

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



Planning Committee

Agenda

Monday, 7th February, 2022
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, 7th February, 2022

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 10 January 2022 and the Reconvened Meeting held on 13 January 2022.

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 (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 8 - 152)

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

9. DELEGATED DECISIONS (Pages 153 - 183)

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), A Holmes, C Hudson, 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 10 February 2022** (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 4 February 2022**. 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

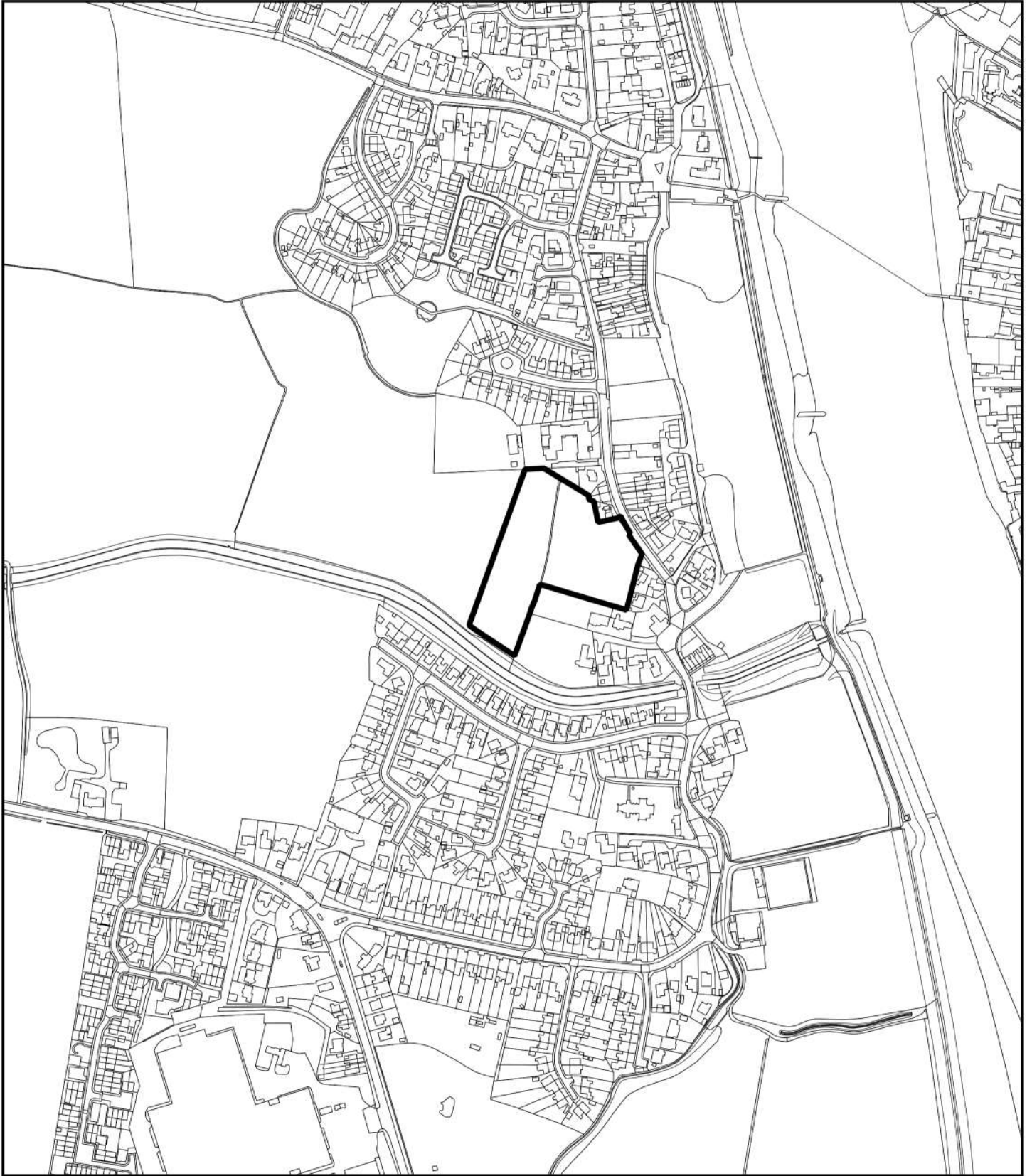
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
MONDAY 7 FEBRUARY 2022**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	DEFERRED ITEMS			
8/1(a)	20/00470/RMM Land West of St Peters Road, West Lynn PE34 3JL RESERVED MATTERS Application for 38 dwellings. Details of layout, scale, appearance and landscaping. In accordance with Condition 8 of the outline planning permission, the scheme includes a vehicular access to the West Lynn Drain along with a 9m easement strip. In accordance with Condition 26 of the outline planning permission, the scheme includes a 15m exclusion zone around the Anglian Water Pumping Station	KINGS LYNN	APPROVE	8
8/1(b)	21/00787/RM Land Between 212-218 The Drove, Barroway Drove, PE38 0AN Reserved matters application for proposed 2 storey dwelling	STOW BARDOLPH	APPROVE	30
8/2	OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	21/01651/F 5 Gong Lane, PE31 8JG Conversion of existing garage to form Annex (with small extension)	BURNHAM OVERY	APPROVE	44
8/2(b)	21/01377/F Donnadell, Howdale Road, Downham Market, PE38 9AH Construction of two dwellings and garages	DOWNHAM MARKET	APPROVE	54
8/2(c)	21/01064/F Long Acres Holiday Home Park, South Beach Road, PE31 7BA Change of use of land to caravan park (extension of existing holiday caravan park)	HEACHAM	APPROVE	72

