

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



Planning Committee

Agenda

**Monday, 16th August, 2021
at 9.30 am**

in the

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



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, 16th August, 2021

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

TIME: 9.30 am

1. APOLOGIES

To receive any apologies for absence and to note any substitutions.

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 12 July 2021 and the Reconvened Meeting held on 15 July 2021 (previously circulated).

3. DECLARATIONS OF INTEREST

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 Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 7 - 54)

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

9. DELEGATED DECISIONS (Pages 55 - 93)

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

To: Members of the Planning Committee

Councillors F Bone, C Bower, A Bubb, G Hipperson (Vice-Chair), C Hudson, C Joyce, B Lawton, C Manning, E Nockolds, T Parish, S Patel, C Rose, J Rust, Mrs V Spikings (Chair), S Squire, M Storey, D Tyler and D Whitby

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 19 August 2021** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chairman, items may not necessarily be taken in the order in which they appear in the Agenda.
- (2) An Agenda summarising late correspondence received by 5.15 pm on the Thursday before the meeting will be emailed (usually the Friday), and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is **12 noon the working day before the meeting, Friday, 13 August 2021**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

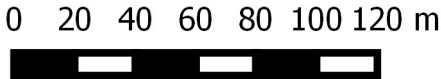
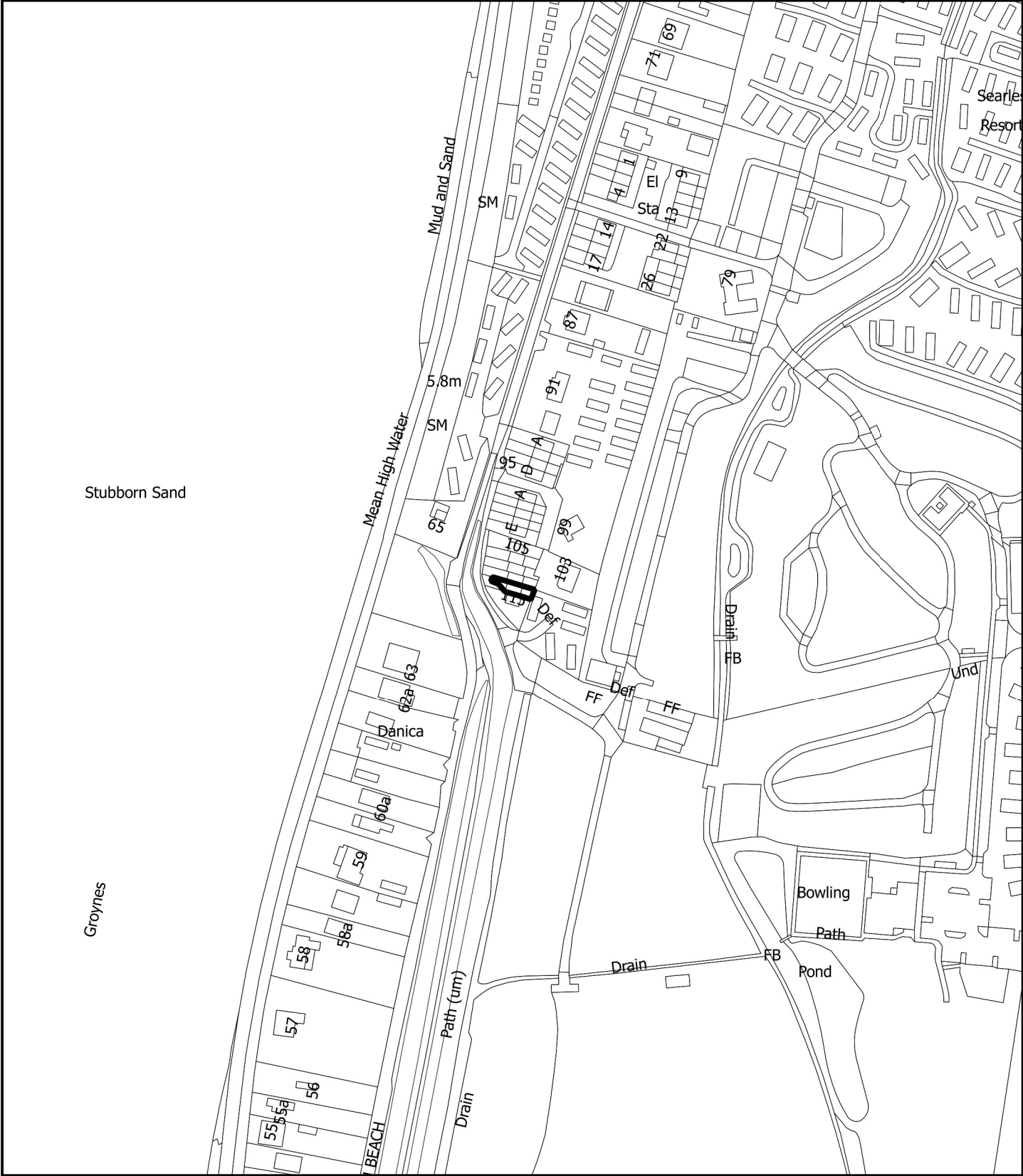
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
MONDAY 16 AUGUST 2021**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	OTHER APPLICATIONS			
8/1(a)	21/01287/F 113 South Beach Road VARIATION OF CONDITION 1 of Planning Permission HU 1260: To remove occupancy restrictions	HUNSTANTON	REFUSE	7
8/1(b)	21/00221/F Land between 14 and 20 Chapel Road Removal of condition 2 of planning permission 2/93/1113/F	TERRINGTON ST CLEMENT	APPROVE	18
8/1(c)	19/00451/F Land And Buildings On The South Side of Small Lode Change of use to 4 no. additional Traveller pitches including 4 no. mobile homes, 4 no. touring caravans, 2 no. septic tanks, hardstanding and associated works	UPWELL	APPROVE	25
8/1(d)	21/00127/CU Five Bells Inn 1 New Road Retrospective Change of use to holiday let.	UPWELL	APPROVE	37
8/2	TREE PRESERVATION ORDER			
8/2(a)	2/TPO/00605 Within the garden of The Old Hall 4 Lynn Road Snettisham PE31 7LP	SNETTISHAM	CONFIRM ORDER WITHOUT MODIFICATION	51

21/01287/F

133 South Beach Road Hunstanton PE36 5BA



21/01287/F

133 South Beach Road Hunstanton PE36 5BA



Parish:	Hunstanton	
Proposal:	VARIATION OF CONDITION 1 of Planning Permission HU 1260: To remove occupancy restrictions	
Location:	113 South Beach Road Hunstanton Norfolk PE36 5BA	
Applicant:	Mr Michael John Burton	
Case No:	21/01287/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 10 August 2021 Extension of Time Expiry Date: 7 September 2021

Reason for Referral to Planning Committee – Contrary to the views of Hunstanton Town Council and Sifting Panel requires the application to be determined by Planning Committee.

Neighbourhood Plan: No

Case Summary

The application site is outside of the development boundary of Hunstanton and is contained within the Coastal Hazard Zone (Hunstanton to Dersingham).

The site comprises of a 2-storey terraced dwelling that was granted approval in 1967 subject to a seasonal occupancy condition stating that the property shall only be occupied between 1st April to the 31st October in any calendar year.

The surrounding land uses comprises of residential dwellings and holiday caravan sites.

The application seeks consent to extend the seasonal occupancy period to 11 months of the year.

Key Issues

Planning History and Principle of Development
Flood Risk
Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks consent to extend the seasonal occupancy period at 113 South Beach Road, Hunstanton.

The occupancy of 113 South Beach Road is restricted to the 1st April to the 31st October as approved under HU 1260, granted 11th September 1967. The application seeks to extend the occupancy period to 11 months in line with other properties in the terrace, that benefit from 11 months occupancy. The applicant is prepared to vacate the property between 16th January and 15th February per calendar year.

113 South Beach Road, Hunstanton is contained within the Coastal Hazard Zone where extensions to seasonal occupancy are resisted.

SUPPORTING CASE

The applicant has provided a brief letter with the application that states.

- For personal reasons the applicant wishes to occupy the property.
- Other properties within the terrace of 6 have 11 months occupancy.
- No. 105 and 111 have permanent residents and they vacate the properties between the 16th January and 15th February and I would do the same.
- No. 107 and no. 115 also have 11 months occupancy usage.

PLANNING HISTORY

HU1260: Hunstanton Terrace of 6 houses at 101 South Beach Road, Hunstanton. approved 11th September 1967.

RESPONSE TO CONSULTATION

Town Council: SUPPORT The plans submitted for this property fails in line with this Council's visions for the development and future plans for the town's longer-term enhancement. We cannot understand why this property has a restriction of 7 months placed upon it, when caravans and other dwellings of similar type in the same road have an 11 month occupancy/permitted use.

Environment Agency: OBJECTION the application is contrary to your SADMP Plan Policy DM18 and would lead to an unacceptable risk to life from flooding.

Policy DM18 states "Seasonal Occupancy will be limited to between 1st April and 30th September. Applications to remove, relax or vary (by way of an extension) any existing occupation does not occur during periods of highest flood risk. We therefore recommend that permission is refused.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 – Hunstanton

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

DM21 - Sites in Areas of Flood Risk

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

National Design Guide 2019

PLANNING CONSIDERATIONS

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

1. Planning History and Principle of Development
2. Flood Risk
3. Other Material Considerations

Planning History and Principle of Development

The site has the benefit of seasonal occupancy from the 1st April to 31st October in any given year granted in 1967, Hunstanton HU1260. The proposal seeks consent to vary the seasonal occupancy period to allow 11 months occupancy of the building.

The site lies within the Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham). Development within the Coastal Flood Risk Hazard Zone are restricted, because of the risks associated with seasonality of each of the highest astronomical tides, the probability of storm surges, and wave action severity.

Policy DM18 of the Site Allocation and Development Management Policies Plan 2016 (SADMP) - Coastal Flood Risk Hazard Zone clearly states the approach to take when assessing extensions to seasonal occupancy conditions. Policy DM18 states

"Seasonal occupancy will be limited to between 1 April to the 30th September. Applications to remove, relax or vary (by way of extension) any existing seasonal occupancy condition will be resisted".

In this regard the current occupancy restriction, is for a longer period than what is allowed under Policy DM18 and thus to extend the occupancy of 113 South Beach Road, would be contrary to policy DM18 and expose more risk to life from flooding.

Flood Risk

Paragraphs 170-173 of the National Planning Policy Framework relates to development within Coastal Change Management Areas and how the local authority will approach the determination of such applications in these areas, specifically identifying what development would not be appropriate in such areas.

Policy DM18 of the SADMP makes it very clear that seasonal occupancy should only be between the months of 1st April to 30th September.

Extending the occupancy restriction of 113 South Beach, would expose people to storms, tides and wave actions that could potentially threaten their lives.

Whilst no Flood Risk Assessment was submitted with the Application, it is considered that if one were to be submitted, there would be no FRA able to adequately address the risk to life.

It is worth noting, that the risks associated with flooding go beyond merely whether the property itself will flood. For example, someone stranded in the event of a flood event will still need to be rescued which would put rescuers at unacceptable and unnecessary risk.

It is noted that Hunstanton Town Council supports the application, as it adds to the Regeneration objectives of the town, but it is considered that extending the period of occupancy at no.113 during a very vulnerable time of the year would not provide a wider sustainability benefit that would outweigh the risk to life.

The Environment Agency objects to the proposal too as it is contrary to adopted policy.

Other Material Considerations

Whilst the applicant's correspondence refers to other properties on this part of South Beach Road, no. 101,107,111 and 115 benefiting from longer occupancy periods, those properties were granted extensions to their seasonal occupancy in the mid-1990s. The merits of extending the occupancy of those properties would have been subject to the policies at the time and thus pre-dating Policy DM18 and the designation of the Coastal Flood Risk Hazard Zone.

It is also worthy of note that 109 South Beach Road, which forms part of this terraced block, was refused an extension to its occupancy period in 2009, on the grounds of risk to life in the event of flooding.

Furthermore, since the adoption of the Site Allocation and Development Management Plan Policy DM18, two appeals have been dismissed, one a new dwelling and another for an extension of a seasonal occupancy condition by virtue of the sites being contained in the

Coastal Flood Risk Hazard Zone. Both of which evidence consistency in dealing with proposals in the Coastal Flood Risk Hazard Zone and the weight attached to the seasonal occupancy between 1st April and 30th September.

In particular, Appeal no/v2635/W/17/3169623 (LPA ref. no. 16/02089/F) at Ocean View, 1F, South Beach Road, Heacham, Kings Lynn for permanent occupancy without complying with condition 2 (restricted occupancy), the Inspector commented that “season occupancy of development should be restricted and that inappropriate development in vulnerable areas be avoided.” The appeal decision is attached for reference.

Notwithstanding, that there has been no flooding at the address since 1953, the work carried out by the EA and the Borough Council in recent years to protect this part of the coastline, does not reduce the risk of life. The work carried out on an annual basis is to the shingle ridge and sands maintains the status quo.

The applicant's personal circumstances (financial issues), are noted but offer limited weight given the fundamental increase in risk to life as a result of extending the occupancy period.

The proposal, to increase the occupancy period of the site, does not affect any of the European statutory designated sites, hence no consultation was sought with Natural England in regard to the application.

CONCLUSION

Fundamentally the proposal is contrary to DM18 of the Site Allocation and Development Management Policies Plan. The policy is very clear that applications to remove, relax or vary (by way of extension) any existing seasonal occupancy will be resisted.

Little evidence has been put forward by the applicant as to why the development should not be determined in accordance with the development plan policy. That aside, even if the applicant were to provide evidence that would add weight to the material consideration of boosting tourism and the economy, through the extended occupancy of 113 South Beach, it would be difficult to envisage how such information would outweigh the consideration of flood risk and the potential loss of life through this form of development in the Coastal Flood Risk Hazard Zone.

Accordingly the proposal is recommended for refusal for the following reason;

RECOMMENDATION:

REFUSE for the following reason:

1. The site is located within Flood Zone 3 of the Local Authority's Strategic Flood Risk Assessment Maps, the Environment Agency's Tidal / Breach Hazard Area, and with the Local Plan's Coastal Hazard Zone. New development within these areas is restricted at national and local level, and the extension of seasonal occupancy conditions is specifically resisted by Local Plan Policy DM18. To approve the application would put people at unnecessary and unacceptable risk and would be contrary to the NPPF in general and specifically to Chapter 14 of the NPPF, and Local Plan Policies CS1, CS7, CS8 and DM18.

Appeal Decision

Site visit made on 24 April 2017

by Zoe Raygen Dip URP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 May 2017

Appeal Ref: APP/V2635/W/17/3169623

Plot 1F, South Beach, Heacham, Kings Lynn PE31 7LH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Anthony Peake against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/02089/F, dated 28 November 2016, was refused by notice dated 16 January 2017.
 - The application sought planning permission for construction of a bungalow (amended design) without complying with a condition attached to planning permission Ref 2/98/1559/F, dated 10 December 1998.
 - The condition in dispute is No 2 which states that: The occupation period of the chalet bungalow hereby approved shall be restricted to between 1 April or Maundy Thursday (whichever is the earlier) and 31 October in any year.
 - The reason given for the condition is: To prevent loss of life during winter storm tide events.
-

Decision

1. The appeal is dismissed.

Background

2. Planning permission was granted for the construction of a bungalow at the appeal site (2/98/1559/F) subject to condition 2 which restricts occupancy of the bungalow to 7 months of the year only. The Council applied the condition to prevent loss of life during winter storm tide events. The appellant now wishes to occupy the bungalow on a more permanent basis and therefore the appeal seeks to allow for the variation of Condition 2.

Main Issue

3. The main issue is whether the variation of Condition 2 to allow permanent occupancy would result in a significant and unacceptable risk to life and property.

Reasons

4. Ocean View is a bungalow set within a line of other properties, most of which are caravans. To the west are the seafront and a further line of caravans set at a higher level than the appeal site, incorporating a flood bank. To the east is a river, open land and a second flood bank.

5. The site lies within Flood Zone 3 according to the Environment Agency (EA) and the Coastal Flood Risk Hazard Zone (CFRHZ) of the North Norfolk Coast from Wolferton Creek to Hunstanton. According to the Coastal Planning Protocol (CPP)¹ the area is inadequately defended from coastal flooding. As a result the CPP advises that development within the area is likely to be restricted to water compatible development only. This is reflected in the wording of Policy DM18 of the Site Allocations and Development Management Policies Plan 2016 (SADMPP) which significantly restrict residential development in the area.
6. In particular due to the risks associated with the seasonality of each of the highest astronomical tides, the probability of storm surges and wave action severity the Council's Strategic Flood Risk Assessment (2003 Hunstanton/Snettisham Study) concludes that the only safe period of occupancy is between 1 April and 30 September each year. As a result therefore both Policy DM18 and the CPP restrict seasonal occupancy to this time period. Furthermore Policy DM18 states that applications to remove, relax or vary (by way of extension) any existing seasonal occupancy conditions will be restricted.
7. The appellant has not submitted a site specific Flood Risk Assessment (FRA) with the proposal. The absence of a FRA together with no other substantive evidence from the appellant regarding the potential for flood risk were the property to be occupied within the winter months means I have very limited evidence to refute the Council's position in this respect.
8. I appreciate that the bungalow may be sited above sea and ground level. Furthermore it is of brick built cavity wall construction. Moreover, the appellant is part of the EA Flood Alert Scheme. Nevertheless the area is identified as at high risk of flooding. The National Planning Policy Framework (the Framework) states that inappropriate development in vulnerable coastal areas should be avoided and this is reflected in local Policy. Furthermore, the Framework states that development in a Coastal Change Management area would only be appropriate where it is demonstrated that it would be safe over its planned lifetime.
9. I note that the appellant considers that the proposal is not development as the bungalow has already been constructed. However, the variation of the occupancy condition would lead to the occupation of the bungalow at times of high flood risk making the use more vulnerable than currently exists. In order to ensure that prospective occupiers would be safe over the planned lifetime of the bungalow then a FRA would be required in accordance with paragraph 103 of the Framework. Furthermore, the EA has objected to the development in the absence of a FRA which demonstrates that future occupiers would be safe.
10. The occupiers of Ocean View would use local facilities and pay Council Tax which are benefits of the scheme but given they relate to only one additional dwelling, those benefits would be limited. They would not therefore be sufficient to outweigh the considerable harm that may arise to life and property due to flooding.

