised Use	Pending Consideration

Pentney	03-Aug-22	22/00299/UNOPDE	52 Pentney LakesCommon RoadPentneyNorfolk	Alledged Unauthorised Operational Development (New build)	Notice Issued
Pentney	19-Mar-26	26/00130/UNAUTU	The CroftNarborough RoadPentneyKINGS LYNNNorfolkPE32 1JD	UNAUTU - Unauthorised Use	Pending Consideration
Pentney	01-Jun-26	26/00249/BOC	48 Pentney LakesCommon RoadPentneyKing's LynnNorfolkPE32 1LE	BOC - Breach of Planning Condition	Pending Consideration
Ringstead	31-Jul-23	23/00457/BOC	Jacobs YardRingsteadNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Shouldham	12-Mar-26	26/00117/BOC	Mirries Garden5 Westgate StreetShouldhamKing's LynnNorfolkPE33 0BN	BOC - Breach of Planning Condition	Pending Consideration
Shouldham	17-Apr-26	26/00181/UNOPDE	Grannycrook CottageThe WarrenWarren RoadShouldhamKing's LynnNorfolkPE33 0DH	UNOPDE - Unauthorised Operational Development	Pending Consideration
Snettisham	03-Oct-25	25/00459/BOC	24A The BeachShepherds PortSnettishamKing's LynnNorfolkPE31 7RB	BOC - Breach of Planning Condition	Pending Consideration
Snettisham	15-May-26	26/00227/UNOPDE	Snettisham Water MillMill GardensSnettishamKINGS LYNNNorfolkPE31 7FH	UNOPDE - Unauthorised Operational Development	Pending Consideration
Snettisham	19-May-26	26/00228/UNAUTU	Caravan At36 Beach RoadShepherds PortSnettishamKINGS LYNNNorfolkPE31 7RA	UNAUTU - Unauthorised Use - Caravan considered immune from any further action however, residential use unauthorised and enforceable	Pending Consideration
South Creake	28-Jan-26	26/00039/BOC	JaysThe CommonSouth CreakeFakenhamNorfolkNR21 9JA	BOC - 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	15-Jul-26	26/00326/BOC	Land Accessed Between 144 And 150 Grimston Road Grimston Road South Wootton Norfolk	Alleged breach of planning condition	Pending Consideration
South Wootton	23-Jul-26	26/00346/UNAUTU	Manege South of Oak Cottage Nursery Lane South Wootton Norfolk	UNAUTU - Unauthorised Use	Pending Consideration
Southery	13-Apr-26	26/00175/UNTIDY	2 Campsey Road Southery Downham Market Norfolk PE38 0NG	UNTIDY - Untidy Land	Pending Consideration
Stoke Ferry	30-Jul-25	25/00371/BOC	Formerly Geoff Allen Timber Merchant Old Station Yard Bridge Road Stoke Ferry King's Lynn Norfolk PE33 9TB	BOC - Breach of Planning Condition	Pending Consideration
Stoke Ferry	08-Oct-25	25/00471/BOC	Land Between Bramcote House And Village Hall Lynn Road Stoke Ferry Norfolk PE33 9SW	BOC - Breach of Planning Condition	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 97 The Drove Barroway Drove Norfolk	OPDE - Unauthorised Operational Development	Pending Consideration
Stow Bardolph	04-Jun-25	25/00271/UNAUTU	The Tea Rooms At The Stables Hall Drive Stow Bardolph Norfolk	Alleged unauthorised use	Pending Consideration
Stow Bardolph	27-Aug-25	25/00404/BOC	Treetops 124 The Drove Barroway Drove DOWNHAM MARKET Norfolk PE38 0AL	BOC - Breach of Planning Condition	Pending Consideration
Stow Bardolph	18-Sep-25	25/00440/UNAUTU	MRC The Yard 182 The Drove Barroway Drove Downham Market Norfolk PE38 0AL	UNAUTU - Unauthorised Use	Pending Consideration
Stow Bardolph	18-Sep-25	25/00442/UNAUTU	Dexter Cottage Cuckoo Road Stow Bridge King's Lynn Norfolk PE34 3NY	UNAUTU - Unauthorised Use	Pending Consideration