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(d)	21/01983/F Plot 3, Northwold Hall, 3 Little London Road, Northwold, IP26 5NQ Construction of a new dwelling	NORTHWOLD	REFUSE	99
8/2(e)	21/01981/F Land W of 3 Little London Road, Northwold, IP26 5NQ New two storey dwelling with rendered walls and high insulation with efficient heating (Plot 2)	NORTHWOLD	REFUSE	117
8/2(f)	21/01984/F Land W of 3 Little London Road, Northwold, IP26 5NQ The construction of a dwelling (Plot 1)	NORTHWOLD	REFUSE	135

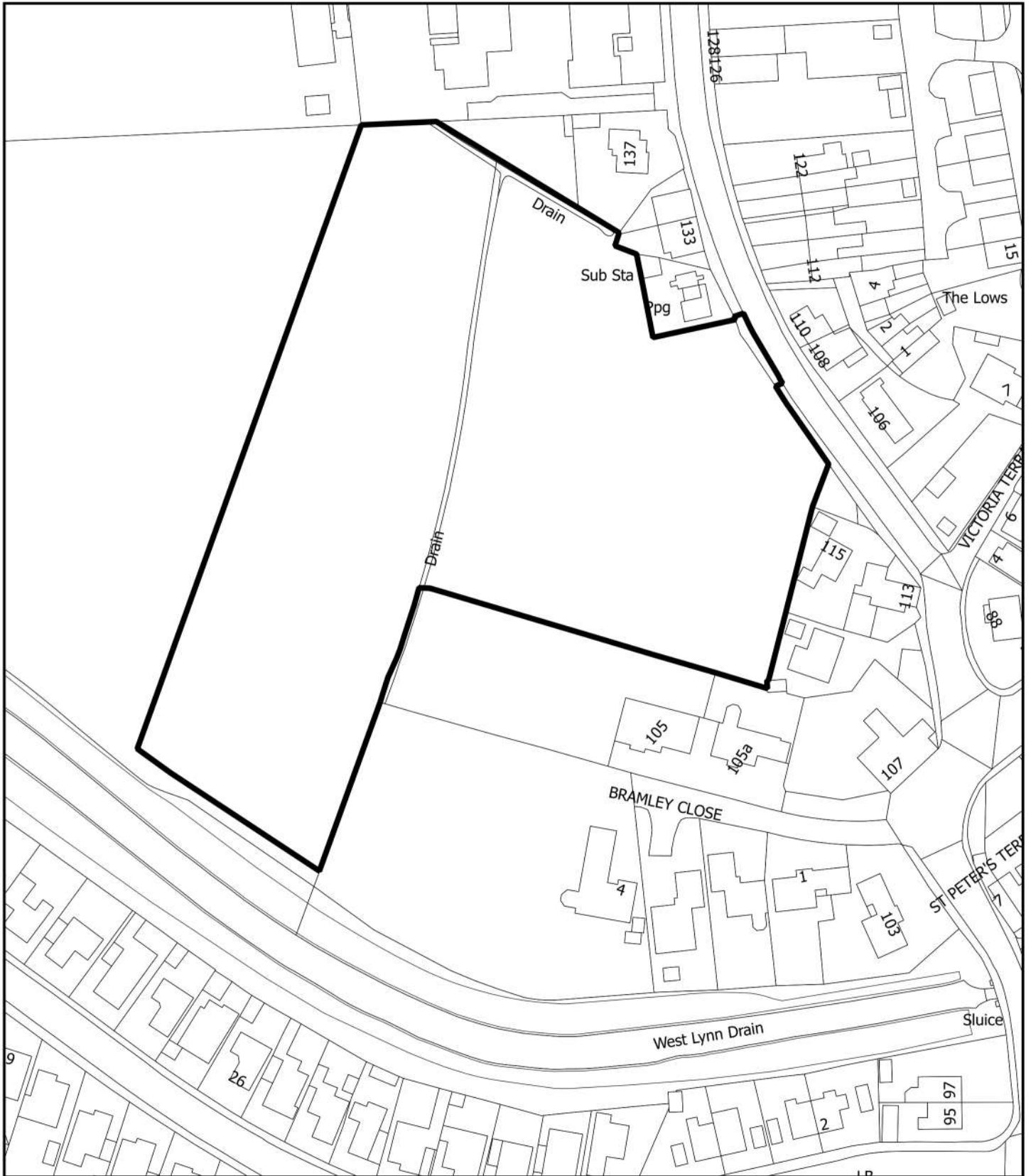
20/00470/RMM

Land West of St Peters Road West Lynn PE34 3JL



20/00470/RMM

Land West of St Peters Road West Lynn PE34 3JL



Parish:	King's Lynn	
Proposal:	Reserved Matters application for 38 dwellings. Details of layout, scale, appearance and landscaping. In accordance with Condition 8 of the outline planning permission, the scheme includes a vehicular access to the West Lynn Drain along with a 9m easement strip. In accordance with Condition 26 of the outline planning permission, the scheme includes a 15m exclusion zone around the Anglian Water Pumping Station	
Location:	Land West of St Peters Road West Lynn King's Lynn Norfolk PE34 3JL	
Applicant:	Minster Property Group	
Case No:	20/00470/RMM (Reserved Matters - Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 3 July 2020 Extension of Time Expiry Date: 11 February 2022

Reason for Referral to Planning Committee – Deferred from December's Committee
Originally Called in by Cllr Kemp

Neighbourhood Plan: No

Members Update

Members may recall that this application was deferred from December's committee to enable the applicants to address certain issues that were raised which can be summarised as:

- * **Waste and Recycling (amenity and vehicle tracking)**
- * **Fire tender tracking**
- * **Overshadowing**
- * **Use of Car Park**
- * **Open Space**
- * **Materials**

The report remains largely as the original with additional information emboldened for ease.

Case Summary

This application seeks reserved matters (RM) for 38 dwellings following the grant of outline planning permission under application 16/01105/OM which was subsequently amended by applications 20/00145/F and 20/00145/NMA_1.

The RM site is slighter smaller than the area granted at outline stage due to landownership issues.

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Access was approved at outline stage, so this RM application seeks approval of: layout, appearance, scale and landscaping.

The application is for 100% affordable housing, although Policy requirements and the S106 Agreement that accompanies the outline permission only require 15% (6 units).

Key Issues

Condition / S106 Compliance
Form and Character
Highway Safety
Residential Amenity
Landscaping
Other Considerations

Recommendation

APPROVE

THE APPLICATION

The application is for reserved matters on a slightly smaller site than the granted at outline stage due to landownership issues (1.43ha rather than 1.73ha.)