¹Coastal Flood Risk – Planning Protocol Wolferton Creek to Hunstanton

Joint Position Statement of the Borough Council of King's Lynn & West Norfolk and Environment Agency

11. The appellant refers to the potential for occupation of Ocean View for 11 months of the year which he states would be similar to that allowed at properties at 3A, 3B and 64. However, I have seen no substantive evidence to justify any variation to the length of occupancy. Furthermore, I have been provided with no further details of the circumstances that may have led to the proposals referred to by the appellant being acceptable and therefore cannot be sure that they represent a direct parallel to the appeal proposal. In any case I have determined the appeal on its own merits.
12. For the reasons above therefore I conclude that the variation of Condition 2 of 2/98/1559/F to allow permanent occupancy would result in a significant and unacceptable risk to life and property. The proposal would therefore be contrary to Policy DM18 of the SADMPP and paragraphs 106, 107, 108 of the Framework. Together these require that seasonal occupancy of development in the CFRHZ be restricted and that inappropriate development in vulnerable areas be avoided.
13. The Council also refer to Policy C12 of the King's Lynn & West Norfolk Borough Council Local Development Framework Core Strategy 2011 which is concerned with Environmental Assets. My attention has not been drawn to any part of the Policy in respect of coastal flooding and therefore it has not been determinative in this respect.

Conclusion

14. For the reasons set out above, having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Zoe Raygen

INSPECTOR

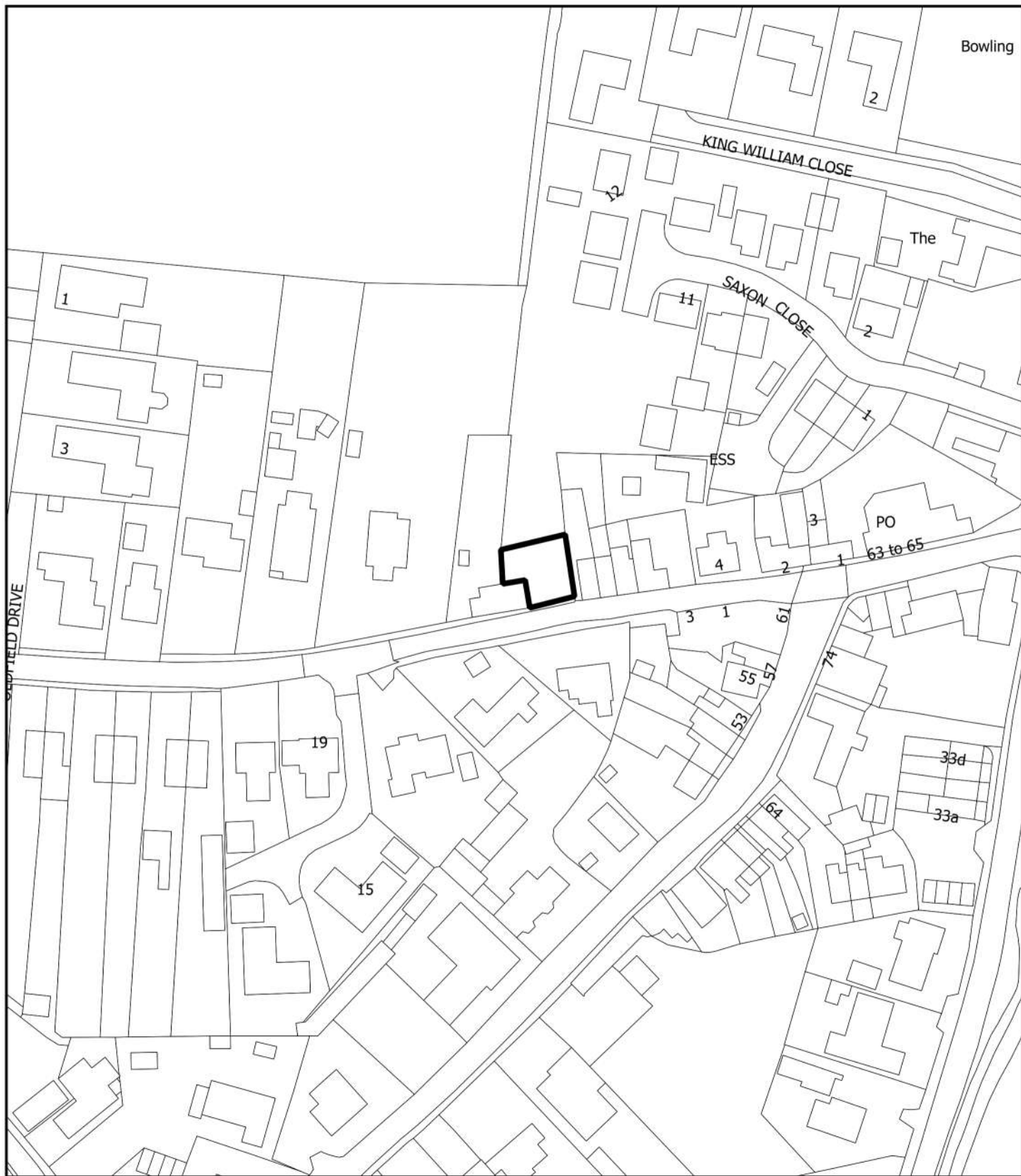
21/00221/F

Land between 14 and 20 Chapel Road Terrington St Clement PE34 4NB



21/00221/F

**Land between 14 and 20 Chapel Road Terrington St
Clement PE34 4NB**



Parish:	Terrington St Clement	
Proposal:	Removal of condition 2 of planning permission 2/93/1113/F	
Location:	Land Between 14 And 20 Chapel Road Terrington St Clement Norfolk	
Applicant:	Mr Robert George	
Case No:	21/00221/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 23 March 2021 Extension of Time Expiry Date: 20 August 2021

Reason for Referral to Planning Committee – Officer recommendation is contrary to the views of the Local Highway Authority and the application has been referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

The application is for the variation of condition 2 of Planning Permission 2/93/1113/F, which states:

'Before the occupation of the development hereby approved, the car parking associated with the development and shown on the deposited plan shall be laid out and surfaced to the satisfaction of the Borough Council Authority'

The reason being: 'To ensure satisfactory provision of car parking for the proposed development in the interests of highway safety'

Planning permission was granted on 15 October 1993 for the creation of an office building and two residential units at 61 Marshland Street. As part of the original application, the car parking area, between 14-20 Chapel Road was indicated to be used as off-road car parking for both the commercial and residential uses at 61 Marshland St however was not conditioned to be retained in perpetuity.

This application seeks to remove the aforementioned condition as the parcels of land are no longer in the same ownership.

Key Issues

- Principle of Development
- Impact on Highway Safety
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application is for the removal of condition 2 of Planning Permission 2/93/1113/F, which states:

'before the occupation of the development hereby approved, the car parking associated with the development and shown on the deposited plan shall be laid out and surfaced to the satisfaction of the Borough Council Authority'

The reason being: 'to ensure satisfactory provision of car parking for the proposed development in the interests of highway safety'

Planning permission was granted on 15 October 1993 for the creation of an office building and two residential units at 61 Marshland Street. As part of the original application, the car parking area, between 14-20 Chapel Road was indicated to be used as off-road car parking for both the commercial and residential uses at 61 Marshland St however was not conditioned to be retained in perpetuity.

This application seeks to remove the aforementioned condition as the parcels of land are no longer in the same ownership. This has been confirmed via Land Registry searches, which indicate the separation of the sites in October 2010.

SUPPORTING CASE

No supporting case has been submitted with the application

PLANNING HISTORY

19/00173/O: Application Refused: 29/03/19 - OUTLINE APPLICATION ALL MATTERS RESERVED: Residential development - Land Between 14 And 20 Chapel Road, Terrington St Clement

2/93/1113/CU: Application Permitted: 15/10/93 - Change of use from retail to insurance office and 2 flats - 61 Marshland Street Terrington St Clement

2/93/1251/CA: Application Permitted: 15/10/93 - Incidental demolition in connection with alterations - 61 Marshland Street Terrington St Clement

RESPONSE TO CONSULTATION

Parish Council: OBJECTION - The Council support other residents objections and request that the conditions remain in place

Highways Authority: OBJECTION - The proposal, if permitted, would result in the loss of existing parking facilities which would lead to an undesirable increase in on-street parking, to the detriment of highway safety. Contrary to Development Plan Policies CS11.

REPRESENTATIONS

FIVE letters of **OBJECTION** received, stating comments summarised as follows:

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- Inconsistency in cover letter provided by the applicant, as the car park was originally used daily in connection with the insurance office and flats
- Impact of loss of off road parking on highway safety
- Applicant states the intent to remove the condition to consider alternative uses of the land however no information has been provided

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues are:

Principle of Development
 Highway Safety
 Other material considerations

Principle of Development

Planning permission was granted on 15 October 1993 for the creation of an office building and two residential units at 61 Marshland Street. As part of the original application, the car parking area, which comprises around 197 square meters of open land between 14-20 Chapel Road, was indicated to be used as off-road car parking for both the commercial and residential uses at 61 Marshland Street.

The application is for the variation of condition 2 of Planning Permission 2/93/1113/F, which states:

‘Before the occupation of the development hereby approved, the car parking associated with the development and shown on the deposited plan shall be laid out and surfaced to the satisfaction of the Borough Council Authority’

The reason being: ‘To ensure satisfactory provision of car parking for the proposed development in the interests of highway safety’

Since the implementation of the original consent, the car parking area is now in separate ownership from the commercial use. The applicant seeks the removal of the condition to allow future development on site.

PPG guidance advises that 'in deciding an application under section 73, the local planning authority must only consider the conditions that are the subject of the application – it is not a complete re-consideration of the application'. The guidance advises new conditions may only be imposed if they do not materially alter the development originally permitted and sec.73 decision notices should set out all conditions including those conditions imposed on earlier permissions that continue to have effect. The granting of consent under S.73 does not remove the previous consent and therefore, either consent could be implemented or could continue to be utilised for the approved development.

Paragraph 56 of the NPPF (2021) requires that conditions are necessary, relevant, enforceable, precise, and reasonable in all other respects.

In this situation, a key consideration is the wording of the condition on the original consent. According to the evidence available, the car park was surfaced following the initial approval of the application and the applicant complied with the condition. The condition however did not require the car parking area to be maintained and retained as a car park thereafter.

The Agent has also stated that the application site has not been used in connection with the tenancies at 61 Marshland Street for in excess of 10 years, which is the required length of time for development not in accordance with conditions to become lawful. Therefore, no enforcement action could be taken for breach of condition.

It is the officers opinion that it would be unreasonable, given the length of time the permission has been implemented, combined with the wording of the condition in question and severed ownership, to add further restrictions to the consent at this stage or reword Condition 2 to require that parking be permanently held with 61 Marshland St in perpetuity.

Overall, the removal of condition 2 is therefore considered acceptable.

Impact on Highway Safety

The Local Highway Authority has raised an objection to the application based on the loss of off-road car parking. This part of Terrington St Clement has limited off-road car parking capacity which therefore leads to significant amounts of parked cars on the highway throughout the day.

No specific number of spaces was required to be provided under the 1993 consent. Information submitted within the application form stated parking was provided for two staff members and 'one or two visitors.

As discussed above, the application site is not operating contrary to any condition and given the wording of the condition in question, it is not possible to enforce against the car park area not being used in connection with the retail use or adjacent dwellings. As a result of the fall -back position of the previous consent, it is not considered reasonable to add further restrictions to the application under this consent to require the retention of the parking area in perpetuity. It is also of note that on road parking is currently un-restricted in this area and the surrounding vicinity, with no double yellow lines or other parking restrictions in place.

Whilst the comments from the LHA regarding the impact of loss of off road-parking are noted, given the current lack of restrictions to on road parking noted above as well as the history of the site and wording of the existing conditions, it is not considered reasonable or necessary to impose further restrictions on this consent to otherwise control the use of the application site.

Other material considerations

The application site was previously refused consent for the construction of a new dwelling (Ref No. 19/00173/O) due to highway safety impacts as a result of inadequate visibility splays and due to the loss of off-street parking. This application is a separate matter relating solely to the removal of condition discussed above and whilst the removal of condition may remove one reason for refusal, full planning permission would be required for any proposed future use at Land Between 14-20 Chapel Road.

Crime and Disorder There are no known crime and disorder impacts

CONCLUSION

The existing consent, for the change of use from retail to insurance office and 2 flats (ref 2/93/1113/CU), was granted with conditions relating to the parking area being laid out and surfaced in accordance with agreed details.

The development was implemented in accordance with the consent and the applicant complied with all relevant conditions. Notwithstanding the comments from the Local Highway Authority and the Parish Council, the conditions did not require for the land to be retained as car parking in perpetuity and no enforcement action can be taken against the car parking area being left vacant and unused.

Whilst the comments from the Parish Council and Local Highway Authority are noted, it is the officers opinion that it would be unreasonable, given the length of time the permission has been implemented for, the wording of the condition, and the severed ownership, to add further restrictions to the consent at this stage or reword Condition 2 to require that parking be permanently held with 61 Marshland St in perpetuity.

The other condition on the consent related to the commencement of development within 5 years of the date of the decision notice. As the development has commenced, this condition can also be removed.

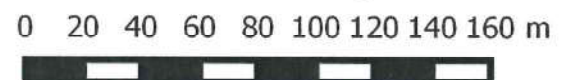
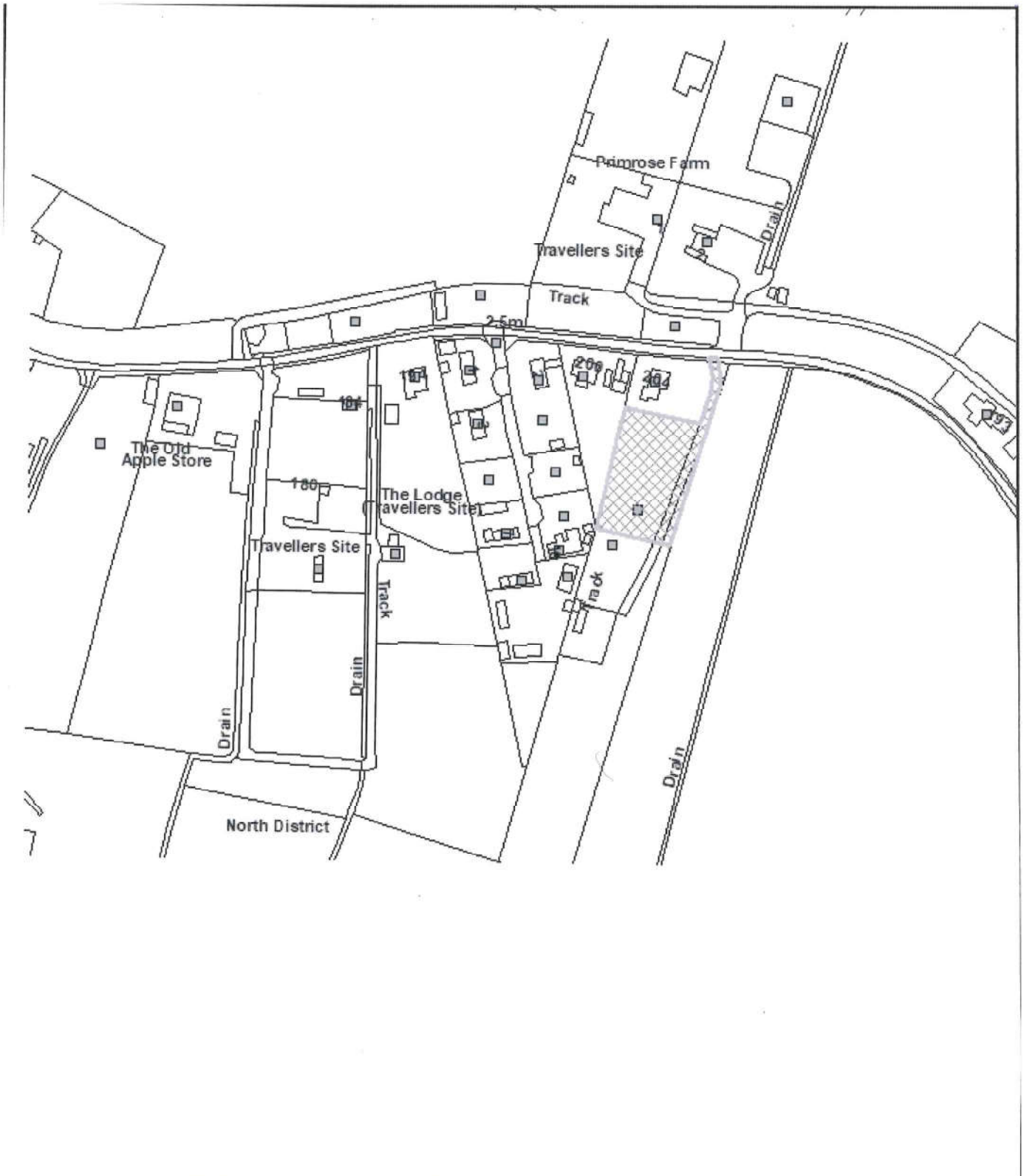
The application is therefore recommended for approval.

