

Parish:	Burnham Market	
Proposal:	Proposed development of 6no. suites B&B accommodation ancillary to bar & restaurant	
Location:	No.TWENTY 9 29 Market Place Burnham Market Norfolk	
Applicant:	Mr T Roberts	
Case No:	17/01451/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 20 September 2017

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the officer recommendation

Neighbourhood Plan: No

Case Summary

The application site comprises an enclosed parcel of land sited to the rear of No. 29 Market Place which is a Grade II listed building on the northern side of the market place within the centre of Burnham Market.

To the north, east and west are residential properties or their associated garden land and to the south is No. 29 which was granted planning permission for a change of use to a restaurant and bar with associated extension and refurbishment works last year. Construction works are currently under way to implement this permission.

The area around Market Place is mixed residential and commercial in character, with a variety of predominantly retail uses focussed around 'The Green'.

The application site lies within an area defined as Built Environment Type C and is within the Conservation Area and Area of Outstanding Natural Beauty, according to Local Plan Proposals Maps for Burnham Market.

This application seeks consent for the construction of commercial development of Bed and Breakfast style accommodation ancillary to the business at No.29 Market Place. Amended plans have been received as the proposal has evolved.

Key Issues

Principle of Development
Impact upon Designated Heritage Assets
Impact upon Neighbour Amenity
Highway Safety
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

This application is for a commercial development of Bed and Breakfast accommodation ancillary to and served by the No. Twenty 9 Bar and Restaurant at No.29 Market Place, Burnham Market. The development complex is to be located to the rear of No. 29 and consists of 6 units in total; 5 no. single suites and 1 no. double suite.

The proposed units are sited within the walled garden area and their position is set around an existing Holm Oak located to the north west of the site. The plans show the oak tree to be retained and the buildings are sited around its root protection area.

The ground levels change across the site, rising moderately from south to north and the layout of the development takes these level changes into account. The buildings are proposed to be constructed of traditional building materials including brick, flint panelling, some timber boarding and a mixture of clay pantile and slate roof.

Amended plans have been received reducing the height of Unit 5 by 0.5m in response to comments received through the public consultation exercise.

An existing access track runs to the site from the Market Place which already serves this and other properties. However, no vehicle access is proposed to the site for residents of the bed and breakfast use, with access shown to be through No. 29. Parking for visitors will be available within the new Foundry Field car park with permits provided by the business. A shuttle service will be available for luggage as required. All service deliveries will be via the Market Place.

SUPPORTING CASE

The application has been supported by a Design and Access Statement which concludes:

'The proposed development is shielded by existing historic walls, structures and trees that have been respectfully retained in consideration of root protection areas. The trees and their retention are deemed an integral part of a development seeking to provide tranquil and peaceful accommodation for patrons whilst maintaining the same attributes for local residents.

The structures surrounding the site are a mixture of shops, eateries and residential dwellings. The development takes into great consideration the latter and is in itself essentially a quiet residential development but without the traffic increase to the site associated with the aforementioned. The suites are in essence no different to the many holiday lets throughout Burnham Market simply providing private and peaceful accommodation. Therefore the development is not only in-keeping with the local environment and atmosphere, but it should also be seen as an asset to a village that thrives on tourism, but does not sacrifice that which makes the village such a popular destination for tourists and its residents.

In summary, the proposals look to continue the reinvigoration of the entire property in preparation for its new use as a restaurant by adding an extra dynamic in the form of Bed & Breakfast accommodation. Further employment is to be created, not just for those who will run the establishment, but also importantly those who will contribute with the development and maintenance of the property such as construction workers, gardeners and cleaners.

In respect of conservation it is stressed with keen importance that the proposed development, as per the previous approved permissions, is designed with the purpose of

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preserving all historical features of importance to the property and the surrounding environment.'