The outline permission was accompanied by a S106 Agreement that defined the number of units (up to 44) and secured:

- on-site affordable housing contribution (15%)
- open space provision of not less than 17m² and management and maintenance thereof
- SuDS provision and management and maintenance thereof and
- Habitat Mitigation Fee of £50 per dwelling.

Conditions on the outline application (as amended by applications 21/00145/F and 21/00145/NMA_1) relate to access provision and visibility splays from St Peter's Road which is now to be provided by a priority junction, rather than a mini-roundabout, and off-site highway improvement works (frontage footway and pedestrian crossings.) Conditions on the outline application also cover:

- commencement of development that must be undertaken in accordance with any permission granted under this specific RM application
- ecology
- flood risk
- tree protection
- surface water drainage
- archaeology
- contamination
- construction management and
- external lighting.

Issues covered by the S106 and conditions on the outline permission do not need consideration under the current application other than to ensure compliance where necessary.

The proposal is for 38 two-storey dwellings (the reduction in numbers is reflective of the smaller site) comprising 13 pairs of semi-detached and 3 terraces of 3 dwellings. In terms of bedrooms there would be 4 x 1 bed units, 20 x 2-bed units, 12 x 3-bed units and 2 x 4-bed units. Six units are required to be affordable under policy CS09 and to accord with the S106 agreement (15%). These units are shown to be: 31 & 32, 35 & 36 and 37 & 38 (4 x 1B and 2 x 3B) which accord with the Housing Teams requirements.

Materials have been confirmed as a mixture of red and buff facing brick, slate grey and terracotta roof tiles, dark grey horizontal cladding and white coloured render. All properties are to have white UPVC windows and doors and black UPVC rainwater goods.

Public open space of 810m² is proposed comprising: 200m² LAP; 300m² public open space (amenity) around the LAP and 310m² open space (visual) across three areas (160m² north of the entrance, 90m² east of the entrance and 60m² in a central location within the site.) This complies with Policy DM16 and S106 requirements of 646m².

SUPPORTING CASE

Updated Statement to Planning Committee

At the meeting on 6th December we were very encouraged to hear the support from members of committee for our proposal to deliver this site as 100% affordable homes. We also listened carefully to the issues raised by members around areas where amendments were sought, leading to the application being deferred. We have taken those comments fully on board and amendments have now been made to address the issues raised, as follows:

- **Overshadowing:** The area around Plots 5 – 10 has been redesigned, with Plots 5 - 7 relocated, so that there will now be no overshadowing impact on neighbouring dwellings from these units.
- **Bin Collection:** We have reached agreement with the Council's waste and recycling team for refuse vehicles to access the private drive serving Plots 5 – 10, so that bins will be collected directly from the properties. New vehicle tracking has confirmed there is ample space for the required refuse vehicle to manoeuvre.
- **Electric Vehicle Charging:** We have confirmed that we are happy to provide EV charging to all parking spaces adjoining dwellings, which can be secured via a planning condition.
- **Appearance & Street Scene:** We recognised that members wanted to see more visual interest within the development. We have now provided five different materials combinations which are interchanged throughout the site, providing more variety in colour, finishes and material and a more distinctive character to the development.

Proposals for affordable housing are very difficult to deliver, especially in the current climate, and as a developer of affordable homes we have to balance a wide range of considerations to produce a deliverable scheme. As we have made amendments in response to officer requests throughout the application process, the viability of the scheme has steadily reduced. With the latest amendments we are still just within the margin of viability.

We believe that the amended scheme demonstrates an excellent standard of design, especially as it now incorporates the amendments sought by the committee and can

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still be provided as all affordable homes. We still have just enough time to secure funding for the project and we are very keen to get on and deliver these homes during 2022, so we would be very grateful for your support today.

Original Statement to Planning Committee

Minster Property Group work closely with Registered Provider partners to deliver excellent quality affordable housing.