RECOMMENDATION:

APPROVE

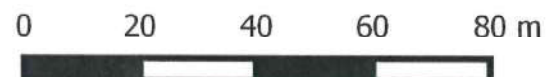
19/00451/F

Land and Buildings On The South Side of Small Lode Upwell PE14 9BL



19/00451/F

Land and Buildings On The South Side of Small Lode Upwell PE14 9BL



AGENDA ITEM NO. 8/1(c)

Parish:	Upwell	
Proposal:	Change of use to 4 no. additional Traveller pitches including 4 no. mobile homes, 4 no. touring caravans, 2 no. septic tanks, hardstanding and associated works	
Location:	Land And Buildings On The South Side of Small Lode Upwell Norfolk	
Applicant:	Mr M Stevens	
Case No:	19/00451/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 11 June 2019 Extension of Time Expiry Date: 20 August 2021

Reason for Referral to Planning Committee – Officer recommendation is contrary to views of the Parish Council and at the instruction of the Planning Committee Sifting Panel (23 June 2021).

Neighbourhood Plan: Yes

Case Summary

The site is located in an area of 'countryside' on the southern side of Small Lode approximately 760m east of the defined village development area (Lode Avenue).

The site comprises 0.18 Ha of redundant agricultural land. There are two houses – No.204 to the north and No.200 to the west, with an eleven pitch Gypsy & Traveller (G&T) site beyond. To the south is a mobile home and east lies agricultural land. To the north of the access point on the opposite side of Small Lode there are two further G&T sites/pitches.

This current proposal seeks to create 4 similar sized pitches served off the existing access track which leads to the southern mobile home.

The site layout indicates the standing of a mobile home and touring caravan on each pitch, together with an area of hardstanding for parking of at least two vehicles.

The site lies mostly within Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment.

Key Issues

Principle of development
Need for pitches
Impact upon appearance of the countryside
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located in an area of 'countryside' on the southern side of Small Lode approximately 760m east of the defined village development area (Lode Avenue).

The site comprises 0.18 Ha of a parcel of redundant agricultural land. There are two houses – No.204 to the north and No.200 to the west, with an eleven pitch Gypsy & Traveller (G&T) site beyond. To the south is a residential mobile home and east lies agricultural land. To the north of the access point on the opposite side of Small Lode there are two further G&T sites/pitches.

This current proposal seeks to create 4 similar sized pitches served off the existing access track which leads to the southern mobile home.

The site layout indicates the standing of a mobile home and touring caravan on each pitch, together with an area of hardstanding for parking of at least two vehicles.

The site lies mostly within Flood Zone 1 of the Council-adopted Strategic Flood Risk Assessment.

The site is well screened by an established evergreen hedgerow to the east and mature planting to the rear garden of No.200 to the west, plus the house/No.204 to the north. Boundary treatments are shown as 2.0m high close-boarded timber fencing to the north and west boundaries, internal dividing 1.2m high close-boarded timber fences and 1.2m high post & rail fencing fronting the access track. A band of native tree and shrub planting is indicated inside the northern boundary fenceline.

Foul water is proposed to be disposed of via two septic tanks and surface water is proposed to be disposed of via soakaways.

The application is accompanied by a Planning Statement and Access Statement.

SUPPORTING CASE

The applicant's agent has raised the following statement in support of the application:

"The starting point for the consideration of this application is section 70(2) of the Town and Country Planning Act 1990 which states:

In dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

Policy CS09 Housing Distribution sets out the Borough's Gypsy/Traveller-specific development plan policy and includes criteria against which new proposals should be assessed. These criteria are set out below, in italics, and are annotated where relevant with regards to the application site:

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

- *are capable of being serviced by basic utilities;*

The site is capable of being connected to services

- *meet an identified need;*

The 2016 GTAA identifies an unmet need of between 5 to 40 pitches between 2016 and 2036.

- *avoid environmentally sensitive areas and areas at risk from flooding;*
The site falls within Flood Zone 1, and is not within or adjacent to any environmentally sensitive areas
- *afford good access to main routes (including the A47(T), A17, A10, A148/9 and A134);*
The site is located 5 miles, via the A1101, from the A47.
- *are located within a reasonable distance of facilities and supporting services (such as schools or health provision).*

The site is well located to local services and facilities:

Beaupre Community Primary School 1.4 miles

Upwell Health Centre 1.1 miles

North Cambs Hospital 7.3 miles

Upwell Post Office/General Store 1.1 miles

Costcutter 1.5 miles

St Peter's Church 1.0 mile

Church Bridge Bus Stop 1.0 mile

In summary, the application site accords with the criteria set out in the Local Plan. As such, permission should be granted without delay.

It is useful to note that a Gypsy/Traveller site across the road from the application site (reference no. 13/01545/F) was granted planning permission in December 2013, and was subject to assessment against the same criteria.

In this case, the site is an extension of the existing adjacent site which is well maintained and integrated into the local community. This point is borne out by a letter of support from a Fenland District Councillor.”

PLANNING HISTORY

None recent on application site

Adjoining site to south:

17/00143/LDE: Was Lawful: 29/03/17 - Lawful Development Certificate: Siting of a mobile which has been occupied for a period of more than 10 years (Delegated)

RESPONSE TO CONSULTATION

Upwell Parish Council: REFUSE - Upwell Parish Council recommends refusal to this application.

1) Government policy for travellers sites updated in 2015 states that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites do not dominate the nearest settled community; the residents at 200/204 Small Lode would be surrounded on all sides by travellers sites and therefore completely dominated.

2) Concerns with surface water drainage affecting neighbouring properties.

Highways Authority: NO OBJECTION subject to conditions relating to construction of access to agreed standard, no gates bollards etc. and visibility in accordance with approved plans.

Middle Level Commissioners Drainage Board: No comments received.

District Emergency Planning Officer: NO OBJECTION recommends signing up to the Environment Agency's Flood Warning System and the preparation of a flood evacuation plan.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Environmental Health & Housing – CSNN: NO OBJECTION subject to conditions relating to boundary treatments, land drainage details and lighting scheme.

Natural England: NO COMMENTS – standing advice applies.

Housing Strategy Officer: NO OBJECTION

Housing Standards Officer: NO OBJECTION – requests informative note added to any permission regarding site licencing.

REPRESENTATIONS

TWO items of correspondence received raising concerns about surface water flooding of neighbouring garden (No.200).

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Environment & Nature Policy EN1: Flood Risk and Prevention

Environment & Nature Policy EN2: Agricultural land

Housing Policy H3: Design

Policy H4: Residential Car Parking Standards

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

In assessing this application the following key issues are identified:

Principle of development

Need for pitches

Impact upon appearance of the countryside

Other material considerations

Principle of development

There is no specific policy relating to Gypsy & Traveller (G&T) sites in the Upwell Neighbourhood Plan which is the most up-to-date policy document. Reference is however contained in Core Strategy Policy CS09, which states:

- “Sites for gypsies, travellers (or travelling show people) will be given permission where they:
 - Are capable of being serviced by basic utilities;
 - Meet an identified need;
 - Avoid environmentally sensitive areas and areas at risk of flooding;
 - Afford good access to main routes (including the A47 (T), A17, A10, A148/9 and A134); and
 - Are located within reasonable distance of facilities and supporting services (such as school or health provision).”

Need for pitches

Anyone coming forward with a planning application for a new pitch or a site for use by G&Ts, or a plot for Travelling Showpeople, would need to demonstrate that the intended occupants meet the planning definition, i.e. they currently travel or have ceased travelling temporarily and that they comply with the criterion specified in Policy H of PPTS and Core Strategy Policy CS09 (above). This is important as it ensures that the local authority can control any future occupancy to meet the needs of travellers who comply with the national definition.

The proposed occupants of the 4 pitches are specified as Charles Alfred Stevens, Cole Stevens, Sophia Angelina Stevens and Mark Stevens Jr (plus wife and children). With the exception of Mark Jr, all the named occupants are presently living in touring caravans on Mr Stevens Snr’s pitch on the existing site to the west; Mark Jr is living in Taunton doubled up unlawfully on another pitch as there is no room here. Information in the format of the questionnaire used in the GTAA has been submitted as part of this application. From information supplied and local knowledge of the family, your officers are satisfied that the named parties meet the current definition contained in the PPTS and this is backed up by correspondence from Mr Will Sutton (Elected Member of Fenland District Council for the Elm & Christchurch ward and ex-Treasurer of the March Amateur Boxing Club).

The Council’s GTAA (2016) identified a need for 5 additional pitches for G&T households who meet the PPTS definition, and a need for up to 35 additional pitches that may meet the new

definition – although if the national average of 10% is applied, this could be as low as 3 pitches. Households that may meet the definition are those that either refused to be interviewed or were not on site at the time of carrying out the assessment. The needs of these households still need to be recognised in the GTAA as they are believed to be ethnic G&Ts who may meet the new definition and therefore may be identified at the time of submitting an application.

In a fairly recent appeal decision, the Inspector noted that whilst it is intended to inform the local plan for the period up to 2036, the Council acknowledged that the 2016 GTAA has a “shelf life” of perhaps 3 – 5 years. Significant changes in data trends or increases in unauthorised encampments would prompt a review. This is not a simple mathematical equation as the situation is quite dynamic. The Council has instructed a new GTAA to be undertaken, however this has been subjected to significant delay due to the pandemic. This will inform emerging Policy LP28 of the Local Plan Review, but presently this has no weight in the decision-making process. It will however be noted that LP28 indicates the support of additional pitches to be secured via the expansion of existing sites.

Considering the information submitted, it is therefore accepted that the proposed occupiers meet the new definition of G&Ts and there is a demonstrable need for the proposed pitches to accommodate the next generation. (This position has been confirmed by our Housing Strategy Officer.)

The need is also evident by the ‘doubling up’ on sites and multiple caravans on existing authorised pitches which are contravening site licence restrictions.

Impact upon appearance of the countryside

As stated above, the site is effectively screened by existing peripheral established hedges and trees on neighbouring land. It is not open to wider public views and locally would be seen in context with the existing/adjoining established G&T site and mobile home.

The key question is would the harm to the character and appearance of this locality be outweighed by the need for the G&T site/pitches?

In this particular case it is considered that the proposal would not adversely affect the character and appearance of this part of the countryside. However even if there was minor impact, the demand/need would considerably outweigh any harm.

Details of lighting the site may be secured via condition prior to being implemented.

Other material considerations

Service by utilities

The site is capable of being served by water and electricity. Foul water is proposed to be disposed of via two septic tanks.

Access

The Local Highway Authority raises no objection to the proposal subject to conditions relating to construction of the access to agreed standard, no gates bollards etc. and visibility in accordance with approved plans.

There is ample on-site parking and turning to serve the pitches.

Flood risk

The application site falls within Flood Zone 1 of the Council adopted Strategic Flood Risk Assessment. The proposal is a compatible use within such zone. Our Emergency Planning Officer recommends signing up to the Environment Agency's Flood Warning System and the preparation of a flood evacuation plan as the site lies in a 'dry island' – to be covered by an informative note rather than a condition due to enforceability issues.

Foul water is proposed to be disposed of via two septic tanks and surface water is proposed to be disposed of via soakaways.

Concerns have been expressed by neighbours and Parish Council regarding flooding of adjoining land given slight differences in levels, however this may be negated by insertion of land drains and covered via condition.

Accessibility

The site is well located to local services and facilities:

Beaupre Community Primary School 1.4 miles
Upwell Health Centre 1.1 miles
North Cambs Hospital 7.3 miles
Upwell Post Office/General Store 1.1 miles
Costcutter 1.5 miles
St Peter's Church 1.0 mile
Church Bridge Bus Stop 1.0 mile

The Inspector opined in determining the appeal on the opposite side of Small Lode under ref: 10/00845/F (PINS ref: APP/V2635/A/10/2139784/NWF) that Upwell combined with Outwell had a reasonable range of facilities and Wisbech and Downham Market approx. 8 miles away had a greater range. The site was not remote and it was necessary to be realistic about the availability of alternatives to the car in accessing services. It was also concluded that the site had reasonable access to main routes. This remains the case.

This issue has therefore already been addressed and found to be acceptable.

Grade 1 agricultural land

Virtually the whole of the parish is classed as Grade 1 agricultural land. Neighbourhood Plan Policy EN2 states: New development will only be permitted on Grade 1 agricultural land if:

- a) There are overriding community benefits resulting from the development; or
- b) There are no reasonably available sites within Upwell Parish appropriate for the proposed development on:
 - i. Previously developed land; ii. Land not in agricultural use;
 - or iii. Land which is not viable for commercial agricultural use.

It is clear that this land has not been in agricultural production for quite some considerable time and the benefits to the community in the form of additional pitches is considered to be an overriding factor.

Design and layout

The proposed plans show four similar sized plots/pitches each containing a static caravan/mobile home, touring caravan and parking for at least 2 vehicles. A site licence will be required under separate legislation from Environmental Health and it is expected that this may be achieved. This proposal therefore accords with the Designing G&T Sites – Good Practice Guide (2008) and Policies CS08, DM15 & DM15 of the Development Plan plus Policies H3 & H4 of the Neighbourhood Plan.

Amenity of neighbours

In recommending refusal the Parish Council refer to Government policy for travellers sites updated in 2015 which states that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites do not dominate the nearest settled community. They believe that the residents at 200/204 Small Lode would be surrounded on all sides by travellers' sites and therefore completely dominated.

This has been taken out of context as the reference to 'settled community' is the village, not individual or groups of properties.

Peripheral boundary treatments abutting dwellings is proposed to be 2m high close boarded fencing with planting of native trees and shrubs alongside the boundary to the rear of No.204 Small Lode. These may be secured via condition.

Once again details of lighting the site may be secured via condition prior to being implemented.

The amenities of these adjoining dwellings would not therefore be unduly affected given the measures of hard and soft landscaping and separation distances, plus land drainage measures which may be secured via condition.

Crime and Disorder

There are not considered to be any crime and anti-social behaviour concerns related to this particular proposal.

CONCLUSION

In recommending refusal the Parish Council refer to Government policy for travellers sites updated in 2015 which states that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites do not dominate the nearest settled community. They believe that the residents at 200/204 Small Lode would be surrounded on all sides by travellers' sites and therefore completely dominated.

This has been taken out of context as the reference to 'settled community' is the village, not individual or groups of properties. The amenities of these adjoining dwellings would not be unduly affected given the measures of hard and soft landscaping and separation distances, plus land drainage measures which may be secured via condition.