PLANNING HISTORY

17/01452/LB: Application not required: 01/08/17 - Listed building application for proposed development of 6no. suites B&B accommodation ancillary to bar & restaurant - No.TWENTY 9 29 Market Place Burnham Market;

17/00062/TREECA: Tree Application - No objection: 11/04/17 - T21 Holm Oak - Remove deadwood reduce spread by 2m all round raise crown by 2.5m. T2 T11 T13 T19 T23 T26 T27 T30 T31 T32 T33 - Remove. T1 T3 T5 T6 T7 T8 T9 T10 T12 T14 T15 T16 T17 Reduce height to clear power lines and reshape. T18 Reduce and reshape. T24 Keep shaped. T25 Reduce height by 50% and reshape. T29 Tidy bad cuts and reshape within Conservation Area - No.TWENTY 9 29 Market Place Burnham Market;

12/00005/TPO: TPO Work Approved: 12/03/12 - 2/TPO/00467: Tree works application see comprehensive tree works schedule and in a conservation area - Former Westgate Nursery Herrings Lane Burnham Market;

2/01/1411/CU: Application Permitted: 13/11/01 - Change of use of part of domestic garden to garden shop construction of new wall with covered store and covered link - The Garden Shop Market Place Burnham Market;

2/01/1410/LB: Application Permitted: 13/11/01 - Demolition of existing wall construction of replacement wall incorporating covered store and new covered link - The Garden Shop Market Place Burnham Market;

2/99/0190/F: Application Permitted: 28/05/99 - Construction of detached garage - Westgate Nurseries Market Place Burnham Market;

RESPONSE TO CONSULTATION

Parish Council: OBJECT - We are aware there are a number of neighbours who live in close proximity and all remain unhappy about their loss of enjoyment of their outside space due to noise; light pollution and invasion of their privacy. This application if approved would create further disturbance and adversely impact even more on their ability to enjoy their homes.

The Parish Council is very concerned about the actions of the developer who appears to be chipping away at the planning process by not presenting a full picture of his intentions at the outset. There has already been approval given in an earlier application to considerable alterations and additions to what was a 9am - 5pm noise free retail shop. Activities under the planned "restaurant" can continue up to 11pm and beyond which will have a detrimental effect on neighbouring properties.

To now potentially add 6 B & B rooms at the back of the plot seems to us to be a step too far and would in the view of the Parish Council result in gross over-development.

There is the further issue of guests in any proposed B & B unloading their suitcases in an already overcrowded roadway with a bus bay outside. Whilst the applicant suggests guests would be directed to the Car Park and suitcases brought to the premises we believe from a practical viewpoint this is unlikely to happen.

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On balance we are recommending that this application be REFUSED.

In view of the issues raised by both residents and the Parish Council we are requesting that a site visit is carried out by Members of the Planning Committee and that any decision is made by this Committee rather than by delegated powers. The Parish Council will send a representative to speak at the committee.

Highways Authority: NO OBJECTION- conditionally

Conservation Officer: NO OBJECTION

Conservation Area Advisory Panel: NO OBJECTION – the Panel considered the proposal to be acceptable. They felt that the general form of the curve allowed for open space and kept the development away from residential where possible. The Panel had some concerns with the bulk of the development which would be resolved by making Unit Five single storey.

Environment Agency: NO OBJECTION

Environmental Health & Housing - Environmental Quality: NO COMMENTS

Environmental Health & Housing - CSNN: NO OBJECTION- conditionally

Historic Environment Officer: NO OBJECTION- conditionally

Norfolk Coast Partnership: NO OBJECTION - The proposal will not have an immediate visual impact on the AONB.

Natural England: NO OBJECTION- The proposal is unlikely to affect any statutorily protected sites.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

6 objections referring to the following:-

- The design and access statement seems to omit any mention of cycling, the site is so close to National Cycle Route 1 / the international North Sea Coast Route.
- Challenge whether the complete absence of cycle parking complies with the Parking Standards for Norfolk and thereby Borough Core Strategy Policy CS11 on Transport.
- This new development should have abundant cycle parking for both visitors and workers
- Density too high resulting in over development and should be refused
- Concern over car doors slamming and general noise disturbance
- Concern about incremental expansion of development and lack of transparency; 'planning creep'
- Overbearing development
- Light pollution for adjoining residential properties
- Highway access is very difficult and potentially dangerous
- All buildings should be single storey
- All rooflights should be removed from the scheme
- Garden room should be removed
- Car parking should be removed