In the past two years we have worked with other local authorities throughout the East Midlands and the East of England to secure planning permissions totalling more than 470 affordable homes. In this case we are working with Platform Housing Group, who are trying to bring investment to King's Lynn and West Norfolk for the first time after discussions with the Council's Housing Strategy team, who have indicated a significant shortage of affordable housing supply. In fact, the area has the most significant shortage of affordable housing provision that we have encountered.

The 2020 Housing Needs Assessment identified a need for 202 affordable homes annually, and its authors advised that this "appears to be potentially challenging to deliver in King's Lynn and West Norfolk."

Since we submitted the initial Reserved Matters application for 44 affordable homes in April 2020, the scheme has undergone an extensive process of review and design consideration. In the course of this we have been able to fully resolve all technical matters, such that the proposals are now supported by all technical and statutory consultees dealing with areas such as highways, drainage, landscaping, refuse collection and open space.

Although we consider that our proposals meet an excellent standard of design through an approach that has been welcomed elsewhere, your officers have recently advocated strongly for further design improvements. These amendments have tested the viability of the development to the limit, and it is unfortunate that six homes have been lost from the scheme as a result, but we are pleased that we have been able to incorporate the requested amendments whilst still ensuring that the remaining 38 units can be delivered as 100% affordable homes and to the highest standard of build quality.

Unlike with market schemes where developers are often in a hurry to dispose of the site, the Registered Provider will remain permanently involved with the management of this scheme, and this benefits all aspects of the development from residential amenity and build quality to management of open space and landscaping.

The urgent need for affordable homes in West Lynn is not just derived from a statistic – it is a reality for the many families who are waiting on the Housing Register and who suffer every day that they do not have a home to call their own. Some of them have contacted us directly while this application has been running, and while we are always committed to moving quickly, we have been forced to tell them that no work can progress until planning permission is in place. The delay has caused real harm, but we now have the opportunity to end the wait and get on with delivering these urgently needed homes.

The proposals now for consideration achieve an excellent standard of design and will result in an attractive neighbourhood environment which will be both a great place to live and a positive addition to the local area. All technical issues have been fully resolved. But most importantly the development will provide quality affordable homes for local families to whom they will make such a difference. We are ready to start work immediately, and we would be hugely grateful for your support for this planning application to enable us to do so.

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PLANNING HISTORY

21/00145/NMA_1: Application Permitted: 06/08/21 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 21/00145/F: To allow errors in conditions to be corrected

21/00145/F: Application Permitted: 08/07/21 - Variation of Conditions 18 and 19 of Planning Permission 16/01105/OM: Residential development for 44 dwellings

16/01105/OM: Application Permitted: 23/03/17 - OUTLINE APPLICATION SOME MATTERS RESERVED: Residential development for 44 dwellings

2/98/0867/O: Application Refused: 29/09/98 - Site for construction of dwellinghouse and garage

RESPONSE TO CONSULTATION

Parish Council: N/A

King's Lynn Area Consultative Committee (KLACC): NO OBJECTION

Highways Authority (NCC): NO OBJECTION With reference to the amended layout shown on drawing 19027-0102 rev P28, I note the layout of the parking / turning area serving plots 5 - 10 has been amended to improve turning provision. Therefore, I can confirm I have no further comment with regards to this application and would have no objection to the granting of planning permission.

Original Comments: **NO OBJECTION** although point out that a standard size 3 turning space would be better in the parking area serving units 5 – 10 as the current turning space, in practice, will require large vehicles, such as a fire tender, to need to change gear more than twice to be able to exit in a forward gear. This is, however, not a reason to object to the layout.

Internal Drainage Board: NO OBJECTION After reviewing the additional information submitted by the applicant I cannot see that any of it refers to or impacts drainage or the 9m maintenance strip along the West Lynn Drain.

As previously stated by, the Board are currently processing two applications for B10 and B3 consent which we hope to finalise shortly.

The Board has no outstanding concerns of relevance to yourselves at this point.