For the reasons stated above it is considered that the proposal satisfies the criteria of Policy CS09 and the application is therefore recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

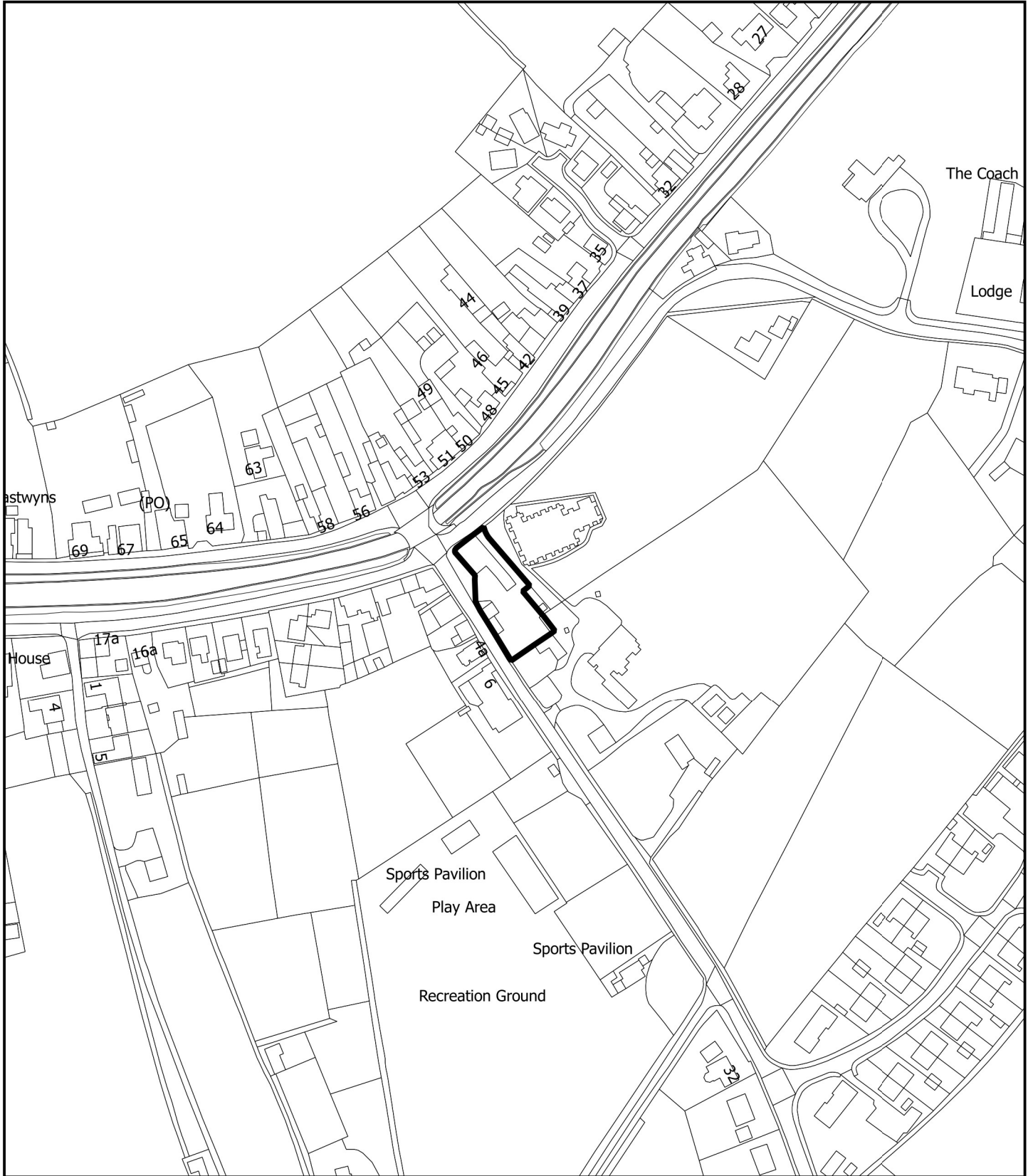
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be 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: MS19-VIS, MS19-SLP Rev. B & MS19-BLOCK Rev. F.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: On each of the 4 pitches hereby approved, there shall be no more than two caravans, as defined in the Caravan Sites & Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any time (of which no more than one shall be a static caravan or mobile home).
- 3 Reason: To define the terms of this permission and to meet a specific need for Gypsy & Traveller sites in accordance with the provisions of the NPPF, PPTS, and Policies CS09 & CS06 of the LDF.
- 4 Condition: The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites 2015.
- 4 Reason: To define the terms of this permission and to meet a specific need for Gypsy & Traveller sites in a countryside location and to accord with the provisions of the NPPF, PPTS, and Policy CS09 of the LDF.
- 5 Condition: No commercial activities shall take place on the land.
- 5 Reason: To define the terms of this permission in the interests of the visual amenity of this locality and amenity of local residents; in accordance with the provisions of the NPPF, Policy CS06 of the LDF & Policy DM15 of the SADMPP.
- 6 Condition: Prior to installation, full details of any external lighting arrangements for the site shall be submitted to, and agreed in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the provisions of the NPPF, Policy CS06 & CS08 of the LDF and Policy DM15 of the SADMPP.
- 7 Condition: Prior to the commencement of the development, full details of the foul, land and surface water drainage arrangements for the site shall be submitted to, and agreed in writing by, the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is formally brought into use.
- 7 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

- 8 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any authorised pitch or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 8 Reason: To ensure that the work is carried out within a reasonable period and to assimilate the development into its rural setting; in accordance with the NPPF and Policies CS06 & CS08 of the LDF.
- 9 Condition: Prior to the first occupation of the development hereby permitted the vehicular access / crossing over the verge shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 9 Reason: To ensure satisfactory access to the site and avoid carriage of extraneous material or surface water from or onto the highway; in accordance with the provisions of the NPPF, Policies CS08 & CS11 of the LDF.
- 10 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan MS19-VIS. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 10 Reason: To ensure satisfactory visibility at the access to the site; in accordance with the provisions of the NPPF, Policies CS08 & CS11 of the LDF.
- 11 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason: In the interests of highway safety and to accord with the provisions of Policy CS11 of the LDF.
- 12 Condition: Prior to the first occupation of the pitches hereby permitted, the associated access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 12 Reason: To ensure the permanent availability of the parking/manoeuvring areas in the interests of highway safety; in accordance with the provisions of the NPPF, Policies CS08 & CS11 of the LDF.

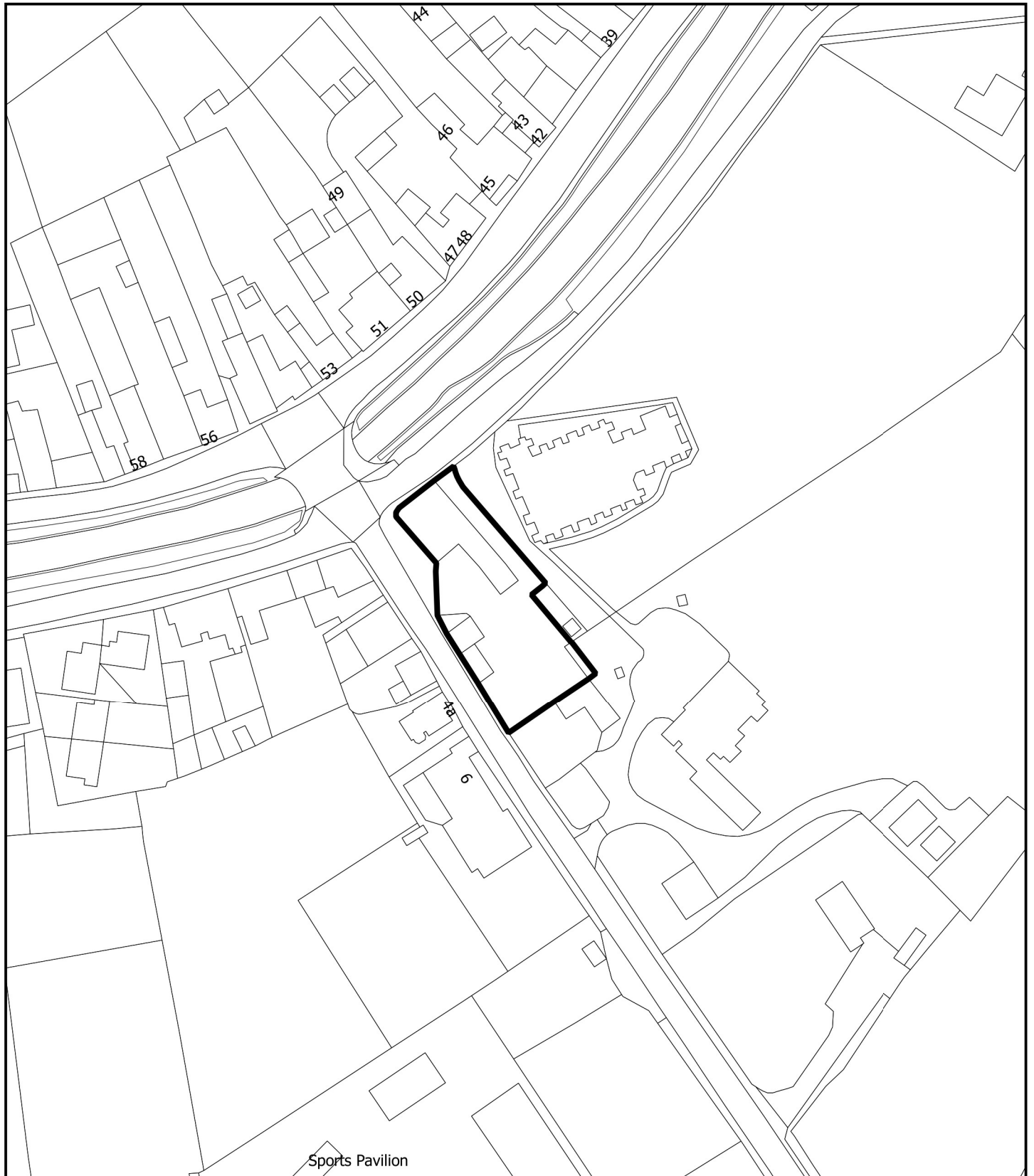
21/00127/CU

Five Bells Inn 1 New Road Upwell PE14 9AA



21/00127/CU

Five Bells Inn 1 New Road Upwell PE14 9AA



Parish:	Upwell	
Proposal:	Retrospective Change of use to holiday let.	
Location:	Five Bells Inn 1 New Road Upwell Wisbech	
Applicant:	Mr Robinson and Mr Brighty	
Case No:	21/00127/CU (Change of Use Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 7 April 2021 Extension of Time Expiry Date: 20 August 2021

Reason for Referral to Planning Committee – Referred by Assistant Director given level of public interest.

Neighbourhood Plan: Yes

Case Summary

The application seeks retrospective planning consent for a change of use for the Five Bells Inn public house to a large holiday let. The Five Bells Inn is situated centrally within the village of Upwell, on the junction of New Road and Small Lode in a prominent location next to St Peters Church and the River Nene.

Upwell is categorised as a joint Key Rural Service Centre in the adopted Site Allocations and Development Management Policies Plan, recognising its role as a service centre to the wider locality.

The application is for change of use only and does not propose any physical changes to the building or site.

Key Issues

- Principle of Development
- Loss of Employment Use
- Loss of Community Facility
- Restrictions on Holiday-let Use
- Neighbour Amenity
- Impact on Conservation Area
- Highways / Access
- Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The application seeks retrospective planning consent for a change of use for the Five Bells Inn a public house to a large holiday let. The Five Bells Inn is situated centrally within the village of Upwell, on the junction of New Road and Small Lode in a prominent location next to St Peters Church and the River Nene.

Upwell is categorised as a joint Key Rural Service Centre in the adopted Site Allocations and Development Management Policies Plan, recognising its role as a service centre to the wider locality.

The application is for change of use only and does not propose any physical changes to the building or site.

The pub was purchased by the current owners in 2014 and substantially refurbished, it was re-opened in 2015. The pub use has shown a declining profit and the premises closed as a pub in March 2020. The building can sleep up to 20 people in 9 bedrooms, and the intention is to let it to families/ groups of friends. Further information is included in the Business Plan submitted with the application which explains how the site will be managed.

SUPPORTING CASE

The consideration of this application falls to be assessed against policy DM9 of the local plan.

It is maintained that the proposal is consistent with DM9 (as set out in previous emails particularly 15 April) which is explicitly addresses compliance with DM9.

In respect to alternative pubs/ similar facilities, reference is made to the Globe Inn within 1km of the site, the Crown 1.5km of the site, the Royal British Legion in the village and The Moorings restaurant- and as such the area would remain suitably provided for in respect to criterion (a).

In addition, and in respect to the viability issues set out in email correspondence, during their ownership of the 5 Bells neither of the current owners have taken any rental income from the pub and it is estimated that had a market rent been charged- the viability would be down another £40K per year- giving a sustained and substantial loss consistent with the criteria (b).

It is evident that the proposal is consistent with DM 9 on both counts- however it is reiterated that DM9 only requires compliance with one of the criteria – either ‘a’ or ‘b’;

It is reiterated that the historic use of the 5 Bells is public house with accommodation and as such the application is essentially for the cessation of the former primary use rather than introduction of a completely new use.

Both the owners were born in Upwell and take pride in the village, they sponsor many activities and have not taken the decision to seek the change of use lightly; they have always taken a keen interest in the village & want to make Upwell a welcoming place to stay & visit, there is so much potential here for tourism, which will in turn increase local trade,

Therefore, the proposal is in accordance with the relevant policy in the development plan and as such in accordance with Para 11 of the NPPF (2021) it is requested that permission be granted.

PLANNING HISTORY

06/02392/F: Application Permitted – Delegated decision: 22/12/06 - Alteration and extension to kitchen - Five Bells Inn

2/94/0626/CA: Application Permitted – Delegated decision: 06/06/94 - Incidental demolition in connection with proposed extension - Five Bells P H

2/94/0625/F: Application Permitted – Delegated decision: 13/06/94 - Extension to form preparation room store and toilets - Five Bells P H

2/93/1141/F: Application Refused – Committee decision: 02/11/93 - Extension to form preparation room store and toilets. - Five Bells Inn

2/93/1142/CA: Application Refused – Committee decision: 02/11/93 - Incidental demolition in connection with proposed extension. - Five Bells P H Church Bridge Town Street Upwell

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

2 Mar 2021 - Upwell Parish Council has been unable to identify Material Grounds for the refusal of this retrospective application.

12 Mar 2021 - Following our full council meeting on Monday 8th March 2021 where we heard from several parishioners the council discussed planning application 21/00127/F and the decision that our planning group sent you on March 2nd. The council stands by the decision the planning group submitted but wishes to add more substance to the response.

The following statement has been agreed by a majority of the Parish Council:-

'Upwell Parish Council would like to add some comments to the submission we made on March 2nd regarding planning application consultation 21/00127/F. The Parish Council would like to make the Borough Council aware of the strong opposition from a significant number of local residents to the application to change the use of the Five Bells Public House. The pub is situated at the heart of the village, has been on the same site for more than 250 years and attracts and promotes significant traffic from the waterway running through the village. Our new Neighbourhood Plan stresses the importance of maintaining access to community facilities and preserving our attractive village centre. The Parish Council does not want to see a closed up and unused building in the centre of the village and whilst it is keen to support the idea of retaining the Five Bells as a working Public House and Inn it recognises the apparent financial challenges the pub has suffered in its recent history, both with the existing and previous owners. However, the contravention of the Neighbourhood Plan may be a material matter affecting the decision to approve or reject, our planning group were divided on this point. We very much hope that, should the application be approved, the opportunity remains for a local group or entity to work with the existing owners in developing a business plan to allow the Five Bells to reopen as a Public House once again in the future, we would urge the provision of planning conditions which would protect the building infrastructure to safeguard it's future use should the opportunity for reopening arise.'

Highways Authority: NO OBJECTION

Having examined the information submitted, in terms of highway considerations for the adopted road network, I have no objection to the principle of the application on balance of its existing class uses.

Community Safety and Neighbour Nuisance Team: NO OBJECTION

Would like to make the applicant aware that if planning consent is granted it does not remove the possibility of complaints being investigated by the Borough Council in relation to noise or anti-social behaviour. Accordingly an informative should be attached to the consent.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

Contaminated Land - Having reviewed the information in the application and our files, we have no comments with regard to contaminated land.

Planning Policy: NO OBJECTION**REPRESENTATIONS**

130 OBJECTIONS received, **72** letters of **SUPPORT** and **4 NEUTRAL** responses. These have been summarised (by officers) below-

4 NEUTRAL comments:

- Let the owner do what they want to their property.
- It would be a shame to lose a pub and restaurant in the local community but recognise that a hospitality business in a rural village location did not have a significant amount of custom.
- Would like to see it remain as a pub but understand owners want a more viable option.
- The last thing the village needs is a derelict building.

130 OBJECTION comments:

- CAMRA (Campaign for Real Ale) - the pub is a vital resource for the community and losing it would be a big loss to a growing village. There are many local examples of seemingly unviable pubs in the area becoming very successful under new management, such as King's Arms in Shouldham. The increasing strength of support for local pubs is demonstrated by the number of community buyouts in the area.
- The Pub was a delight to the community to have somewhere to eat, drink and socialise with family and friends. (18)
- The village needs a pub doing food and drinks. There is no evening transportation so food and drinks in the village is essential.(3)
- Pub has always been busy and successful until the new owners, who managed it terribly. (5)
- The Pub has potential and if there are interested parties willing to purchase it, it should be entertained first. (5)
- Owners should operate within the parameters of the law and comply with the regulations, also taking in account public opinion where plausible.
- The Parish Council could apply for an Asset of Community Value under the Localism Act 2011 which would safeguard the pub from development and create other opportunities for the community if the owner wished to sell.
- The pub is one of the largest amenities in a growing village linking to other village, Outwell.
- The pub was an attractive amenity and makes Upwell a destination for visitors.

- The Pub is essential for people who have been isolated since the Pandemic and on the way back to 'normal'. (4)
- Change of use would have a detrimental impact on the character of the local area. (2)
- It will remove a key asset and hub from the village and offer no tangible benefit for the local community. (5)
- Pub is ideally located by the Church, Village Hall, playing fields, shops, cafes, and Well Creeke and worked well with them. (5)
- The pub is a prominent building in a prominent position that should play a prominent part in the future of the village. It was a key meeting place for the community. (8)
- Five Bells was key for the tourist economy. Many boaters and canoeists visited Five Bells on their trip on Well Creeke. (9)
- Not happy about the future of the holiday let which may end up as a full-time let for 'undesirable' people.
- Allowing the pub to be used as a B&B makes it easier to turn into housing in the future. (2)
- Pointless having a B&B in a small village with hardly anything around. Upwell is not a holiday destination. (2)
- Upwell does not need holiday lets, there is already accommodation available in Upwell. (2)
- More and more houses are being built and we need amenities for the people. (7)
- Loss of the pub will be missed within the community and local area. (7)
- Loss of a pub will be detrimental to property prices.
- Inns have played an important part of English culture and infrastructure. Why can't the pub remain to run as a pub and B&B as it currently is. (4)
- There is no evidence suggesting anti-social behaviour. (2)
- A B&B may affect church services, whereas as a public house, the hours can be controlled.
- The Pub provided the village with jobs and brought a real sense of community. (2)
- The village has high level of traffic running through it as it is.
- According to Upwell NP 2011, there were 2,750 residents in Upwell. This will be higher due to large number of new dwellings being built in the village. No 1 objective in Upwells's Neighbourhood Plan (NP) is to 'provide opportunities for all community to access community, cultural, leisure and sports activities...'. Five Bells is a community facility. No 9 is to 'support attractive and viable village centres'. Five Bells is the centre of the village and next to St Peters Church.
- By agreeing to the change of use, the Parish Council is going against its own NP. They are also supporting an illegal change of use as the application is contrary to DM9 of the SADMPP which states 'The Council will encourage the retention of existing community facilities..' and 'that in the case of shops or pubs/restaurants the applicant can demonstrate genuine attempts to market and sell the use as an ongoing concern for a 12 month period.' This has not been done by the owners who claim on the planning application that the business was running at a loss.
- The pub is vital to the community and can be profitable when well managed. There is little competition, with pubs at least 15 min walk away and not offering the same in the way of dining amenities. Potential for the pub to be the heart and soul of the village and should be prioritised.
- The original Parish's comments followed a meeting of a planning subcommittee chaired by a person who is financially and otherwise engaged in associated projects with the said owner.
- Apparent financial difficulties are ridiculous, usual losses simply being used against gains in an accounting manner for businesses.