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- Vehicle access at north east corner
- B&B residents should not be allowed access to the private road to the east
- Detrimental harm contrary to amenity of neighbours, contrary to DM15
- Parking arrangements are unsuitable and using the car park will not be practical
- The cumulative impact of the recently granted planning consents and the proposed application
- The increased servicing required for the operation of the use, e.g. gardening, laundry and general maintenance, utilising a less than satisfactory access point
- The substandard access, increased use of the access and the parking arrangement proposed
- The design of the scheme
- The lack of an ecological assessment on the site
- The increase in light pollution and noise pollution created by the development and the impact on the amenity of residents;
- The lack of management information in line with Policy DM11; and
- The lack of any consideration given to the possible presence of protected species on the site
- will remove landscape buffer and increase the exposure of neighbours to noise and light pollution
- Will add to the congestion of the village
- The density will not result in a high level of amenity for users of the suites, contrary to DM15; the number of units should be reduced
- does not accord with Policy DM11, DM15 or DM17
- The walls lead to a low level of natural light and low level of amenity for occupants
- Large amount of external lighting will be required
- Overlooking of neighbours' properties
- Request that the overbearing nature of Suite 5 is amended to single storey and all 1.5 storey elements reduced to single storey

10 letters of **support** referring to the following:-

- With the exception of Vine House there is an almost complete absence of individual high quality hotel like accommodation in Burnham Market, so this proposed development should be warmly welcomed by everyone who lives and works in our lovely village.
- It will also provide employment, and given the quality of the No 29 refurb it should look good too
- it will allow guests to stay to enjoy beautiful Burnham Market
- The development will be hidden and I can see no reason why anyone would object
- The village thrives on tourists and this will boost trade
- will encourage more visitors out of season
- A quality B&B will be most welcome
- It is good to see a traditional design of interest where it is clearly shown that no cost is spared and the local characteristics are taken into account. It is somewhat a shame the building will not be viewable to the outside world, although that would-be part of the charm!
- This is sleeping accommodation and it would be in the restaurants best interest to keep noise levels to a minimum so as not to disturb patrons of the B&B
- The application does not appear to show any parking on site and thus utilizing our new car park which I am yet to see full. I do not believe if patrons of the B&B are provided with a permit to park for free on the new car park that they would alternatively seek to park on the busy green instead

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM1 – Presumption in Favour of Sustainable Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

Principle of Development

Impact upon Designated Heritage Assets

Impact upon Neighbour Amenity

Highway Safety

Other Material Considerations

Principle of Development

The application site is located within the settlement boundary, the Conservation Area of Burnham Market and an Area of Outstanding Natural Beauty (AONB) as defined by the King’s Lynn and West Norfolk Local Plan 1998.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Burnham Market is a 'Key Rural Service Centre' as defined by CS02 where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits in accordance with Policy CS06.

Core Strategy Policies CS01, CS02, CS06, CS08, CS10 and CS12 are relevant. CS01 promotes sustainable patterns of development to ensure strong, diverse economic activity whilst maintaining local character and a high quality environment.

Policy CS10 promotes opportunities to improve and enhance the visitor economy and states that smaller scale tourism opportunities will be supported in rural areas to sustain the local economy, providing these preserve and enhance the historic character of the village, are in sustainable locations and are not detrimental to the valuable natural environment. New tourism accommodation will be permitted subject to it being located in or adjacent to villages and of high standard of design in line with national guidance and that mechanisms will be in place to retain the tourism related use.

Also of relevance are Policy DM11 which refers to touring and permanent holiday sites, DM15 which considers matters of design and amenity and DM17 which refers to parking provision. These matters are considered more fully below.

The construction of new commercial bed and breakfast units on the site in the centre of the village is acceptable in principle provided it is of a good design, is in harmony with the building characteristics of the locality, does not have a detrimental impact on the heritage assets, AONB or neighbour amenity and is acceptable in highway safety terms.

Impact upon Designated Heritage Assets

The site is within the Conservation Area and No. 29 Market Place is a Grade II listed building.