Stow Bardolph	07-Oct-25	25/00468/BOC	222B The DroveBarroway DroveDOWNHAM MARKETNorfolkPE38 0AN	BOC - Breach of Planning Condition	Pending Consideration
Stow Bardolph	22-Jun-26	26/00284/BOC	Land South of 1 To 5 E562999 N305800Fincham RoadStow BardolphNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Stow Bardolph	30-Jul-26	26/00357/UNOPDE	Fairmont House275 The DroveBarroway DroveDOWNHAM MARKETNorfolkPE38 0AN	UNOPDE - Unauthorised Operational Development	Pending Consideration
Terrington St Clement	08-Nov-22	22/00563/BOC	43 Hay Green Road NorthTerrington St ClementKing's LynnNorfolkPE34 4PY	Alleged - BOC - Breach of Planning Condition	Notice Issued
Terrington St Clement	06-Jun-23	23/00333/UNAUTU	Delamore Farms LtdMoat RoadTerrington St ClementNorfolkPE34 4PN	Alleged Unauthorised Use	DC Application Submitted
Terrington St Clement	03-Dec-24	24/00481/UNAUTU	1 Wesley RoadTerrington St ClementKing's LynnNorfolkPE34 4NG	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St Clement	13-Jun-25	25/00278/UNTIDY	Marlian HouseChurch RoadTerrington St JohnWisbechNorfolkPE14 7SA	UNTIDY - Untidy Land	Pending Consideration
Terrington St Clement	06-Sep-25	25/00417/UNAUTU	Quorn24 Popes LaneTerrington St ClementKing's LynnNorfolkPE34 4NT	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St Clement	16-Jan-26	26/00030/BOC	Threeways77 Wanton LaneTerrington St ClementKing's LynnNorfolkPE34 4NP	BOC - Breach of Planning Condition	Pending Consideration
Terrington St Clement	16-Mar-26	26/00123/UNAUTU	Unit 1The Aesthetic And Cosmetic StudioSun LoungeDelamore Farms LtdMoat RoadTerrington St ClementNorfolkPE34 4PN	Alleged unauthorised use	DC Application Submitted
Terrington St Clement	29-May-26	26/00240/UNOPDE	Building And Land SE of The PoplarsThe PoplarsLong RoadTerrington St ClementNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration

Terrington St Clement	06-Jul-26	26/00315/UNAUTU	Land Between 102 And 114Lynn RoadTerrington St ClementNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St John	11-May-26	26/00215/UNOPDE	Land S of Sunnyside149 School RoadTerrington St JohnWISBECHNorfolkPE14 7SG	UNOPDE - Unauthorised Operational Development	Pending Consideration
Terrington St John	20-Jun-26	26/00286/UNOPDE	The NookEly RowTerrington St JohnWisbechNorfolkPE14 7RS	UNOPDE - Unauthorised Operational Development	Pending Consideration
Terrington St John	03-Jul-26	26/00312/UNAUTU	North ViewMain RoadTerrington St JohnWisbechNorfolkPE14 7RR	UNAUTU - Unauthorised Use	Pending Consideration
Thornham	01-May-24	24/00167/UNOPDE	GreystonesPloughmans PieceThornhamHUNSTANTONNorfolkPE36 6NE	Unauthorised Operational Development	Pending Consideration
Thornham	14-Apr-25	25/00180/UNTIDY	The Coal BarnStaithe LaneThornhamNorfolkPE36 6NL	UNTIDY - Untidy Land	Pending Consideration
Tilney All Saints	29-Jun-26	26/00303/BOC	Cordals4 Whitecross LaneTilney All SaintsKing's LynnNorfolkPE34 4SR	BOC - Breach of Planning Condition	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	Notice Issued
Tilney St Lawrence	19-Jan-26	26/00033/UNOPDE	Tyrolean16 School RoadTilney St LawrenceKing's LynnNorfolkPE34 4QY	OPDE - Unauthorised Operational Development	Pending Consideration
Tilney St Lawrence	07-Apr-26	26/00164/UNAUTU	5 High RoadTilney cum IslingtonKing's LynnNorfolkPE34 3BL	UNAUTU - Unauthorised Use	Pending Consideration