72 SUPPORT comments:

- Pub being used as a holiday let is a good idea. It looks amazing.
- The pub was barely used. The building should be put to good use. (4)
- It doesn't get used as a pub currently. It will become derelict and an eyesore if something doesn't change. (2)
- The pub doesn't get used Monday – Thursday. It is a waste of space.
- Preserving local history and revenue for the village. (2)
- The public was not supporting the pub. The pub would still look the same from the outside, so preserving the building.
- It will bring more people to use the local businesses such as the butchers, shops, taxi, baby sitters etc. (3)
- Great for tourism for the village from people visiting from outer villages, towns and cities. (11)
- Will bring greater local employment and economy. (3)
- Anti-social behaviour has been reported in the Pub. A change of use will have a positive impact on visitors and locals. (8)
- Would be a great idea and something to do with friends.
- Great idea and gives unique style holiday.
- Perfect venue for families and friends to spend time together. Ideal venue for locals to hire. (3)
- It is an interesting enterprise venture and why not if there was not enough local support as a pub. Too many failing pubs close and never reopen, at least the pub will be maintained into a derelict eyesore.
- Covid changed the ways people socialise.
- Would be something different for the village. (2)
- Owners are diversifying. There are five pubs and two village halls with alcohol licences. (2)
- There are various different pubs within walking distance from the former pub. (2)

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Economy and Tourism Policy ET2: Economic Development

Economy and Tourism Policy ET3: Tourism

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key planning matters for consideration include-

- Principle of Development
- Loss of Employment Use
- Loss of Community Facility
- Restrictions for Holiday-let Use
- Neighbour Amenity
- Impact on Conservation Area
- Highways / Access
- Other material considerations

Principle of Development

Policy CS01 states that the Borough Council will support facilities and services that will encourage economic growth and inward investment. Policy CS02 outlines the Settlement Hierarchy within which Upwell is classed as a 'Key Rural Service Centre'. Key Rural Service Centres (KRSC) help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and it is encouraged that local scale development will be concentrated in these given areas including new employment development. Limited growth of a scale and nature appropriate to secure sustainability of Upwell as a Key Rural Service Centre will be supported within the development limits of KRSCs. This application is of a limited scale and nature and will support sustainable development with employment and social opportunities as a large holiday-let. Policy CS06 outlines the approach to 'Development in Rural Areas'. The strategy of CS06 is that within all centres and villages, priority will be given to retaining local business sites. This is discussed in detail below alongside Policies CS10 (The Economy) and DM 9 (Community Facilities).

The application site lies within the development boundary for the settlement of Upwell, and therefore in line with Policies CS01, CS02, CS06 (Core Strategy 2011) and DM2 (Site Allocations and Development Management Policies Plan (SADMPP) 2016) development is permitted providing it is in line with other Local Plan Policies.

Upwell Neighbourhood Plan states in the objectives and aims of the Plan (under point 2) that the policies look to ensure sufficient community facilities within Upwell Parish. It goes on to set out Policy ET2 (Economic Development) which supports and encourages new economic development as long as the proposal would not have an adverse impact on residential amenity; would not have an unacceptable adverse impact on the transport network; could accommodate all parking for staff within its site; and would not have any other unacceptable environmental impacts, including impacts on the historic environment.

Policy ET3: Tourism favours developments which demonstrate a contribution towards enhancing tourism and/or the cultural heritage of the Upwell community. It states tourism will be strengthened by the creation, enhancement and expansion of high-quality tourism attractions and related infrastructure; which sits alongside the proposal for holiday-let use.

Loss of Employment Use

CS06 Development in Rural Areas: The Strategy of CS06 is that within all centres and villages, priority will be given to retaining local business sites unless it can be clearly demonstrated that continued use for employment (including tourism or leisure) of the site is economically unviable, or cannot overcome an overriding environmental objection, or a mixed use can continue to provide local employment opportunities and also meet other local needs.

Policy CS10 'The Economy' states that retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough and contribute to the regeneration and growth of the area. The Council will promote opportunities to improve and enhance the visitor economy, supporting tourism opportunities throughout the borough. Promoting the expansion of tourism opportunities at a smaller scale will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

Regarding the retention of employment land, the Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs

The Design and Access Statement, alongside additional information submitted (including financial accounts) states that the former public house the Five Bells Inn closed down in March 2020 after several years of declining profitability with an unsustainable loss of profit. The applicant states that the former use was unviable. The business plan supplied gives the indication that the use as a holiday let for tourism purposes has already proved to be more viable, particularly in the current climate.

Objections to the application state that the lack of profit to date was as a result of the poor management of the premises; and that under alternative management the public house could be a viable business. Therefore, that this use/business should not be lost to the village.

While the use of the building as a public house would generate more employment opportunities within the locality, in comparison to the proposed use as a holiday-let, the current proposal could still be considered an employment-generating use. On balance therefore it is not considered that the application is contrary to policy CS10.

Loss of Community Facility

Policy DM9 'Community Facilities' of the SADMPP (2016) states that the Council will encourage the retention of existing community facilities. Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:

- a) the area currently served by it would remain suitably provided following the loss, or if not
- b) it is no longer viable or feasible to retain the premises in a community facility use.

A significant number of objections have been received to the application, most of which centre around the importance of this public house to the village. It is argued, its central location and historic importance to the character of the settlement as well as the need for these types of facilities as community hubs and meeting places, should be retained within rural areas. The applicant makes the point that the Five Bells had traditionally been an Inn which included an element of accommodation alongside the public house. Therefore, the change of use is not dissimilar to the historic use of the building and this should be a key material planning consideration.

However the Five Bells Inn is not the only community facility use or public house in Upwell. The applicant has drawn specific attention to The Globe Inn and the Royal British Legion within Upwell, as well as The Crown Lodge and The Moorings restaurant in Outwell which are alternative pub/ restaurants within the KRSC. Accordingly, the application does meet the requirements of part a) of Policy DM9 of the SADMPP. Only one aspect of the policy has to be satisfied.

The Five Bells Inn Preservation Society submitted to the Borough Council a second nomination to register the public house as an Asset of Community Value (ACV) on 8th July 2021, of which Eastlaw has confirmed receipt. The Society requested that this nomination is a relevant material planning consideration in the determination of this application.

The ACV status means that prior to the sale of a community building (public house in this case), the owner does not have the ability to dispose of the site without the community having the 'right to bid' for the site. However, the ACV scheme is not a planning policy to protect against change of use, rather local authorities can use their local plan or an Article 4 direction to do that. Furthermore, in the determination of planning applications it is for the decision-making authority to determine the weight given to a potential ACV status. That said the status of a building as an ACV does recognise the value the community places on the use of the building as a community asset. This is supported by the number of objections received.

Restrictions for Holiday-let Use

Policy DM 11 of the SADMPP addresses 'touring and permanent holiday sites' but this includes permanent buildings constructed for the purpose of letting etc. The policy requires that applicants submit a business plan stating how the site would be managed and how it would support tourism in the area; demonstrates a high standard of design; can be safely accessed; is in accordance with flood risk policies and finally is not within the Coastal Hazard Zone. A business plan was submitted with the application and this provides sufficient information as required by the policy. Furthermore, the proposal does not include any changes to the existing building and so in design terms is entirely acceptable and is safely

accessed, it is within flood zone 1 and accords with flood risk policy, and is not within the Coastal Hazard Zone. Therefore, the scheme is in line with Policy DM11 of the SADMPP.

The Policy goes on to detail the condition to be applied to new holiday accommodation which includes restrictions to the use, controls with regard to the time periods of stays and the need for an up to date lettings register. It is proposed that this condition would be attached to the planning consent if approved. Concerns raised by the public include that the building could be a full-time let however the conditions specified will prevent this happening.

Whether short stay accommodation is considered to be within the use class C3 (dwellinghouses) or a sui generis use is a matter of fact and degree and determined on a case by case basis. The proposal seeks consent for the creation of a 9 bedroom holiday let (7 bedrooms in the main building and 2 in an ancillary outbuilding) which can sleep in total up to 20 guests.

The case *Moore v SoS* 2012 deals with the question of the difference between use as a dwellinghouse (C3) and use as a large holiday let and where this would amount to a material change of use. In this case, the inspector determined that the scale of use as an 8 bedroom holiday let, sleeping up to 18 people for periods of between 3 and 7 days, was such that the holiday let was far removed from a use as a dwelling house and a material change of use had occurred.

It is considered, given the scale of the proposed use, that the proposed use as a large holiday let, accommodating up to 20 guests across 9 bedrooms, is materially different to a C3 use and the proposed use would therefore be considered a Sui Generis use. The site would not therefore benefit from the permitted development rights outlined in Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Neighbour Amenity

A number of objections refer to historic anti-social behaviour issues associated with the public house, and in contrast concerns are raised about the potential use of the holiday-let and the ability to adequately manage this in terms of impacts on neighbouring uses/residents. It is likely that the use of the building as a large holiday-let has less potential to result in anti-social behaviour than a public house. CSNN have been consulted on the application and do not request any conditions are attached to the consent. They have requested an informative to remind the applicant however that they do have the ability to take action on the owners/ managers of the buildings should any such issues occur. Given the holiday-let use is already underway there have been no cases of nuisance/ disturbance reported to CSNN to date.

The proposal would therefore be in accordance with Policy CS08 of the CS and Policy DM15 of the SADMPP.

Impact on Conservation Area

The application site lies within the Upwell Conservation Area and within close proximity of Listed Buildings St Peters Church (Grade 1) and Welle Manor House (Grade 2*). The applicant has also submitted a Heritage Impact Statement. Objections refer to the impact of the change of use on the character of the locality. However, there are no proposed changes to the physical appearance of the building or curtilage. It is not considered the proposed change of use would have any impact on the street scene, neighbouring designated historic assets, or the wider conservation area.

The proposal would therefore be in accordance with Policy CS12 of the Core Strategy (2011).

Highways / Access

The public house has a car park with approximately 25+ parking spaces which would adequately accommodate visitors to the holiday-let. The Local Highway Authority has no objections to the proposal. The proposal would therefore comply with Policy CS11 of the CS and Policy DM15 of the SADMPP.

Other material considerations

Licensing - Within the information supplied with the application; the applicant states that there is the ability for guests to request that the bar is stocked with alcohol for their stay. Concerns have been raised about whether this is acceptable in licensing terms. Information has been sought from the Licensing team at the Borough Council and they have stated that they are unaware of any breaches of the Licensing Act at the Five Bells Inn. Furthermore whether or not the property remains a licensed premises or is a hotel does not matter as long as the four licensing objectives (the prevention of crime and disorder, public safety, the provision of public nuisance and the protection of children from harm) are not being undermined by the proposal.

Parish Council comments – The Parish Council in their comments dated 12 March stated that ‘... should the application be approved, ...we would urge the provision of planning conditions which would protect the building infrastructure to safeguard it’s future use should the opportunity for reopening arise. However, given the application accords with the NPPF and Local Plan policy it is not considered appropriate to include such conditions on a planning consent. Any significant changes to the physical building in the future would require a planning application in their own right, and any internal changes to the building would not require planning consent and cannot be controlled by condition.

Upwell Neighbourhood Plan - The application site is within the Upwell Neighbour Plan area and the neighbourhood plan policies therefore apply. Policy ET2 of the plan relates to new employment generating uses, which are required to demonstrate no adverse impact on their surroundings, including residential amenity, the highway network and the historic environment and provide parking for all staff on site. As discussed above, the impact on the locality, including on the Upwell Conservation Area is considered acceptable. Sufficient parking is provided on site to cater for both the future guests and any staff members involved in the management of the property.

Policy ET2 of the Neighbourhood Plan supports the creation, enhancement and expansion of tourism attractions and infrastructure.

The application is therefore considered to accord with the relevant policies of the Upwell Neighbourhood Plan.

CONCLUSION

The application seeks retrospective consent for the change of use of the site from a public house to a large holiday-let. The applicant makes the case, and has supplied information, to illustrate that the use of the building as a public house is, in their view, no longer viable and therefore a change of use is necessary. Objectors argues that this is not the case but is down to the way the business has been managed in recent years. Notwithstanding this, the change of use from a public house to a large holiday-let is in accordance with Policy CS06

and CS10 because the tourism use of the building would still make an economic contribution to the locality albeit a reduced one to that of a public house. While this change of use would result in the loss of the public house as a meeting place and focal point for the community, there are other public houses within the village and so it would not be the last one. In this regard the proposal is in accordance with policy DM9. Finally, if consent were approved for the application a condition should be attached to the consent to restrict the use of the building to short term stays etc and with this condition in place the application is also in accordance with policy DM11.

There are a number of objections to the loss of the public house as a community facility; and a local community group has been formed to try and save the use as a public house. The Society has submitted an application for the site to be registered as an Asset of Community Value, and this process is underway with the Borough Council. That said the Committee should take a view regarding the weight given to this application.

There are no objections to the application from statutory consultees and the Parish Council does not object to the proposal. The Parish Council does recognise the level of community interest however and suggests that the Council should seek to protect the building infrastructure to enable the reinstatement of the use as a public house in the future. The application submitted does not detract from this possibility.

In conclusion the application is in accordance with the NPPF, Policies CS06 and CS10 of the Core Strategy (2011), and Policies DM2, DM9 and DM11 of the SADMPP (2016) and Members are thereby recommended to approve.

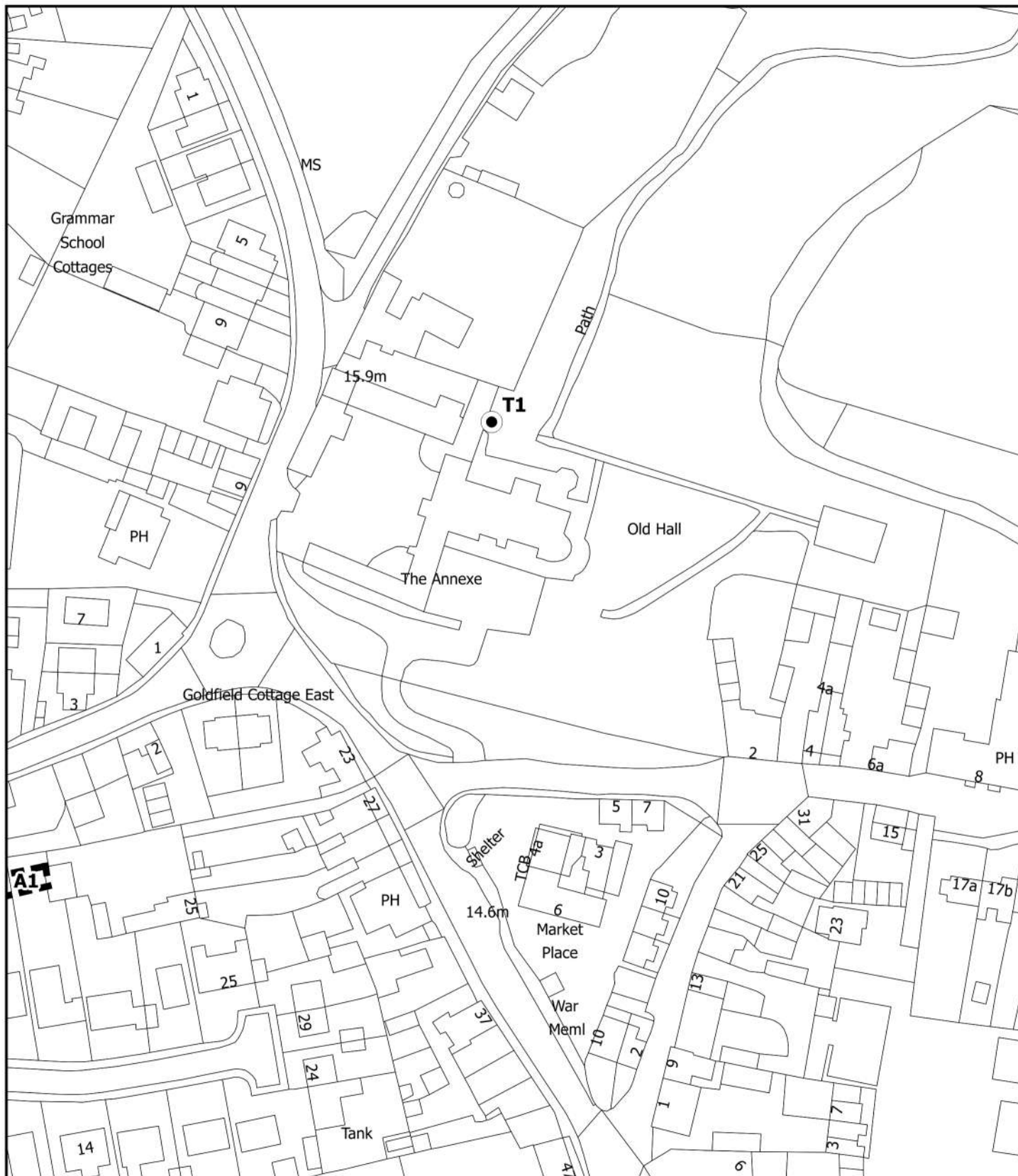
RECOMMENDATION:

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 plan Drawing No 6255/PL02A.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The accommodation hereby permitted shall only be used as a short-stay holiday accommodation (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence. The owners shall maintain an up-to-date register of lettings/occupation and shall make the register available at all reasonable times to the Local Planning Authority.
- 2 Reason: In the interests of the amenities of the locality in accordance with the NPPF and Policy DM11 of the SADMPP (2016).