Market Place contains a mix of residential and commercial properties. These are a mixture of ages and designs, constructed of a variety of materials including colour washing, chalk block, random chalk, red brick, gault brick, random flint and flint cobble.

The National Planning Policy Framework (NPPF), specifically paragraphs 131 and 132, state that: "When determining planning applications, local authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing heritage assets. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting".

The National Planning Practice Guidance states that: "the setting of a heritage asset is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations."

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority: "shall have special regard to the desirability of preserving the building or its setting". Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

Furthermore, Policy CS12 of the Core Strategy states that "The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.

The application site comprises an existing, walled open space which is largely not visible from the main village green or public views from the Market Place. The walling to the site can only be glimpsed along the existing access onto the Market Place. There are also small glimpses of the site from the Foundry Field car park to the east.

The proposed development shows a mixture of single and one and a half storey buildings set in a semi-circular layout around an existing oak tree. The buildings show a mixture of roof heights and pitches which add interest to the design. The change in levels allows variety to the roof positions, which also helps break up their mass. These changes in height and direction, along with the mix of use of traditional building materials, result in built form with articulation and variety, which enhances the character of the area.

The layout responds to the features on site, allowing for the central oak tree to be the main focal point of the development. It is considered that the proposal responds well to its context and promotes and reinforces the design characteristics found locally.

The proposed development is retained within the confines of the walled area. Although at a higher ground level than No. 29, being single or 1.5 storey height, the buildings are not considered to overwhelm or compete with the listed building or surrounding buildings. It is considered the proposed development would preserve the character of the listed building and its setting.

During the course of the application objection was received to the height of Unit 5 which is the tallest unit, and this has since been reduced by 0.5m so that it is more comparable to the other elements of the proposed development.

The Conservation Areas Advisory Panel has reviewed the application and considered it to be acceptable. They felt that the general form of the curved layout allows for open space to be kept and maintains spacing between the proposed development and other residential units. The Panel noted some concern with the bulk of the development which they considered could be resolved by making Unit 5 single storey. This has since been addressed by the applicant through the reduction in overall height of Unit 5.

The Conservation Officer concurs with the findings of the Conservation Areas Advisory Panel.

The Parish Council raise no objection to the proposal on design grounds.

The success of the scheme to fit into the streetscene and Conservation Area will be closely linked to the finish of the built form and it is recommended that planning conditions relating to materials should be imposed if permission is forthcoming.

Third party objections have been received relating to overdevelopment of the site and the proposal being out of character, but it is considered that the proposal is an efficient use of land whilst replicating the key design characteristics of this part of the village.

In summary, it is considered that the proposal, as amended, is now acceptable in design terms. It is considered that the proposal reinforces the character of development in this part of the village and will therefore preserve and enhance the character of the Conservation Area, with no harm to the character of the nearby listed buildings or their setting.

Impact upon the Area of Outstanding Natural Beauty.

The site is also within an Area of Outstanding Natural Beauty (AONB).

The NPPF, specifically paragraph 115, states that: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Boards and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

The site is within the centre of the village and surrounded by other development on all sides. Given the scale and nature of the proposal, and its location within the village, therefore, it is considered that the integrity of the AONB will be retained. Norfolk Coast Partnership has raised no objection to the proposed development.

Impact upon Amenity

The National Planning Policy Framework, specifically paragraph 17, states that, in respect to neighbour amenity: "Planning should provide a good standard of amenity for all existing and future occupants of land and buildings".

Policy DM 15 of the Draft Development Management Policies Pre-submission Document states that, in respect to neighbour amenity: "Proposals will be assessed against a number of factors including: Overlooking, overbearing and overshadowing... Development that has a significant adverse impact on amenity of others ... will be refused".

The relationship between the proposed works and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and whether or not the proposed new buildings would be overbearing.

Third party objections have been received relating to overlooking and overshadowing from the height of built form on the site boundary. The proposed buildings are set within the confines of the walled site and a significant amount of the landscaping to the eastern boundary will be retained. Two east facing windows will be visible above the wall through the vegetation but these serve bathrooms and are shown on the plans to be fitted with obscure glazing. The rooflights on the eastern side of the development provide light to a bathroom and bedroom. However, these are high-level windows and therefore overlooking would be limited.