Tilney St Lawrence	05-May-26	26/00208/BOC	97 High RoadTilney cum IslingtonKing's LynnNorfolkPE34 3BL	BOC - Breach of Planning Condition	Pending Consideration
Tilney St Lawrence	01-Jun-26	26/00245/UNAUTU	Duncans NurseryLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	UNAUTU - Unauthorised Use	DC Application Submitted
Tilney St Lawrence	16-Jul-26	26/00331/BOC	3 High RoadTilney cum IslingtonKing's LynnNorfolkPE34 3BL	BOC - Breach of Planning Condition	Pending Consideration
Tilney St Lawrence	16-Jul-26	26/00332/BOC	Lords Barn9 High RoadTilney cum IslingtonKing's LynnNorfolkPE34 3BL	BOC - Breach of Planning Condition	Pending Consideration
Tilney St Lawrence	23-Jul-26	26/00344/BOC	Tilney Padel CourtWestfield Business ParkLynn RoadTilney All SaintsKINGS LYNNNorfolkPE34 4RT	BOC - Breach of Planning Condition	DC Application Submitted
Tilney St Lawrence	06-Aug-26	26/00370/BTPO	70 St Johns RoadTilney St LawrenceKing's LynnNorfolkPE34 4QN	BTPO - Breach of Tree Preservation Order	Pending Consideration
Titchwell	04-Apr-26	26/00161/UNAUTU	Briarfields HotelMain RoadTitchwellKing's LynnNorfolkPE31 8BB	UNAUTU - Unauthorised Use	Pending Consideration
Tottenhill	16-Jul-26	26/00334/UNTIDY	BiltonsLynn RoadTottenhillKing's LynnNorfolkPE33 ORH	UNTIDY - Untidy Land	Pending Consideration
Upwell	17-Nov-22	22/00582/BOC	Primrose Farm181 Small LodeUpwellNorfolkPE14 9BL	Alleged Breach of Condition	Pending Consideration
Upwell	08-Jul-24	24/00265/UNOPDE	The Cottage60 Town StreetUpwellWisbechNorfolkPE14 9DF	Alleged unauthorised operational development	Pending Consideration
Upwell	11-Sep-24	24/00378/UNAUTU	Land At E549665 N300865 Rear of Black HorseDovecote RoadUpwellNorfolk	Alleged Unauthorised Use	Pending Consideration

Upwell	13-Mar-25	25/00098/UNAUTU	Queens Head House56 Town StreetUpwellWisbechNorfolkPE14 9DF	Alleged unauthorised use	Pending Consideration
Upwell	06-May-25	25/00208/BOC	Land And Buildings S of BurnsallSquires DroveThree HolesNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Upwell	15-Jul-25	25/00340/UNAUTU	Land At Wisbech RoadLakes EndNorfolk	Alleged unauthorised use	Pending Consideration
Upwell	23-Sep-25	25/00448/UNOPDE	Home FarmThurlands DroveUpwellWISBECHNorfolkPE14 9AP	UNOPDE - Unauthorised Operational Development	Pending Consideration
Upwell	04-Mar-26	26/00106/UNOPDE	1 Fred Hartleys BungalowWelney RoadLakes EndWisbechNorfolkPE14 9QB	UNOPDE - Unauthorised Operational Development	Pending Consideration
Upwell	06-Apr-26	26/00166/UNAUTU	The Retreat21 Baptist RoadUpwellWISBECHNorfolkPE14 9EY	UNAUTU - Unauthorised Use	Pending Consideration
Upwell	05-May-26	26/00205/BOC	Holly Dene1 Baptist RoadUpwellWisbechNorfolkPE14 9EU	BOC - Breach of Planning Condition	Pending Consideration
Upwell	17-Jun-26	26/00278/NIA	Kestrel HouseMain RoadThree HolesNorfolk	NIA - Not in accordance with approved plans.	Pending Consideration
Walpole	05-Aug-21	21/00377/UNOPDE	Cley CottageThe MarshWalpole St AndrewWISBECHNorfolkPE14 7JG	Alleged Unauthorised Operational Development	Notice Issued
Walpole	12-Aug-25	25/00386/UNAUTU	3 Lucky LaneWalpole St AndrewWISBECHNorfolkPE14 7NX	UNAUTU - Unauthorised Use	Pending Consideration
Walpole	25-Nov-25	25/00563/BOC	Caravan At Hill Farm11 Hill Farm LaneWalpole St PeterWisbechNorfolkPE14 7JQ	Alleged breach of planning condition	Pending Consideration