2/TPO/00605

Within the garden of: The Old Hall, 4 Lynn Road, Snettisham, PE31 7LP



AGENDA ITEM NO: 8/2(a)

Parish:	Snettisham	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00605 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Within the garden of: The Old Hall, 4 Lynn Road, Snettisham, PE31 7LP	
Case No:	2/TPO/00605	
Grid Ref:	568504 334367	Date of service of Order: 5 th May 2021

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The mature Holm Oak (T1), is situated in the rear garden of The Old Hall, 4 Lynn Road, Snettisham. This tree can be seen from Lynn Road. This tree contributes greatly to the historical setting of the conservation area and to the wider landscape of Snettisham.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Following receipt of an S211 notification, 21/00033/TREECA, to remove the Holm Oak and following a site visit, it was found that this tree has a high amenity value, not only for the immediate residents of Lynn Road, but the wider environment in general.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One letter of objection has been received from the tree owner: The Old Hall, 4 Lynn Road, Snettisham and a summary of the objections are outlined below:

1. The tree is too near the house, it was misguided to plant the tree in its current position.
2. If the tree falls toward the house, it will cause considerable damage to both the house and the wall beneath it.
3. If the tree were reduced, this still wouldn't eliminate the chance that it would blow over as it would continue to grow.
4. The tree is evergreen and therefore catches the wind, throughout the year it is subject to the increasing gales we are experiencing, the chances of it being blown over are increasing.
5. The tree creates a very dark area near the house, it sheds leaves in June making it very difficult to garden in this area.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. Regular pruning would ensure that both the tree & property can coexist.
2. Having inspected the base of the tree, I can confirm that it appears to be in good health with no root plate movement associated with recent high winds.
3. I disagree with this; you can reduce the crown dimensions and thin the crown of the tree, this will reduce the overall sail area and would allow more of the wind to pass through the crown.
4. Please see point 2 & 3 above.
5. Careful selection of plants would enhance the area and ensure that tree and garden/plants can coexist.

CONCLUSIONS

In conclusion, this tree contributes greatly to the character and appearance of the street scene and the conservation area, both now, and into the future. It is considered that the reasons put forward by the objector are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should these trees be removed. It is therefore recommended that the order is confirmed.

RECOMMENDATION: CONFIRM ORDER WITHOUT MODIFICATION

Background Papers

TPO file reference: 2/TPO/00605

Appendix 1: Copy of scoring assessment

Contact Officer: Mr R. Fisher, Arboricultural Officer 01553 616386

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 5/2021 Surveyor: R. FISHER

Tree details
 TPO Ref (if applicable): 2/10/605 Tree/Group No: T1 Species: Holm Oak
 Owner (if known): Mr McFarlane Location: The Old Hall, 4 Lynn Road, Snettisham

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
 - 3) Fair/satisfactory Suitable
 - 1) Poor Unlikely to be suitable
 - 0) Dead/dying/dangerous* Unsuitable
- * Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes 5

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10* Unsuitable

Score & Notes 4

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

Score & Notes 3 large trees

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes 3 Holm Oak and historically connected to North Norfolk coastline

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 5 8211 received to fell.

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total: 20

Decision: serve TPO

PLANNING COMMITTEE – 16 AUGUST 2021

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the July Planning Committee Agenda and the August agenda. 215 decisions issued 208 decisions issued under delegated powers with 7 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 60% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 24 June 2021 – 30 July 2021

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	10	7	3		8	80%	60%	1	1
Minor	78	68	10	62		79%	80%	3	2
Other	127	124	3	115		90%	80%	0	0
Total	215	199	16						

55

Planning Committee made 7 of the 215 decisions, 3%

PLANNING COMMITTEE – 16 AUGUST 2021

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
19.10.2020	05.07.2021 Application Permitted	20/01677/F	Land To West of 8 Hyde Close Bircham Newton King's Lynn Change of use with extension to create dwelling house	Barwick - VACANT
09.03.2021	28.06.2021 Application Permitted	21/00455/F	Sanderlings 10 Anchorage View Brancaster King's Lynn Extension to the side of the property	Brancaster
11.03.2021	02.07.2021 Application Permitted	21/00472/F	31 Dale End Brancaster Staithe Norfolk PE31 8DA Proposed Extension & Renovation	Brancaster

06.04.2021	07.07.2021 Application Permitted	21/00663/F	Staithe House Main Road Brancaster Staithe King's Lynn Construction of pool house in the grounds of Staithe House.	Brancaster
21.04.2021	28.06.2021 Application Permitted	21/00768/F	Hérons House Cross Lane Brancaster KINGS LYNN Rear ground floor extension	Brancaster
24.05.2021	20.07.2021 Application Permitted	21/01180/F	Brancaster Village Hall Main Road Brancaster KINGS LYNN Retrospective siting of storage container	Brancaster
23.04.2021	07.07.2021 Application Permitted	21/00976/F	8 Sussex Farm Ringstead Road Burnham Market Norfolk Single storey extension to dwelling	Burnham Market
21.05.2021	28.07.2021 Application Permitted	21/01019/F	Endymion Creake Road Burnham Market Norfolk Proposed outbuilding / store	Burnham Market
24.05.2021	14.07.2021 Application Permitted	21/01035/F	Mayfield Cottage Ringstead Road Burnham Market Norfolk Erection of new cart shed	Burnham Market
25.05.2021	30.07.2021 Application Permitted	21/01053/A	Fredz Beauty 33 Market Place Burnham Market Norfolk Advertisement application for 1 x non-illuminated hanging sign to advertise commercial business	Burnham Market

25.01.2021		21/00122/F	Denning 7 Marsh Lane Burnham Norton Norfolk Construction of two storey extension connecting to existing cottage's West end at ground and first. New extension predominantly timber clad under a pan tiled roof, with timber windows throughout. Modest modifications to single storey lean-to at West end of cottage, minor internal modifications and enhancements, removal of existing timber shed and oil tank, and modest, localised adaptations to hard landscape.	Burnham Norton
22.03.2021	29.06.2021 Application Permitted	21/00555/F	The Arboretum East Harbour Way Burnham Overy Staithe Norfolk Two-storey Studio-Workshop-Boathouse	Burnham Overy
17.04.2020	08.07.2021 Application Refused	20/00573/FM	Land W of School N of Highfields House And N of 2 To 6 Back Lane Castle Acre Norfolk Siting of 14 glamping eco pods over two phases for use as holiday accommodation	Castle Acre
22.10.2020	01.07.2021 Application Permitted	20/01637/F	Motte House Pyes Lane Castle Acre King's Lynn First floor extension to dwelling	Castle Acre

21.06.2021	23.07.2021 Application Permitted	20/00501/NMA_1	Willow Cottage Stocks Green Castle Acre King's Lynn NON-MATERIAL AMENDMENT to Planning Permission 20/00501/F: Proposed single storey, flat roofed, garden room rear elevation extension	Castle Acre
15.10.2020	22.07.2021 Application Permitted	20/01592/F	Dunphail Lynn Road Castle Rising Norfolk Two-storey extension and detached garage	Castle Rising
22.03.2021	06.07.2021 Application Refused	21/00560/O	Land NE of 69 Ferry Road Clenchwarton Norfolk Proposed development of 3 2 storey dwellings (amended description)	Clenchwarton
15.04.2021	15.07.2021 Application Permitted	21/00717/F	10 Wildfields Close Clenchwarton King's Lynn Norfolk Part 2 storey part single storey rear extension and replacement garage	Clenchwarton
21.04.2021	13.07.2021 Application Permitted	21/00952/F	Church View House 2A Smallholdings Road Clenchwarton KINGS LYNN Erection of fencing	Clenchwarton
04.05.2021	16.07.2021 Application Permitted	21/00860/F	24 Rookery Road Clenchwarton King's Lynn Norfolk Proposed extension to provide first floor accommodation and construction of replacement garage	Clenchwarton

12.05.2021	13.07.2021 Application Permitted	21/01107/F	Coach House 1A Whin Common Road Denver Norfolk Single Storey front Porch Extension.	Denver
29.06.2021	28.07.2021 TPO Work Approved	21/00063/TPO	Hawksview 10 Ely Road Denver Norfolk 2/TPO/00164: T1 - Sycamore - Crown reduction at 30% or approx 2.5 metres. The tree is becoming large for its location and the client is keen to keep the tree looking magnificent	Denver
15.04.2021	06.07.2021 Application Permitted	21/00913/F	Lyncraft 10 Manor Road Dersingham King's Lynn Demolition of rear lean to and construction of single storey rear and side extension	Dersingham
30.04.2021	01.07.2021 GPD HH extn - Not Required	21/00863/PAGPD	1 Mountbatten Road Dersingham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4.275 metres with a maximum height of 4 metres.	Dersingham
13.05.2021	08.07.2021 Application Permitted	21/00947/F	15 Valley Rise Dersingham King's Lynn Norfolk Single storey rear extension and front porch	Dersingham
18.05.2021	13.07.2021 Application Permitted	21/01151/F	32 Post Office Road Dersingham King's Lynn Norfolk Construction of two-storey extensions to dwelling and garage conversion	Dersingham

27.05.2021	21.07.2021 Application Permitted	21/01203/F	10 Woodside Close Dersingham King's Lynn Norfolk Single storey extension to rear, porch to front, internal and external alterations	Dersingham
01.06.2021	30.06.2021 Tree Application - No objection	21/00109/TREECA	Victoria House 3 Manor Road Dersingham King's Lynn T1-T5 leylandii. T1 Fell to the ground to improve pedestrian access to rear of property. Reduce size of T2-T5 to increase amenity area.	Dersingham
02.06.2021	30.06.2021 Tree Application - No objection	21/00121/TREECA	Victoria House 3 Manor Road Dersingham King's Lynn T1 Cherry tree in rear garden of 3 Manor Road. Fell to ground.	Dersingham
03.03.2021	29.06.2021 Application Permitted	21/00551/RMM	Limagrain UK Ltd Station Road Docking Norfolk Reserved Matters: Residential development consisting of 30 dwellings.	Docking
28.04.2021	08.07.2021 Application Permitted	21/00816/F	55 Denver Hill Downham Market Norfolk PE38 9BE PROPOSED SINGLE STOREY REAR EXTENSION & INTERNAL ALTERATIONS	Downham Market
06.05.2021	21.07.2021 Application Permitted	21/01061/F	Stonehill House 27 Ravensway Downham Market Norfolk Timber summer house	Downham Market

11.05.2021	22.07.2021 Application Permitted	21/00921/F	42 London Road Downham Market DOWNHAM MARKET Norfolk VARIATION OF CONDITION 2 OF Planning Permission 20/00506/F: To change shape of turning head to comply with Building Regulations and provide a better landscaping development.	Downham Market
19.05.2021	19.07.2021 Application Permitted	21/01162/F	26 Grimshoe Road Downham Market Norfolk PE38 9RA Single storey extensions to dwelling	Downham Market
02.06.2021	29.06.2021 TPO Work Approved	21/00050/TPO	5 Ravensway Downham Market Norfolk PE38 0DB 2/TPO/00252: T1 Oak - Fell and Treat Stump	Downham Market
28.06.2021	28.07.2021 Tree Application - No objection	21/00135/TREECA	Downham Market Academy Bexwell Road Downham Market Norfolk Trees in a Conservation Area: Please see attached schedule from recent report	Downham Market
29.03.2021	14.07.2021 Application Permitted	21/00788/F	4 Farthing Road Downham Market Norfolk PE38 0AF Side Extension to dwelling	Downham West
17.05.2021	30.07.2021 Application Permitted	21/01241/F	Summer End Farmhouse Summer End Gayton Road East Walton Erection of carport.	East Walton
25.01.2021	09.07.2021 Application Permitted	21/00201/F	The Rose Cottage Main Road West Bilney Norfolk Variation of Condition 2 of Planning Permission 15/01918/F: Extension to existing annexe	East Winch

19.05.2021	01.07.2021 Application Permitted	19/00927/NMA_1	16 Lancaster Way East Winch King's Lynn Norfolk NON-MATERIAL AMENDMENT OF Planning Permission 19/00927/F: Two storey side & rear extension with extension to garage for use at home gym/storage	East Winch
08.04.2021	29.06.2021 Application Permitted	21/00679/F	1A The Wroe Emneth Norfolk PE14 8AL Two storey extension and single storey sun canopy to rear of dwelling	Emneth
29.04.2021	30.07.2021 Was Lawful	21/00832/LDE	Banyer Hall 121 Ladys Drove Emneth Wisbech Existing wildlife pond and creation of mounds on agricultural land	Emneth
17.05.2021	19.07.2021 Application Permitted	21/00966/F	Hi-Rize 178 Hungate Road Emneth Wisbech Proposed Swimming Pool Enclosure (retrospective)	Emneth
06.01.2021	07.07.2021 Application Permitted	21/00066/RMM	Long Lane Farm 30 Long Lane Feltwell Thetford RESERVED MATTERS: Residential development of 19 dwellings	Feltwell
07.05.2021	16.07.2021 Application Permitted	21/01071/F	2 Crabbes Close Feltwell Thetford Norfolk Single storey extension to bungalow to extend lounge	Feltwell

11.05.2021	30.07.2021 Application Permitted	21/00916/LB	Playter Hall Lynn Road Fincham King's Lynn Removal of 20th Century fireplace alterations from a former inglenook fireplace to re-establish a larger opening for a cooking stove.	Fincham
10.06.2021	28.06.2021 Application Permitted	19/00596/NMA_1	Ravenscroft Main Road Fincham King's Lynn NON-MATERIAL AMENDMENT OF Planning Permission 19/00596/RM: Reserved matters application for two dwellings	Fincham
19.04.2021	29.06.2021 Application Permitted	21/00738/F	Newfoundland 5 Abbey Road Flitcham King's Lynn Extensions and new highway facing wall and gates.	Flitcham with Appleton
10.05.2021	08.07.2021 Application Permitted	21/00897/F	The Long Cottage 68 - 69 Church Road Flitcham Norfolk Proposed Rooflights, Replacement Windows, New Windows and Window/Door Alterations	Flitcham with Appleton
17.05.2021	08.07.2021 Application Permitted	19/02201/NMA_1	Nanaimo Cottage 29 Anmer Road Flitcham King's Lynn NON-MATERIAL AMENDMENT OF Planning Permission 19/02201/F: Removal of existing single storey extension and construct new extension (Revised Scheme).	Flitcham with Appleton

19.05.2021	21.07.2021 Application Permitted	21/01153/PACU3	Agricultural Building Off Docking Road Fring Norfolk Application to determine if prior approval is required for proposed change of use from agricultural building to single dwelling (Schedule 2, Part 3, Class Q)	Fring
09.11.2020	30.07.2021 Application Permitted	20/01850/LB	Mill House Litcham Road Gayton King's Lynn LISTED BUILDING APPLICATION: Replacement windows and roof renovation	Gayton
24.05.2021	16.07.2021 Application Permitted	21/01034/F	Corner House Lime Kiln Road Gayton King's Lynn First floor extension and alterations	Gayton
19.03.2021	26.07.2021 Application Permitted	21/00549/F	3B Kennels Farm 19 Castleacre Road Great Massingham King's Lynn Proposed rear extension to existing residential property	Great Massingham
19.04.2021	08.07.2021 Application Permitted	21/00741/F	Piplin House Castleacre Road Great Massingham King's Lynn Single storey self contained annexe for use as ancillary accommodation in conjunction with the existing dwelling	Great Massingham
13.05.2021	08.07.2021 Application Permitted	21/00946/F	114 Summerwood Estate Great Massingham King's Lynn Norfolk Proposed Single Storey Extension to the Front.	Great Massingham

05.03.2020	29.06.2021 Application Permitted	20/00357/F	Leziate Drove Garage Ltd 83 Leziate Drove Pott Row Norfolk Two storey extension to reception with office over and rear workshop extension	Grimston
15.03.2021	30.07.2021 Application Permitted	21/00500/F	Lodge Farm Barn 141 Lynn Road Grimston Norfolk Rear Extension to Existing Dwelling House	Grimston
29.03.2021	08.07.2021 Application Refused	21/00614/O	Land Between 37 And 39 Philip Rudd Court Pott Row Norfolk OUTLINE APPLICATION (SOME MATTERS RESERVED): Proposed new dwelling	Grimston
14.05.2021	14.07.2021 Application Permitted	21/01114/F	67 Low Road Grimston King's Lynn Norfolk Single storey rear extension and front porch to dwelling	Grimston
05.06.2020	07.07.2021 Application Permitted	20/00804/CU	Land South of South Beach Road Heacham Norfolk Change of use of land to public car park for approximately 260 no. car parking spaces	Heacham
14.12.2020	01.07.2021 Application Permitted	20/01998/F	34A Hunstanton Road The Green Heacham Norfolk Change of use from a place of worship to a dwelling, alterations to provide a 3 bedroom dwelling	Heacham
14.12.2020	05.07.2021 Application Permitted	20/01999/LB	34A Hunstanton Road The Green Heacham Norfolk Listed building application for change of use from a place of worship to a dwelling, alterations to provide a 3 bedroom dwelling	Heacham