There is a dormer window facing west but this is towards the eastern part of the site, set far off the boundary. It does not face any windows of adjoining properties and therefore the impact on amenity is limited.

The proposed new buildings are close to outbuildings to the west of the site but are separated from other properties to the east by the access track. They are separated from the dwelling to the north by some distance and planting within the site. The proposed

buildings would be visible from the dwellings or associated garden land of the adjoining properties to the north, east and west but the relationship is such that they would not be overbearing.

The relationships have been examined and it is considered that due to the position of existing windows, separation distances and spacing between the properties it is not considered there will be an undue detrimental impact upon the amenity of the occupants of the adjoining properties in terms of overlooking, being overshadowed or the buildings being over bearing.

Objection has been made to increased noise and disturbance to neighbours caused by the bed and breakfast use. However this is a proposed use where visitors will be residing and sleeping in an existing mixed residential and commercial area. No vehicle activity is proposed on site from visitors of the proposed residential units and the day to day running and deliveries will be through the existing restaurant business in front of the buildings. The existing and proposed uses are deemed to be compatible and unlikely to lead to neighbour amenity issues of a significantly detrimental nature.

Third party objection has been made to the poor amenity for the occupants of the new units given the cramped nature and lack of light from the retained landscaping. However, these are short term accommodation units and not required for long term occupation.

Third party concern has been raised about light pollution for adjoining residential properties. It is recommended that a condition be imposed seeking details of any external lighting prior to it being installed.

Highway Safety

The site already has vehicular access from the market place and this proposal shows the retention of the vehicle access point, which is historic. This access is narrow and currently used only by those providing servicing and maintenance of the property and it is intended to be continued for such a purpose. All existing accesses are to remain unaltered so that no new access is proposed.

Pedestrian access to the bed and breakfast units is shown to be through the principal pedestrian entrance of the restaurant fronting Market Place. No parking provision is proposed on site for visitors. Instead the proposal is for visitors to use the main Foundry Field village car park to the east of the site using parking permits provided by the applicant with a shuttle service ferrying patrons to the principal entrance of the restaurant.

The Highways Authority notes that this accommodation is proposed to be ancillary to the bar and restaurant uses, already consented, with no access or parking proposed within the site. Given the circumstances of the existing substandard access arrangements, the Highways Authority considers that the only way this proposal would be acceptable would be where guests would be required to park off site at the local car park, removing the likelihood of increased use of the substandard access.

If the travel arrangements for the occupants of the B&B can be controlled through planning condition so that the units remain in an ancillary use then the Highways Authority would have no cause to object.

The Highways Authority confirm that if it is not accepted that the proposed accommodation is ancillary to the main (bar/restaurant) use of the site or if the applicant is unwilling to accept such a condition, then the Highways Authority would have no alternative but to recommend refusal on highway safety grounds, given the lack of any on-site parking, which would be

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required for an independent use, and would result in an intensification of use of a severely substandard junction with the Market Place.

It is considered that the use of the bed and breakfast units could be controlled through planning condition to prevent the use being occupied as independent units of accommodation or an independent commercial enterprise to prevent an intensification of use of an existing substandard access.

The Parish Council raise concern regarding guests in any proposed B & B unloading their suitcases in an already overcrowded roadway with a bus bay outside. However, there is already a degree of service delivery to the front of all commercial premises on the Market Place given these buildings are historic and were not designed with specific delivery bays. This arrangement raises no highway safety issues with the Highways Authority.

Third party objection has been made to the lack of reference to the site's proximity to National Cycle Route 1 / the international North Sea Coast Route and the absence of cycle parking, questioning whether this complies with the Parking Standards for Norfolk and thereby Borough Core Strategy Policy CS11 on Transport. As a result the applicant has shown on amended plans provision for cycle storage in an existing building within blue land to the south which is within the same ownership. A condition can be added to secure this parking for cycles.