Walpole	19-Mar-26	26/00131/UNOPDE	3 Lucky LaneWalpole St AndrewWISBECHNorfolkPE14 7NX	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walpole	08-Jun-26	26/00260/BOC	10 Folgate LaneWalpole St AndrewWisbechNorfolkPE14 7HY	BOC - Breach of Planning Condition	Pending Consideration
Walpole Cross Keys	29-Sep-25	25/00455/BOC	45 Sutton RoadWalpole Cross KeysKing's LynnNorfolkPE34 4HD	BOC - Breach of Planning Condition	Pending Consideration
Walpole Cross Keys	06-Nov-25	25/00535/UNAUTU	The Brambles29 Little Holme RoadWalpole Cross KeysKing's LynnNorfolkPE34 4EW	UNAUTU - Unauthorised Use	Pending Consideration
Walpole Cross Keys	11-Dec-25	25/00584/BOC	Fern HouseMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LX	Alleged breach of planning condition	Pending Consideration
Walpole Cross Keys	01-Jul-26	26/00302/UNAUTU	Land S of Pitchers Transport And W of SunnysideMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LU	UNAUTU - Unauthorised Use	Pending Consideration
Walpole Highway	04-Mar-24	24/00059/UNAUTU	Land N of 4 Trinity CottagesTrinity RoadWalpole HighwayNorfolk	Unauthorised Use	Pending Consideration
Walpole Highway	20-Mar-25	25/00117/UNOPDE	Tamar Nurseries LtdWest Drove SouthWalpole HighwayWISBECHNorfolkPE14 7RA	OPDE - Unauthorised Operational Development	Pending Consideration
Walpole Highway	01-Aug-26	26/00367/UNAUTU	CedarsMill RoadWalpole HighwayWisbechNorfolkPE14 7QL	UNAUTU - Unauthorised Use	Pending Consideration
Walsoken	09-Jul-24	24/00269/UNAUTU	Zoar CottageGreen LaneWalsokenWisbechNorfolkPE14 7BJ	Alleged unauthorised use	DC Application Submitted
Walsoken	06-Aug-24	24/00312/UNAUTU	Bartonview20 S-BendLynn RoadWalsokenWisbechNorfolkPE14 7AP	Alleged Unauthorised Use	Pending Consideration

Walsoken	02-Oct-25	25/00464/UNOPDE	The BramblesWheatley BankWalsokenWISBECHNorfolkPE14 7AZ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walsoken	05-Dec-25	25/00580/BOC	Land E of Willowdene N of ClydesdaleBiggs RoadWalsokenNorfolk	BOC - Breach of Planning Condition	DC Application Submitted
Walsoken	12-Jan-26	26/00015/UNAUTU	Copper Beech8 Burrett RoadWalsokenWISBECHNorfolkPE13 3RF	Alleged unauthorised use	Pending Consideration
Walsoken	19-Mar-26	26/00132/UNAUTU	Storage Land North of The BramblesWheatley BankWalsokenNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Walsoken	07-Apr-26	26/00159/UNOPDE	Sherson Paddocks14 S-BendLynn RoadWalsokenWisbechNorfolkPE14 7AP	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walsoken	03-Apr-26	26/00162/UNOPDE	3 Burrettgate RoadWalsokenWISBECHNorfolkPE14 7BN	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walsoken	08-May-26	26/00214/BOC	Sibley HouseStation RoadWalsokenWisbechNorfolkPE14 8DL	BOC - Breach of Planning Condition	Pending Consideration
Walsoken	03-Jun-26	26/00252/UNOPDE	Land Rear of 52Black Bear LaneWalsokenNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walsoken	10-Aug-26	26/00372/UNAUTU	ClydesdaleBiggs RoadWalsokenWISBECHNorfolkPE14 7BD	UNAUTU - Unauthorised Use	Pending Consideration
Watlington	01-Nov-21	21/00510/BOC	Land AtRowan CloseWatlingtonNorfolkPE33 0UG	Alleged Breach of Condition	Notice Issued
Watlington	21-Nov-23	21/00510/BOC1	Land AtRowan CloseWatlingtonNorfolkPE33 0UG	Unauthorised development	Notice Issued