21.01.2021	08.07.2021 Application Permitted	21/00103/F	33 Kenwood Road Heacham Norfolk PE31 7DD REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/00032/F: To extend and remodel the existing house	Heacham
21.04.2021	07.07.2021 Application Permitted	21/00766/F	24 Woodside Avenue Heacham King's Lynn Norfolk Single storey rear extension and two storey side extension	Heacham
26.04.2021	15.07.2021 Application Permitted	21/00796/F	25 Neville Road Heacham King's Lynn Norfolk Two Storey extension to rear of property	Heacham
26.04.2021	08.07.2021 Application Permitted	21/00978/F	6 West Staithe Barns South Beach Road Heacham King's Lynn Single storey rear extension and alterations to dwelling and partial garage conversion to summerhouse and raised patio	Heacham
24.05.2021	16.07.2021 Application Permitted	21/01033/F	10 Wilton Road Heacham King's Lynn Norfolk New garage	Heacham
04.05.2021	29.06.2021 Application Permitted	21/01028/F	21 Lynn Road Hillington King's Lynn Norfolk First floor side and rear extension	Hillington
24.05.2021	29.06.2021 GPD HH extn - Not Required	21/01046/PAGPD	2 Railway Cottages Fakenham Road Hillington King's Lynn Single storey rear extension which extends beyond the rear wall by 5 metres with a maximum height of 3.7 metres and a height of 2.7 metres to the eaves	Hillington

10.05.2021	15.07.2021 Application Permitted	21/00906/F	Attila 83 Main Street Hockwold cum Wilton Norfolk Single storey side extension to form storage and single storey extension to existing garden room.	Hockwold cum Wilton
03.02.2021	12.07.2021 Application Withdrawn	21/00300/F	Land At E569879 N342981 Beach Road Holme next The Sea Norfolk Change of use of land to a 50 pitch campsite with toilet and shower block, reception, general store and shepherds huts.	Holme next the Sea
01.04.2021	07.07.2021 Application Permitted	21/00644/F	Church Cottages 8 Kirkgate Holme next The Sea Norfolk Proposed demolition of existing outbuilding , new porch , removal of back door and replace with new window and enlargement of bathroom window.	Holme next the Sea
20.05.2021	28.07.2021 Application Permitted	21/01015/F	Ivy Cottage 21 Eastgate Holme next The Sea Norfolk Variation of condition 2 of planning permission 20/00032/F	Holme next the Sea
25.05.2021	28.07.2021 Application Permitted	21/01052/F	14 Westgate Holme next The Sea Norfolk PE36 6LF Proposed Garage extension and alterations.	Holme next the Sea
20.11.2020	30.07.2021 Application Permitted	20/01962/F	Number 21 Restaurant & Grill 21 The Green Hunstanton Norfolk Change of use from flat to B & B rooms and external and internal alterations to building.	Hunstanton
22.03.2021	20.07.2021 Application Permitted	21/00558/F	76 Cliff Parade Hunstanton Norfolk PE36 6EJ Alterations to dwelling.	Hunstanton

29.03.2021	26.07.2021 Application Permitted	21/00609/O	107 Waveney Road Hunstanton Norfolk PE36 5DQ Outline Application: Construction of a dwelling	Hunstanton
29.04.2021	29.06.2021 Application Permitted	21/00831/F	3 Downs Road Hunstanton Norfolk PE36 5HX Extension & alterations to dwelling	Hunstanton
24.05.2021	22.07.2021 Application Permitted	21/01039/F	20 Ingoldsby Avenue Ingoldisthorpe King's Lynn Norfolk Ground floor extension to rear of property	Ingoldisthorpe
19.10.2020	21.07.2021 Application Permitted	20/01685/FM	Land At Freebridge Farm Clenchwarton Road Freebridge Services West Lynn King's Lynn Highways depot comprising maintenance building, salt barn and ancillary offices plus parking and landscaping	King's Lynn
13.11.2020	28.06.2021 Application Permitted	20/01877/F	271 Wootton Road King's Lynn Norfolk PE30 3AR Rear extension and erection of granny annexe.	King's Lynn
22.12.2020	15.07.2021 Application Permitted	20/02080/F	B & B Engineering Ltd 13 Bryggen Road North Lynn Industrial Estate King's Lynn Proposed light industrial unit	King's Lynn

22.12.2020	05.07.2021 Application Permitted	20/02127/FM	Chequer House 10 - 12 King Street King's Lynn Norfolk The redevelopment and change of use of an office building (use class E) to a residential development comprising self-contained flats (use class C3) including internal and external alterations, as well as associated hard and soft landscaping, car and cycle parking and refuse	King's Lynn
22.12.2020	08.07.2021 Application Permitted	20/02128/LB	Chequer House 10 - 12 King Street King's Lynn Norfolk Listed building application for the redevelopment and change of use of an office building (use class E) to a residential development comprising self-contained flats (use class C3) including internal and external alterations, as well as associated hard and soft landscaping, car and cycle parking and refuse	King's Lynn
14.01.2021	06.07.2021 Application Permitted	21/00063/F	1 Hinchbrook Close South Wootton King's Lynn Norfolk Single storey extension to the North side of the property. Size of proposed extension is approximately 3.6mx8m, which will serve as a dinner area innkeeping with the style of the existing building.	King's Lynn

29.01.2021	08.07.2021 Application Permitted	21/00145/F	Site West of St Peters Road West Lynn King's Lynn Variation of Conditions 18 and 19 of Planning Permission 16/01105/OM: Residential development for 44 dwellings	King's Lynn
02.02.2021	20.07.2021 Application Permitted	21/00176/F	Land Rear of 33 Low Road South Wootton Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PERMISSION 20/00173/RM: Plots 2, 3 and 4 - Construction of three dwellings	King's Lynn
23.02.2021	07.07.2021 Application Permitted	21/00304/A	Whiting And Partners Norfolk House Hamlin Way Hardwick Narrows Advertisement application for 3 x non-illuminated fascia signs	King's Lynn
25.02.2021	09.07.2021 Application Permitted	21/00479/LB	Kings Yard Flats Littleport Street King's Lynn Norfolk Replacement of 4 existing timber communal doors with new timber doors, colour to match existing	King's Lynn
26.02.2021	19.07.2021 Application Permitted	21/00497/F	Hughes Service Department Hereford House Hereford Way Hardwick Narrows Change of use of existing B8 building to retail members club (Sui Generis) with new entrance doors.	King's Lynn
24.03.2021	09.07.2021 Application Permitted	21/00760/F	Pizza Piazza 120 Norfolk Street King's Lynn Norfolk Proposed erection of first and second floor 3m rear extension and internal alterations	King's Lynn

31.03.2021	22.07.2021 Application Permitted	21/00631/FM	Cruso & Wilkin Waterloo Street King's Lynn Norfolk Conversion of vacant office building into 12 apartments	King's Lynn
08.04.2021	30.07.2021 Application Permitted	21/00856/F	Georgia Court Hardwick Industrial Estate King's Lynn Norfolk 7 x mono pitched units to be occupied in accordance with Class E(g), B2 or B8 uses	King's Lynn
09.04.2021	29.06.2021 Application Permitted	21/00688/F	7 Dawnay Avenue King's Lynn Norfolk PE30 3BZ New roof and renovation to existing sun room. Single storey extension to form a new kitchen area, utility and bedroom/study. New garage and garden store	King's Lynn
09.04.2021	02.07.2021 Application Permitted	21/00694/F	15 Bentinck Way West Lynn King's Lynn Norfolk Extension and Alterations to Dwelling	King's Lynn
09.04.2021	09.07.2021 Application Permitted	21/00878/F	32 Adelaide Avenue King's Lynn Norfolk PE30 3AH Single storey flat roof side extension	King's Lynn
14.04.2021	28.07.2021 Application Permitted	21/00711/F	Apartment 1 Limes House 27 Purfleet Street King's Lynn Replacing old windows to UPVC windows for 12 apartments.	King's Lynn
15.04.2021	02.07.2021 Application Permitted	21/00722/F	3 Dawnay Avenue King's Lynn Norfolk PE30 3BZ Single storey extension to form new kitchen area	King's Lynn

15.04.2021	07.07.2021 Application Permitted	21/00912/F	9 Buttercup Lane West Lynn King's Lynn Norfolk Proposed 2 storey extension	King's Lynn
19.04.2021	14.06.2021 Application Permitted	21/00924/F	Springwood High School Queensway King's Lynn Norfolk Proposed installation of new Modular Canteen Building and associated access works and service connections	King's Lynn
22.04.2021	27.07.2021 Application Permitted	21/00786/CU	8 Homeland Road King's Lynn Norfolk PE30 2PP Retrospective change of use to a house of multiple occupation (7 bedrooms)	King's Lynn
23.04.2021	08.07.2021 Application Permitted	21/00960/F	GHR Greatest Hits Radio 18 Blackfriars Street King's Lynn Norfolk Change of use from radio station and offices to mixed use residential and hot food takeaway.	King's Lynn
29.04.2021	07.07.2021 Application Permitted	21/00828/F	Nails By Jen 4 St James Street King's Lynn Norfolk New external door to rear of premises	King's Lynn
04.05.2021	28.06.2021 Application Refused	21/01047/A	Advertisement Wisbech Road King's Lynn Norfolk ADVERT APPLICATION: New single illuminated 48 sheet digital advertisement display	King's Lynn

05.05.2021	30.07.2021 Application Permitted	21/00870/F	West Norfolk Primary Care Trust Extons Road King's Lynn Norfolk Installation of a Local Exhaust Ventilation (LEV) extract system on concrete hard standing enclosed by a 1.8 metre high metal palisade fence with access gate.	King's Lynn
05.05.2021	07.07.2021 Application Permitted	21/00876/F	63 Grafton Road King's Lynn Norfolk PE30 3EX Extension	King's Lynn
07.05.2021	22.07.2021 Application Permitted	21/00891/F	School Bungalow Whitefriars Road King's Lynn Norfolk Change of use from a caretaker's bungalow to office space	King's Lynn
18.05.2021	12.07.2021 Application Permitted	21/00980/F	7 Mannington Place South Wootton King's Lynn Norfolk Removal of conservatory and construct single storey rear extension	King's Lynn
18.05.2021	13.07.2021 Application Permitted	21/01138/F	6 Checker Street King's Lynn Norfolk PE30 5AS The proposal is to convert existing integral garage into habitable lounge space, requiring the removal of existing garage door and brick up to cill level with the addition of a new sash window unit.	King's Lynn
19.05.2021	23.07.2021 Application Permitted	21/01159/F	Peacock Stores 30 - 34 Broad Street King's Lynn Norfolk Installation of new plant/equipment on roof of unit	King's Lynn

20.05.2021	15.07.2021 Application Permitted	21/01007/F	3 Cherry Tree Drive West Lynn King's Lynn Norfolk Extension and alterations to dwelling	King's Lynn
21.05.2021	23.07.2021 Application Permitted	21/01013/LB	Kings Lynn Railway Station Blackfriars Road King's Lynn Norfolk Listed Building: The installation of a new customer information system (CIS) monitor to the interior of the waiting room on Platforms 1 and 2, along with associated cabling.	King's Lynn
24.05.2021	19.07.2021 Application Permitted	21/01041/A	Peacock Stores 30 - 34 Broad Street King's Lynn Norfolk Replacement Fascia sign and projecting sign to front elevation. Small window mounted sign to front elevation.	King's Lynn
01.06.2021	23.07.2021 Application Refused	21/01086/A	1st Self Storage Ltd Edward Benefer Way King's Lynn Norfolk New single illuminated digital advertisement display	King's Lynn
02.06.2021	27.07.2021 Application Permitted	21/01215/A	Advertisement (JC Decaux) River Lane River Lane Gaywood King's Lynn Upgrade of existing 48 sheet illuminated advert to support digital poster	King's Lynn
04.06.2021	28.07.2021 Application Permitted	21/01233/F	48 King George V Avenue King's Lynn Norfolk PE30 2QF Side and Rear Extension.	King's Lynn

17.06.2021	22.07.2021 GPD HH extn - Not Required	21/01230/PAGPD	18 Barnwell Road Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.47 metres with a maximum height of 3.72 metres and a height of 2.67 metres to the eaves	King's Lynn
25.06.2021	28.07.2021 GPD HH extn - Not Required	21/01325/PAGPD	11 Chase Avenue King's Lynn Norfolk PE30 5QY Single storey rear extension which extends beyond the rear wall by 3.75 metres with a maximum height of 2.95 metres and a height of 2.80 metres to the eaves	King's Lynn
08.07.2021	09.07.2021 Application Withdrawn	21/01400/CU	Vacant 102 High Street King's Lynn Norfolk Minor Change of Use: Vacant former Travel Agents shop into a Dedicated Mental Health Trauma Cafe with a Small Public Facing Fence cafe styled frontage working in partnership with Local NHS to provide support.	King's Lynn
06.04.2021	08.07.2021 Application Permitted	21/00665/F	Birchwood 65 East Winch Road Ashwicken King's Lynn Proposed extension, alterations & alterations to existing driveway	Leziate
12.05.2021	28.07.2021 Application Permitted	21/01106/F	Tanglewood 69 Gayton Road Ashwicken Norfolk Two and Single storey dwelling extension.	Leziate

29.06.2021	28.07.2021 TPO Work Approved	21/00065/TPO	15 Station Road Leziate King's Lynn Norfolk 2/TPO/00204: T1 - Horse Chestnut - 30 % crown reduction and thin. This large and beautiful tree is dominating its position in the clients garden, client is very keen to maintain the trees aesthetic	Leziate
30.08.2019	20.07.2021 Application Permitted	19/01540/F	Clarkes Farm Peddars Way Hillington King's Lynn Barn conversion and extension to form 4 bedroom accommodation	Little Massingham
31.03.2021	13.07.2021 Application Permitted	21/00633/RM	Land SW of 146 And W of 145 Smeeth Road Marshland St James Norfolk RESERVED MATTERS: Construction of dwelling on Plot 2	Marshland St James
01.04.2021	05.07.2021 Application Permitted	21/00643/F	4 Walton Road Marshland St James Wisbech Norfolk Erection of 2-storey side extension onto dwelling, and erection of 2-car garage.	Marshland St James
13.04.2021	05.07.2021 Application Permitted	21/00888/F	Willow Farm Black Drove Marshland St James Wisbech Proposed single storey front extension and proposed two storey side extension to dwelling	Marshland St James
26.05.2021	05.07.2021 Tree Application - No objection	21/00106/TREECA	Street Record Ventura Close Methwold Norfolk Trees in a Conservation Area: 3 xAsh Trees with dieback to reduce crowns	Methwold

30.06.2021	28.07.2021 Tree Application - No objection	21/00137/TREECA	Church of St George Crown Street Methwold Norfolk Trees in a Conservation Area: List on trees - see application form	Methwold
12.04.2021	02.07.2021 Application Refused	21/00884/F	Land South of Home Farm Sandy Lane Blackborough End Norfolk Proposed erection of 2 detached houses & garages and associated site works including vehicular accesses	Middleton
13.04.2021	09.07.2021 Application Permitted	21/00889/F	2 Manor Close Hill Road Middleton King's Lynn Single storey porch	Middleton
15.04.2021	13.07.2021 Application Permitted	21/00723/F	White House School Road Middleton King's Lynn Conversion and extension of part of stables to create a two storey self-contained annexe for use as a holiday let	Middleton
28.04.2021	15.07.2021 Application Permitted	21/01005/F	Manor Farm House Hill Road Middleton KINGS LYNN Variation of Condition 1 of Planning Permission 17/02226/RM: Reserved Matters Application for the construction of two dwellings	Middleton
19.05.2021	16.07.2021 Application Permitted	21/01000/F	3 Hall Orchards Middleton King's Lynn Norfolk Single Storey front/side extension	Middleton

12.04.2021	01.07.2021 Application Permitted	21/00702/F	Seamh Cottage Birchfield Road Nordelph Downham Market Replacement of a 4.2 metre long landing stage with a 16.74m long landing stage including erosion protection under landing stage and steps. The main structure of the new landing stage will be constructed using Ecowood (recycled plastic) as per drawing 20019/25A	Nordelph
12.04.2021	05.07.2021 Application Permitted	21/00705/F	Chestnut Cottage Birchfield Road Nordelph Downham Market Construction of a 4m x 1.3m landing stage to the river frontage of Chestnut Cottage, Birchfield Road, Nordelph on Well Creek. Permission has been granted by the Middle Level Commisioners, Consent No. MLC/BC/646 (Attached). No Change of use is required	Nordelph
14.05.2021	12.07.2021 Application Permitted	21/00770/F	Beck Lodge Birchfield Road Nordelph Downham Market VARIATION OF CONDITION 2 of Planning Permission 20/01829/F: to change of roof pitch and materials.	Nordelph
10.05.2021	15.07.2021 Application Permitted	21/00900/F	Creake Abbey Burnham Road North Creake Norfolk Change of Use of Grass Field Used for Overflow Parking to Planning Use Class E for the Display and Sale of Plants.	North Creake