Other Material Considerations

Most concerns raised by the Parish Council and third parties have been addressed above. However, the Parish Council has raised concern about the method of the applicant seeking additional development following on from their previous consent for the bar and restaurant. Additionally third party concern has been raised about the incremental expansion of development and lack of transparency resulting in 'planning creep'. However, there is nothing in planning legislation to prevent an applicant making subsequent applications for development on their own land. Each application is considered on its own merits against the policies in place at the time.

Third party concern has been raised about the lack of an ecological assessment of the site. However, the site is not a protected site and does not form part of a statutory nature conservation site. An assessment has been made using the Natural England standing advice for protected species as a basis for assessing the need for an ecology statement but it was not considered necessary for survey work to be undertaken in this case.

Third party concern has been raised about the lack of management information in line with Policy DM11 which relates to holiday accommodation. Among other requirements this policy requires a business plan to be submitted demonstrating how the site will be managed and how it will support tourism. It also refers to conditions to be imposed to ensure that new development is controlled for holiday purposes only. However, this policy is primarily aimed at new tourist accommodation ventures (including caravan sites) in the countryside, beyond the towns and villages, where development is strictly controlled. This site is within a Key Rural Service Centres where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported in accordance with Policy CS06 Development in rural areas. In this case the amount of supporting information provided in support of the application is considered acceptable.

The series of supporting comments received and listed earlier in this report are noted.

The site is within Flood Zone 1, low risk. There are no outstanding flood risk issues.

The proposed works are set around the existing oak tree, using this as a focal point. The Arboricultural Officer raises no objection to the proposal in terms of its impact upon the oak tree or its roots.

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application will not have a material impact upon crime and disorder.

The site lies within 2km of a SSSI. However, the proposed development would not have a significant adverse effect on the features on which the SSSI is designated.

CONCLUSION

The proposed development would support and enhance facilities at an existing rural enterprise whilst promoting opportunities to improve and enhance the visitor economy in a sustainable location, thus according with key core strategy policies CS02, CS06 and CS10.

The design of the proposed bed and breakfast units, as amended, are considered acceptable in the Conservation Area and will fit in amongst the surrounding development. It will not harm the setting of the listed building or others within the vicinity.

The proposed development will not have a detrimental impact upon the natural beauty of the landscape in this designated Area of Outstanding Natural Beauty.

The plans, as amended, demonstrate that the development will not cause significant overlooking of neighbouring properties, will not be unduly overbearing and will not cause significant loss of light. There are no significant amenity issues.

Subject to appropriately worded conditions relating to the parking arrangements for occupants of the bed and breakfast units the Highways Authority has no objection to the amended scheme.

The proposal complies with national policy guidance and Policies CS01, CS02, CS06, CS08 and CS12 of the King's Lynn and West Norfolk Adopted Core Strategy 2011 and Policies DM1, DM2, DM11, DM15 and DM17.

Accordingly the application is recommended for approval subject to the imposition of planning conditions.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. 297/17/00A, Location Plan
 - Drawing No. 297/17/02, Proposed Floor Plans

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- Drawing No. 297/17/03A, Proposed Elevations
- Drawing No. 297/17/04A, Proposed Elevations
- Drawing No. 297/17/05A, Proposed Site Plan

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 5 Condition: Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 5 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 6 Condition: Prior to the occupation of any part of the development permitted, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with details to be submitted to and approved by the Local Planning Authority.
- 6 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 7 Condition: The use of the buildings hereby approved shall be limited to purposes incidental to the associated business at No. 29 Market Place, Burnham Market and shall at no time become separately owned or shall the units become permanent dwellings.
- 7 Reason: In the interests of the amenity of the future occupants as independently the units lack facilities associated with a residential dwellinghouse, in accordance with the principles of the NPPF.

- 8 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
 1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 8 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 9 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: Prior to the commencement of the bed and breakfast use hereby permitted the covered bicycle store shown on Drawing No. 297/17/05A (blue land) shall be made available for the storage of cycles in connection with the commercial use. The bicycle store shall thereafter be retained for this use.
- 11 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 12 Condition: The development hereby permitted shall only be used as bed and breakfast accommodation and shall not be used as a permanent residence at any time.
- 12 Reason: In the interests of the amenity of the future occupants as independently the units lack facilities associated with a residential dwellinghouse, in accordance with the principles of the NPPF.