Watlington	04-Jan-24	24/00006/UNOPDE	22 Stone CloseWatlingtonKing's LynnNorfolkPE33 0TE	Unauthorised Operational Development	Notice Issued
Watlington	05-May-26	26/00207/UNAUTU	Land Accessed Via 32 And W of 24 To 36 But E of Fairfield LaneDownham RoadWatlingtonNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Watlington	03-Jul-26	26/00310/BOC	Land Accessed Via 32 And W of 24 To 36 But E of Fairfield LaneDownham RoadWatlingtonNorfolk	BOC - Breach of Planning Condition	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
Welney	03-Jul-26	26/00309/UNOPDE	Land And Barns N of Swan CottageHundred Foot BankLittleportEly	UNOPDE - 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
Wereham	25-Nov-25	25/00566/UNOPDE	High HouseLynn RoadWerehamKing's LynnNorfolkPE33 9BD	Alleged unauthorised operational development	Pending Consideration
Wereham	12-Feb-26	26/00070/UNAUTU	Mill House GarageStoke RoadWerehamNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
West Acre	04-Jun-26	26/00251/UNAUTU	Agricultural Building E of Boxiron Plantation And SW of Swanlane CovertTumblehill RoadWest AcreNorfolk	UNAUTU - Unauthorised Use	Pending Consideration

West Acre	18-Jun-26	26/00274/UNAUTU	Pickling Shed1 Abbey FarmRiver RoadWest AcreKINGS LYNNNorfolkPE32 1UA	UNAUTU - Unauthorised Use	Pending Consideration
West Dereham	21-May-24	24/00198/UNAUTU	Station FarmStation RoadWest DerehamKing's LynnNorfolkPE33 9RR	Alleged unauthorised use	DC Application Submitted
West Dereham	15-May-26	26/00226/UNAUTU	The Old SchoolWest Dereham RoadWest DerehamKINGS LYNNNorfolkPE33 9RD	UNAUTU - Unauthorised Use	Pending Consideration
West Rudham	17-Jul-26	26/00333/UNAUTU	Peaceful PetsGrange LanePockthorpeWest RudhamKINGS LYNNNorfolkPE31 8SY	UNAUTU - 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	DC Application Submitted
West Walton	19-Apr-25	25/00186/UNOPDE	Still MeadowsRiver RoadWest WaltonWISBECHNorfolkPE14 7EX	UNOPDE - Unauthorised Operational Development	Pending Consideration
West Walton	22-May-25	25/00244/UNOPDE	Land SW of The BungalowCommon Road SouthWalton HighwayNorfolkPE14 7ER	UNOPDE - Unauthorised Operational Development	Notice Issued
West Walton	08-Sep-25	25/00418/UNAUTU	Land At E550076 N311942Common Road SouthWalton HighwayNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
West Walton	18-Sep-25	25/00439/BOC	Still MeadowsRiver RoadWest WaltonWISBECHNorfolkPE14 7EX	BOC - Breach of Planning Condition	Pending Consideration
West Walton	10-May-26	26/00216/UNOPDE	Corner HouseWisbech RoadChurch EndWest WaltonWISBECHNorfolkPE14 7ET	UNOPDE - Unauthorised Operational Development	Pending Consideration

