

AGENDA ITEM NO: 9/3(c)

Parish:	Stoke Ferry	
Proposal:	HOUSEHOLDER - Replace Boundary wall and hedgerow with planter, trellis and metal railing fence.	
Location:	The Old Bull Bridge Road Stoke Ferry KINGS LYNN PE33 9TD	
Applicant:	S Lintern	
Case No:	26/00934/F (Full Application)	
Case Officer:	Helena Su	Date for Determination: 4 August 2026

Reason for Referral to Planning Committee – The Applicant is Councillor Lintern

Neighbourhood Plan: Yes

Case Summary

This application is 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, is within Stoke Ferry's Conservation Area and Neighbourhood Plan area.

Key Issues

Principle of development

Impact to form and character of the Conservation Area

Impact on neighbour amenity

Any other matters requiring consideration prior to determination of the application

Recommendation:

APPROVE

THE APPLICATION

This application is for a replacement boundary treatment to the northwest boundary, adjacent to Bridge Road in Stoke Ferry.

Presently, the northwest boundary treatment is a 0.6m tall brick wall and an established linear 13.5m long laylandii hedgerow.

The application seeks to replace this existing boundary treatment with a 0.9m tall metal railing fence, planters with evergreen Ceanothus, and 1.8m tall trellis.

The site, The Old Bull, Bridge Street, Stoke Ferry, is within Stoke Ferry's Conservation Area and Neighbourhood Plan area. Within the Design Code, which is an addition of the Neighbourhood Plan, the site is recognised as being within close proximity to the main access point to the village.

SUPPORTING CASE SUBMITTED BY THE APPLICANT/AGENT

None submitted.

PLANNING HISTORY

17/02272/F: Application Permitted: 23/02/18 - Conversion of outbuilding to form one bedroom holiday annexe accommodation (Delegated Decision)

2/00/0464/CU: Application Permitted: 10/05/00 - Change of use from 3 flats to 1 residential dwelling (Delegated Decision)

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Local Highways Authority: NO OBJECTION

Conservation Officer: NO OBJECTION

Initial comments made on 25 June 2026:

The Old Bull lies within the Stoke Ferry Conservation Area. It is surprising therefore that no heritage assessment has been submitted that details the impact of this proposal upon the character and significance of the conservation area. This should be rectified.

The Old Bull lies to the south of the conservation area and on the boundary. It sits in an area with a different character to the rest of Stoke Ferry with this southern section being closer to the River Wissey and separated from the village by, what on historic maps is shown to be, the railway. The buildings still survive today. It has an open and peaceful character despite being close to the busy A134 and historically would have been an important service for the workers at The Mill.

I have no objection to the proposed new wall and railings to the front of The Old Bull. Subject to the design of the railings this could be a high quality addition to the street scene.

I do have some concerns relating to the proposed 2.1m high trellis however, if this could be reduced in height to the same as the railings, in order to reduce the amount of hard boundary treatment, then Conservation would not object to the proposal.

Updated comments, following receipt of amended plans made on 07 July 2026:

Verbally, the amended plans showing the reduction in height of the trellis to 1.8m tall, would have negligible harm to the character of the Conservation Area.

Arboricultural Officer: NO OBJECTION:

From a landscape perspective, the Arboricultural Officer does not consider the trellis with climbers would result in an unacceptable visual impact. The trellis can support fast growing climbing plants in the short term while the proposed Ceanothus establishes as a more permanent evergreen screen. This is likely to provide a softer and more varied boundary treatment than the existing formally clipped Leyland cypress hedge, which currently presents as a dense, solid green frontage.

The proposed railings temporary trellis and climbing plants would be softer than the existing Leyland Cypress hedge, and ceanothus would give reasonable longevity to the green boundary once established. It's quite fast growing and is likely to need the same level of management as the Leyland Cypress hedge, which has been well maintained.

Senior Ecologist: NO OBJECTION.

REPRESENTATIONS None received.

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

LP06 - Climate Change (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

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

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy SF5: Historic Environment and Conservation Area

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Impact to form and character of the Conservation Area
- Impact on neighbour amenity
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

The relevant development plans comprise the Local Plan 2021-2040 and Stoke Ferry Neighbourhood Plan 2022 - 2036, adopted on 29 August 2023.