26.04.2021	14.07.2021 Application Permitted	21/00979/F	Cassiobury 31 The Green North Runcton King's Lynn Extension and loft conversion	North Runcton
29.03.2021	30.07.2021 Application Refused	21/00612/F	Land Rear of 40 Methwold Road Northwold Thetford Norfolk Positioning of portable building with patio as a village shop with refreshments	Northwold
07.05.2021	08.07.2021 Application Permitted	21/00890/F	Orchard House 12B Thetford Road Northwold THETFORD Single storey front extension and rear dormer	Northwold
10.05.2021	20.07.2021 Application Permitted	21/00905/F	4 Pinfold Lane Northwold Norfolk IP26 5LH Change of use of outbuilding into a self-contained residential annexe	Northwold
12.05.2021	07.07.2021 Application Permitted	21/01094/F	5 St Andrews Close Northwold Thetford Norfolk Two Storey and Single Storey Extension to dwelling.	Northwold
24.05.2021	21.07.2021 Consent Required Not	21/01032/T3	South of A134 Thetford Road Northwold Norfolk APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED: Installation of a 20m high lattice tower, to support 6No. antennas and 4No. dishes. In order to operate the new antenna, ancillary apparatus will be placed in the 5No. new equipment cabinets. The site will be secured with 2m palisade fencing	Northwold

03.06.2021	27.07.2021 Application Permitted	21/01104/F	36 West End Northwold Thetford Norfolk Replacement wall and a new sliding gate	Northwold
24.11.2020	08.07.2021 Application Permitted	20/01970/F	Site South of Lifeboat Station Sea Lane Old Hunstanton Norfolk Retrospective planning permission for a replacement roof and regularisation of shape of building	Old Hunstanton
07.04.2021	29.06.2021 Application Permitted	21/00670/F	6 Smugglers Close Old Hunstanton Hunstanton Norfolk Single storey rear extension and replacement flat roof over existing garage and utility	Old Hunstanton
12.05.2021	08.07.2021 Application Permitted	21/00936/F	8 Kelsey Close Old Hunstanton Hunstanton Norfolk Proposed Pedestrian Access	Old Hunstanton
01.06.2021	27.07.2021 Application Permitted	20/00153/NMA_1	Eason House 11 Well Creek Road Outwell Wisbech NON- MATERIAL AMENDMENT TO PLANNING CONSENT 20/00153/F: Proposed extension and alterations to existing dwelling	Outwell
29.03.2021	29.06.2021 Application Refused	21/00611/O	1 Abbey Lakes Close Pentney Norfolk PE32 1FN OUTLINE ALL MATTERS RESERVED: 4No 3/4 bedroom log cabins with boat storage	Pentney
16.04.2021	30.07.2021 Application Permitted	21/00730/F	Plot 5, West of Northview Narborough Road Pentney Norfolk Construction of one dwelling and garage	Pentney

09.04.2021	16.07.2021 Application Permitted	21/00881/F	3 Low Road Roydon King's Lynn Norfolk Single Storey Orangery Extension	Roydon
26.05.2021	19.07.2021 Application Permitted	20/00813/NMA_1	The Paddocks Downham Road Runcton Holme King's Lynn NON-MATERIAL AMENDMENT to Planning Permisison 20/00813/F: Outdoor swimming pool and extension to existing single storey garden store to form home office, greenhouse, and converting existing garden store to annex.	Runcton Holme
28.04.2021	20.07.2021 Application Permitted	21/00817/F	Sandringham Estate Scotch Belt Sandringham Norfolk Expansion of existing car park from 413 spaces to 600 spaces including 50 no wheelchair accessible spaces	Sandringham
22.04.2021	07.07.2021 Application Permitted	21/00777/F	Glovers Farm Fring Road Sedgeford Norfolk Erection of New Agricultural Barn and Extensions to Existing Agricultural Barn	Sedgeford
16.02.2021	28.07.2021 Application Permitted	21/00375/F	24A Common Road Snettisham King's Lynn Norfolk Construction of 3 dwellings following sub-division	Snettisham
30.03.2021	05.07.2021 Application Permitted	21/00620/F	23 The Beach Shepherds Port Snettisham Norfolk Holiday caravan renewal of application expired on 30th September 2020 Ref: 10/01501/F	Snettisham

08.04.2021	30.07.2021 Application Permitted	21/00864/F	The Coach House Snettisham House St Thomas Lane Snettisham Renovation and refurbishment of dwelling.	Snettisham
11.05.2021	30.07.2021 Application Permitted	21/01090/RM	Land Behind 76 Station Road Snettisham King's Lynn Norfolk RESERVED MATTERS: Construction of dwelling	Snettisham
17.05.2021	14.07.2021 Application Permitted	21/00972/F	9 The Avenue Snettisham King's Lynn Norfolk Reposition approved garage in accordance with drawing	Snettisham
20.05.2021	01.07.2021 Tree Application - No objection	21/00104/TREECA	Park Farm 27 Manor Lane Snettisham Norfolk T1 - Oak, to re-balance and lift crown. T2 - Cedar, to fell. T3 and T4 - Palm Trees to be removed. G1 - mix of Holly Trees to be lopped back to neaten. G2 - Holly Trees and one Silver Birch, to remove Holly and prune Silver Birch. G3 - small shrubs to be cleared, to improve the healthy growth for the Ash tree located within the shrubs, within a Conservation Area. All the trees that are proposed to be removed will be replanted.	Snettisham
26.03.2021	16.07.2021 Application Permitted	21/00595/F	The Old Rectory Waterden Lane Waterden South Creake Alterations to driveway	South Creake

05.05.2021	29.06.2021 Application Permitted	21/01048/F	Jays The Common South Creake Norfolk Variation of conditions 2 and 5 of planning permission 16/02104/F	South Creake
08.03.2021	28.07.2021 Application Refused	21/00437/F	3 Nursery Lane South Wootton King's Lynn Norfolk Proposed new residential dwelling	South Wootton
09.04.2021	02.07.2021 Application Permitted	21/00693/F	Kavanah 142 Grimston Road South Wootton King's Lynn First floor extension and integral alterations to the dwelling with external contemporary finishes applied to all elevations	South Wootton
15.04.2021	22.07.2021 Application Permitted	21/00911/F	White Rose Lodge 31 Sandy Lane South Wootton King's Lynn Proposed side extension and front alterations	South Wootton
29.04.2021	08.07.2021 Application Permitted	21/00840/F	2 Ullswater Avenue South Wootton King's Lynn Norfolk To erect a fence of 1.8m in height along the side boundary of 2 Ullswater Ave of approximately 9.6 metres in length.	South Wootton
04.05.2021	29.06.2021 Application Permitted	21/00862/F	19 Bracken Road South Wootton King's Lynn Norfolk The proposal is for internal alterations to the existing ground floor of the dwelling plus the installation of a roof light and change of existing openings to the rear elevations.	South Wootton

05.05.2021	06.07.2021 Application Permitted	21/00872/F	47 Ullswater Avenue South Wootton King's Lynn Norfolk Division of present garage creating a play room. New upper storey over garage forming bedroom 1 and en-suite and the addition of a small single storey workshop area to the rear	South Wootton
12.05.2021	05.07.2021 Application Permitted	21/01091/F	7 Felbrigg Close South Wootton King's Lynn Norfolk Front porch, garage conversion and associated works.	South Wootton
26.04.2021	01.07.2021 Application Permitted	21/00797/F	Tall Trees 3 Campsey Road Southery Downham Market Single storey rear extension to dwelling	Southery
23.03.2021	29.06.2021 Application Permitted	21/00567/F	Walnut Tree Cottage 4 The Drove Barroway Drove Norfolk Construction of an equestrian manege for personal use	Stow Bardolph
22.04.2021	06.07.2021 Application Permitted	21/01056/F	Plots South West of Eastfields 173 The Drove Barroway Drove DOWNHAM MARKET VARIATION OF CONDITION 1 for Planning Permission 18/02168/RM: to change the design of Plot 1.	Stow Bardolph
07.06.2021	05.07.2021 AG Notification NOT REQD	21/01223/AG	1 Westerby Farm Stow Road Outwell Wisbech Erection of new general purpose farm building and erection of a lean-to store.	Stow Bardolph

09.03.2021	21.07.2021 Application Permitted	21/00600/F	The Stockyard Creake Road Syderstone King's Lynn Conversion of existing barn to ancillary accommodation	Syderstone
07.05.2021	12.07.2021 Application Permitted	21/00893/F	Fern House Farm Fern Farm Lane Terrington St Clement KINGS LYNN Demolition of corrugated steel outbuilding and construction of new Annex accommodation incidental to the use of main house	Terrington St Clement
27.04.2021	14.07.2021 Application Permitted	21/00991/F	The Forge Stud Farm Church Road Terrington St John Part Ground Floor and Part First Floor Extension, and alterations to dwelling.	Terrington St John
04.02.2021	16.07.2021 Application Permitted	21/00299/F	The Lifeboat Inn Ship Lane Thornham Hunstanton Installation of outdoor covered dining area, fence and associated infrastructure for a temporary period of 18 months	Thornham
18.02.2021	28.07.2021 Application Permitted	21/00415/F	Mulberry Cottage 13 Green Lane Thornham Norfolk Extensions and alterations to dwelling	Thornham
24.03.2021	23.07.2021 Application Permitted	21/00579/F	Quavers High Street Thornham Hunstanton Variation of Condition 2 of Planning Permission 20/00871/F: Demolition of existing dwelling and construction of 3 replacement dwellings	Thornham

06.05.2021	07.07.2021 Application Permitted	21/01063/F	Marsh House The Green Thornham Hunstanton Rebuilding of boathouse (retrospective application)	Thornham
26.05.2021	01.07.2021 TPO Work Approved	21/00056/TPO	6 Pastures Court Thornham KINGS LYNN Norfolk 2/TPO/00590: T7 Purple Plum - remove due all major limbs have included bark so safety is questionable	Thornham
04.06.2021	30.07.2021 Application Permitted	21/01109/F	Fulmar 6 Shepherds Pightle Thornham Norfolk Extension and alterations to dwelling	Thornham
15.04.2021	19.07.2021 Application Permitted	21/00896/F	The Old Barn Greens Lane Tilney All Saints King's Lynn Construction of a stable and shed room (Retrospective)	Tilney All Saints
26.11.2020	08.07.2021 Application Permitted	20/01980/O	Land Between 89 And 93 High Road Tilney cum Islington Norfolk Outline application for proposed semi-detached houses	Tilney St Lawrence
30.03.2021	27.07.2021 Application Permitted	21/00624/RM	Plot 1 Land South East of 5 New Road Upwell Norfolk Reserved Matters: Construction of dwelling and detached garage.	Upwell
04.05.2021	16.07.2021 Application Permitted	21/00859/F	Ivy House 60 Croft Road Upwell Wisbech INSTALL CONSERVATORY TO THE SIDE OF THE PROPERTY	Upwell

11.05.2021	13.07.2021 Application Refused	21/00923/F	Lakesend House Welney Road Lakes End Norfolk Change of use of existing agricultural paddock and outbuildings to residential garden use	Upwell
17.05.2021	09.07.2021 Application Permitted	21/00974/F	Poplar Farm Main Road Lott's Bridge Three Holes Proposed Additional Windows and Alterations to Windows	Upwell
21.05.2021	21.07.2021 Application Permitted	21/01020/F	Kelvin 37 New Road Upwell Wisbech Single storey rear & side extension and detached garage following removal of existing garage & lobby	Upwell
11.06.2021	08.07.2021 Application Permitted	20/01070/NMA_1	Land South East of 5 New Road Upwell Norfolk NON-MATERIAL AMENDMENT of Planning Permission 20/01070/RM: Reserved Matters Application for erection of 5 dwellings with garages (Plot 5)	Upwell
19.04.2021	09.07.2021 Application Permitted	21/00736/F	7 Market Lane Walpole St Andrew Wisbech Norfolk Proposed single storey side extension	Walpole
11.05.2021	06.07.2021 Application Permitted	21/01092/F	Marsh Farm Frenchs Road Walpole St Andrew Wisbech Grain and potato storage building extension	Walpole

25.05.2021	20.07.2021 Application Permitted	21/01196/F	Plot 4 Eastlands Bank Walpole St Andrew WISBECH VARIATION OF A CONDITION 1 AND 6 of Planning Permission 21/00361/F: To amend drawing and wording of a condition to allow foul drainage to be connected to treatment tank as shown on plan 20-2030-2-A.	Walpole
08.06.2021	13.07.2021 GPD HH extn - Refused	21/01228/PAGPD	Threeways Chalk Road Walpole St Peter Norfolk Single storey flat roof extension which extends beyond the rear wall by 7.8 metres and with a maximum height of 3.4 metres	Walpole
13.07.2021	15.07.2021 Application Permitted	16/00113/NMA_1	Land Opposite Entrance To Stockhill Square Hall Road Walpole Highway Norfolk NON-MATERIAL AMENDMENT OF Planning Permission 16/00113/O: OUTLINE APPLICATION ALL MATTERS RESERVED: 4No building plots for 2 storey detached dwellings	Walpole Highway
06.05.2021	06.07.2021 Application Permitted	21/00883/F	Green Gates Walton Road Walsoken Norfolk Variation of condition 2 of planning permission 20/00885/F to amend drawings	Walsoken
22.04.2021	01.07.2021 Application Permitted	21/00782/F	Plough Croft 31 Plough Lane Watlington King's Lynn Installation of Dormer Windows	Watlington

10.05.2021	26.07.2021 Application Permitted	21/01075/CU	14 Kent Drive Watlington Norfolk PE33 0EZ Change of use of unclaimed land to part of domestic garden	Watlington
11.09.2020	09.07.2021 Application Permitted	20/01425/CU	Bramley House Back Drove Welney Wisbech Change of use of land and buildings to campsite and Welney Heritage Centre	Welney
07.05.2021	21.07.2021 Application Permitted	21/00892/F	Croft Barn Wisbech Road Tipps End Welney Proposed barn conversion	Welney
26.05.2021	14.07.2021 GPD HH extn - Not Required	21/01199/PAGPD	Rotherfield House The Row Wereham King's Lynn Single storey rear extension which extends beyond the rear wall by 5.7m with a maximum height of 4 metres and a height of 3.5m to the eaves	Wereham
03.06.2021	22.07.2021 Application Withdrawn	21/01220/PACU3	Holme Oak Stoke Road Wereham King's Lynn Application to determine if prior approval is required for proposed change of use from agricultural building to four dwellings (Schedule 2, Part 3, Class Q)	Wereham
10.05.2021	07.07.2021 Application Permitted	21/00908/F	1 Lime Kiln Cottages Lynn Road West Acre Norfolk Two storey extension to west gable of cottage	West Acre

21.12.2020	13.07.2021 Application Refused	20/02099/O	Rosedene Lynn Road West Rudham King's Lynn Outline application with some matters reserved for proposed dwelling	West Rudham
12.04.2021	09.07.2021 Application Permitted	21/00885/F	Red House Farm 155 St Pauls Road South Walton Highway Norfolk Erection of timber framed and clad stables, tack room and hay store	West Walton
19.04.2021	21.07.2021 Was Lawful	21/00926/LDE	Foxhall Farm Harps Hall Road Walton Highway Norfolk Lawful Development Certificate: Change of use and occupation of the former haystore on the land as a single residential dwelling.	West Walton
22.04.2021	30.07.2021 Application Permitted	21/00778/F	Knighton Lodge 207 Salts Road West Walton Norfolk Proposed Manege and Horse Walker	West Walton
01.06.2021	27.07.2021 Application Permitted	21/01084/F	Whinhams Farm 81 St Pauls Road South Walton Highway Norfolk Proposed extensions and alterations to existing dwelling involving demolition of existing detached garage and change of use of land to form garden land	West Walton
01.03.2021	13.07.2021 Application Permitted	21/00524/F	William Burt Hall Watering Lane West Winch Norfolk Extension to community centre	West Winch

09.04.2021	08.07.2021 Application Permitted	21/00687/F	386 Lynn Road Setchey Norfolk PE33 0PD Proposed erection of garden building to front elevation of dwelling	West Winch
24.03.2021	30.07.2021 Application Permitted	21/00580/F	Clair View 3 Church Road Wiggshall St Mary The Virgin Norfolk Extension to dwelling	Wiggshall St Germans
26.04.2021	14.07.2021 Application Permitted	21/00798/F	Land North East of Bridle Lane Downham Market Norfolk Variation of condition 8 and removal of condition 11 of planning permission 16/00610/OM - no requirement for an emergency access	Wimbotsham
11.05.2021	06.07.2021 Application Permitted	21/00919/F	Ashcroft Chequers Road Wretton King's Lynn Single storey rear extension and loft and garage conversion	Wretton
14.05.2021	01.07.2021 Application Permitted	20/01499/NMA_1	The Haven West Dereham Road Wretton King's Lynn NON-MATERIAL AMENDMENT OF Planning Permission 20/00132/RM: Reserved Matters: Construction of replacement dwelling and garage	Wretton
01.06.2021	26.07.2021 Application Permitted	21/01088/F	Hillcrest Field Lane Wretton King's Lynn Self contained detached annex and landscape works incidental to the development	Wretton