Original Comments: The site is within the Internal Drainage District (IDD) of the King's Lynn Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

Please be aware that The Board has received and is currently processing the following applications for consent:

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- Application for Byelaw 10 consent for works within 9m of the adopted watercourse West Lynn Drain, to the South of the site (21_04171_C)
- Application for Byelaw 3 consent for surface water discharge to the same adopted watercourse, West Lynn Drain (21_04087_C)

Environmental Health & Housing – Environmental Quality (BCKLWN): NO OBJECTION
Land contamination and air quality are covered on the outline permission.

Housing Enabling (BCKLWM): NO OBJECTION The affordable units are in accordance with our requirements.

CSNN (BCKLWN): NO OBJECTION However, I share the Public Open Spaces Team’s concerns with leaving the drain as existing, running between rear plot fences. I note you advise this is a RSL site; can regular maintenance/clearance of this area be conditioned at all, please? Being a RSL site will not stop fly-tipping occurring and from our experience, the complaints still come to the POS and CSNN Teams and necessitate work from both in some instances, even if it is only to establish ownership / maintenance responsibilities, but it’s often to chase and / or take action against some RSLs, especially where items are noxious or attract vermin and are detrimental to human health and / or residential amenity. It would be preferable to culvert the entire drain and extend the plots so they are back-to-back – could this be conditioned?

In my earlier comments I requested that plans were revised to include walls/acoustic fencing to protect six private amenity areas which were close to traffic routes. Drawing ref 19027-0105 Rev P01 does not show enhanced boundaries to plots 1, 4, 11, 22, 33 and 38. Additionally, the key only lists “Existing Boundary Treatment to Remain” and does not confirm what these boundaries are protected/treated by. As per my previous comments, we would expect acoustic boundaries to protect gardens alongside the LAP and school drop off. Please can these aspects be required via a planning condition.

I am most grateful to the applicant for the revisions to the house types to ensure that no stairs back onto bedrooms and welcome the conditioning of the drawings for all house types.

I note that drainage consent has been applied for to discharge surface water to IDB infrastructure – as previously commented, I have no concerns with the proposed drainage for foul and surface water but definitive comments on the suitability should come from Anglian Water and KLIDB.

The outline consent (16/01150/OM) had conditions relative to this team; condition 17 for construction worker parking, condition 20 for lighting, condition 22 for surface water drainage and condition 33 for a CMP, therefore I have no further comments regarding these.

Open Space Team (BCKLWN): NO OBJECTION Provided there is no possibility of maintenance reverting to the Borough Council, potential issues with maintenance and access to the drain (and other areas of incidental landscaping) would ultimately be for the registered provider to manage, should they proceed as per latest plans. Speaking from experience, however, I would anticipate these areas to be problematic and, were the Borough Council being asked to adopt, then we would not accept the current layout.

In relation to open space requirement, the policy requirement is for 646m² of ‘suitably equipped’ children’s play space. We would not expect, however, for this whole area to be equipped; some space for general amenity would always be anticipated and counted towards the 17m² per dwelling.

With reference to Fields in Trust guidance, a minimum size of 100m² is recommended for a LAP, with a 5m separation from surrounding dwellings. In my view, however, this would only provide space for a relatively basic LAP, with perhaps one piece of basic equipment. From a development of this size, at least 1 item of significant multiplay would be expected, or 2-3 pieces of equipment which offer a range of different activities. A bin, bench and litter bin would also be expected, as would 1 x pedestrian gate and 1 x combined pedestrian/maintenance gate, to provide safe means of access/egress from the facility. Looking at previous designs, an area of at least 200m² would be more appropriate, although there are no set rules on what the actual size needs to be.

Please see below are typical expectations for how a LAP should be designed and presented:

- 1 x item of significant multi-play, or 2-3 play elements, offering multiple play activities suitable for under 8s.
- play equipment to satisfy BSEN1176;
- safety surfacing to satisfy BSEN1177, i.e. resin bound rubber mulch (preferable to grass matting with potential issues with shrinking/compacting and raising up to create trip hazards);
- equipment with wood going into the ground is not appropriate (metal shoes, or another means of mounting must be used where timber is present);
- at least 1 x bin (crescent style/with lid, i.e. no open top);
- at least 1 x bench (with wear pad underneath);
- 1.2m bow topped fencing to surround – with 1 x pedestrian gate and 1 x combined (partially lockable) pedestrian and maintenance gate;
- no soft landscaping, other than grass, within the fenced area (i.e. no trees/shrubs which can conceal items & impair maintenance);
- concrete/hardstanding wear pads covering the full width of both pedestrian and maintenance gates.