There is nothing within the development plan to suggest that the principle of development, for a replacement boundary wall, is not acceptable. However, this would be subject to compliance with relevant development plan policies and guidance.

Impact to form and character of the Conservation Area:

Policies LP18, LP20 and LP21 of the Local Plan 2021-2040 seeks to ensure that all development in the borough is of a high-quality design and conserves and enhances the amenity of the wider environment, reinforcing the distinctive character areas of Conservation Areas.

Policy SF5 (Historic Environment and Conservation Area) seeks to preserve or enhance the conservation area with specific regard to Stoke Ferry Conservation Area Character Statement 1992, and by ensuring that new development is in keeping with the special qualities, character and appearance of the Conservation Area, protecting the setting of the Conservation Area from development which adversely affects views into or out of the Conservation Area and encouraging the maintenance and enhancement of features and details which contribute to the area's local distinctiveness.

The site lies within character area CA2 - Bridge Road / Great Man's Way in the Design Code. The specific requirements of this character area generally seek to avoid blocking views of the River Wissey by controlling development height and placement to footpaths.

The Design Code recognises that boundary treatments in CA2 tend to be a mix of wrought iron fencing and mature hedge along Bridge Street.

Presently, the northwest boundary treatment is a low 0.6m tall brick wall with an established leylandii hedge, measuring approximately 13.5m long. The proposed boundary treatment seeks to replace these existing features.

The application initially sought to replace this existing boundary treatment with a 0.9m tall metal railing fence, planters, and 2.1m tall trellis. However, following comments from the Conservation team regarding the height of the proposed trellis, which would have introduced a level of hard boundary treatment within a street scene where there are low and verdant boundary treatments, the trellis was reduced to 1.8m tall.

The Conservation Officer considers the proposal, with the reduced 1.8m tall trellis, would result in a negligible harm on the character of the conservation area.

The Planning Agent has confirmed that a Ceanothus would be planted within the planter, in between the proposed 0.9m metal railing and 1.8m tall trellis. Once the Ceanothus establishes, the proposed trellis would be removed. The Arboricultural Officer commented that the proposed trellis could support fast growing climbing plants in the short term while the proposed Ceanothus would establish as a more permanent evergreen screen. This would have a softer visual impact compared to the existing leylandii hedge and require a similar level of management.

Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be

weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposal would have a neutral impact on Stoke Ferry's Conservation Area. The proposed boundary treatment, along with the proposed landscaping, would have a softer visual impact, and therefore would comply with the character of C2 of the Design Code and Stoke Ferry Neighbourhood Plan policy SF5, as well as policies LP18, LP20 and LP21 of the Local Plan 2021-2040 and the NPPF.

Impact on Neighbour Amenity:

The proposed replacement boundary treatment along the northwest boundary, would have no impact to neighbour amenity and is therefore compliant with policy LP21 of the Local Plan 2021-2040 when considering impact to neighbour amenity.

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

Ecology: As a householder application, the proposal would be exempt from providing biodiversity net gain. The Senior Ecologist has raised no objections to the proposal.

Highway Safety: The Local Highway Authority has raised no objection to the proposal. In terms of highway safety, the scheme would comply with LP21 of the Local Plan 2021-2040.

Climate Change: Policy 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. Given the limited scale of the development, the proposal is not expected to meet this policy.

CONCLUSION:

Paragraph 48 of the NPPF and 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 application is for a new boundary treatment (0.9m metal rail, planters, and 1.8m trellis) at The Old Bull in Stoke Ferry. The development would introduce a boundary treatment which would, in time, be softened by the proposed landscaping, in Stoke Ferry's Conservation Area. As such, it would result in negligible harm to the character of the Conservation Area.

There would be no impact to surrounding neighbour amenities, highway safety, or ecology.

The development would accord with the provisions of the NPPF, policies LP06, LP18, LP20 and LP21 of the Local Plan 2021-2040 and policy SF5 of the Neighbourhood Plan. Therefore, it is recommended that Members approve the application subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg no. SL-002. Revision A.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme to be agreed in writing with the Local Planning Authority. Any plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 3 Reason To ensure that the work is carried out within a reasonable period and for the visual amenity of Stoke Ferry's Conservation Area, in accordance with the NPPF and policies LP19, LP20 and LP21 of the Local Plan 2021-2040.