West Walton	02-Jun-26	26/00247/UNAUTU	Ashwood HallCommon Road SouthWalton HighwayWisbechNorfolkPE14 7DG	UNAUTU - Unauthorised Use	Pending Consideration
West Walton	02-Jun-26	26/00250/UNAUTU	26 Spencer CloseWest WaltonWisbechNorfolkPE14 7EN	UNAUTU - Unauthorised Use	Pending Consideration
West Winch	30-Mar-26	26/00150/UADV	JSW Webber Car SalesLynn RoadSetcheyKing's LynnNorfolkPE33 0BD	UADV - Unauthorised Advertisement	Pending Consideration
West Winch	08-Jun-26	26/00258/UNTIDY	Caius26 Common CloseWest WinchKing's LynnNorfolkPE33 OLB	UNTIDY - Untidy Land	Pending Consideration
West Winch	28-Jul-26	26/00350/UNAUTU	Red Tiles28 Walnut Avenue NorthWest WinchKing's LynnNorfolkPE33 0PN	UNAUTU - Unauthorised Use	Pending Consideration
Wiggenhall St Germans	25-Mar-21	21/00132/UNAUTU	The StablesLynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised development	Pending Consideration
Wiggenhall St Germans	23-Feb-25	25/00073/UNAUTU	Welhams Farm Dog Walking FieldLords BridgeWiggenhall St Mary The VirginNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Wiggenhall St Germans	02-Jul-26	26/00306/UNOPDE	Land S of High Road FarmHigh RoadSaddlebowNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Wimbotsham	09-Feb-26	26/00063/UNOPDE	Chingola9 Honey HillWimbotshamKing's LynnNorfolkPE34 3QD	UNOPDE - Unauthorised Operational Development	Pending Consideration
Wormegay	23-Jun-26	26/00292/UNAUTU	6 Nar Valley LodgesWormegay RoadBlackborough EndKing's LynnNorfolkPE32 1SG	UNAUTU - Unauthorised Use	Pending Consideration
Wormegay	28-Jul-26	26/00352/UNOPDE	Land North of SwallowdeneLynn RoadSetcheyNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration

Wretton	03-Jun-25	25/00262/OTHER	Pipistrelle DriveWrettonNorfolk	Other Breach	Notice Issued
Wretton	14-Feb-24	24/00044/UNAUTU	2 Rose CottagesCromer LaneWrettonKINGS LYNNNorfolkPE33 9QX	UNAUTU - Unauthorised Use	Pending Consideration
Wretton	20-Feb-24	24/00046/UNOPDE	Land E of Yew Tree LodgeLow RoadWrettonNorfolk	Unauthorised Operational Development	Pending Consideration
Wretton	19-Feb-26	26/00079/BOC	Clover Social ClubLow RoadWrettonKing's LynnNorfolkPE33 9QN	BOC - Breach of Planning Condition	Pending Consideration

Planning Committee - 7 September 2026

Previous Committee:	27/07/2026
Upcoming Committee:	07/09/2026

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

(1) To inform Members of the number of decisions issued between the production of the 27 July 2026 Planning Committee Agenda and the 7 September 2026 agenda. There were 135 total decisions issued with 130 issued under delegated powers and 5 decided by the Planning Committee.

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

(3) This report does not include the following applications - Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area.

(4) 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 14 July 2026 and 25 August 2026.

	Total	Approved	Refused	Under 8 Weeks	Under 13 Weeks	Performance %	National Target	Planning Committee Decision	
								Approved	Refused
Major	8	7	1		7	87.5%	60%	1	1
Minor	44	33	11	38		86.4%	80%	1	1
Other	83	78	5	74		89.2%	80%	1	0
Total	135	118	17	112	7			3	2

Planning Committee made 5 of the 135 decisions (3.7%)

PLANNING COMMITTEE – 7 SEPTEMBER 2026

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 Q2 (end of June) is calculated as follows:

Planning applications determined between 01/10/2023 to 30/09/2025 plus 9 months = 30/06/2026.

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 30 June 2026

MAJOR			NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned	No. of Decisions Issued	No. Allowed on Appeal	% Overturned
114	1	0.88%	2561	19	0.74%