These finer details (play equipment, safety surfacing, fencing etc.) can need to be submitted for approval at a later stage as part of the s106 agreement.

Waste and Recycling (BCKLWN): NO OBJECTION Vehicle tracking, as shown on drawing 61669-PP-01, shows tracking works for refuse vehicle OL-19N 6x2 RS. Therefore, it is clear the applicants have done their very best for the benefit of occupiers of the scheme and safe operation for the collection team.

Original Comments: **NO OBJECTION** based upon revised drawing 19027 0102-P22 Proposed Site Layout (minor adjustment to bin store location)

Natural England: NO OBJECTION No comments to make.

Original Comments: **NO OBJECTION** No comments to make.

Environment Agency: NO OBJECTION We have reviewed the amendments submitted and have no further comment to make on this application.

Original Comments: **NO OBJECTION** to the proposed development but wish to make the following comments.

Flood Risk

The revised drawing reference 20_00470_RMM-PROPOSED_DRAINAGE_LAYOUT-4750351 includes labels that shows that finished floor levels (FFLs) of the dwellings will be at a level of +4.5m. Therefore, we would have no objection to the development.

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Anglian Water: NO OBJECTION There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

Foul Water

Based on the proposed drainage layout drawing, the foul water drainage strategy and layout is acceptable to Anglian Water, we can therefore recommend the discharge of condition 26. We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge the foul water portion of Condition 12 of outline planning application 16/01105/OM, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We have reviewed the applicant's submitted surface water drainage information (proposed drainage layout) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Arboricultural Officer: NO OBJECTION: Thanks for the updated plans, I can confirm that I have no objections. Could you condition in accordance with both the arb report & plans and the landscaping scheme please?

Original Comments: NO OBJECTION

REPRESENTATIONS

One additional third-party representation has been made. It reads as follows: “On behalf of KLWNBUG The Norfolk and Fens Cycling Campaign, I note that the proposed layout appears to do nothing to encourage cycling and includes layout features such as large car drop-off areas that will encourage motoring and thereby discourage walking and cycling in this area near the village centre. Connectivity to neighbouring areas is poor and the only foot/cycle access appears to be shared with motor vehicles. As such, I suggest it does not comply with CS11 Transport and the NPPF paragraphs on encouraging sustainable transport.”

Original Representations: **TEN** letters of **OBJECTION**, one letter of concern and two letters of support have been received.

The reasons for objection / concern can be summaries as:

- Should not be developed and be left green
- West Lynn does not have the facilities to support this number of additional houses, and the doctors and school will not cope
- Increased traffic and highway safety
- Impact on wildlife
- The site is at risk of flooding
- Overshadowing, overbearing and overlooking
- The access is unsafe

The reasons for support can be summarised as:

- New opportunities for young people, young couples and first-time buyers which will help people to gain independence, start their lives and boost mental health and the economy
- The plans are well thought out with parking, environmental benefits and some lovely looking properties
- This is a lovely area for a new build estate. As well as generating business for local amenities (butchers, takeaways, hair salons, ferry service), there are also plenty of links to other areas via buses, ferry, driving, even cycling and walking
- There won't be issues with cars parking on the road as each property has its own private parking spaces, and many people don't drive anymore
- There are also areas within this new estate in which trees and other greenery will be planted, as well as having public green spaces, which is all good for the environment and wildlife.

Councillor Comments:

Cllr A Kemp stated the following as well as raising concerns with space standards: *I would like to call in the application to the Planning Committee, by way of objection, on the grounds of:*

1. *Non-compliance with the advice of the Flood Risk Report for the original outline application*
2. *Overlooking and right to light issues caused by changes from the outline application and*
3. *Highways safety issues on St Peters Road around the exit of 100 cars*

The Flood Report for the original outline planning application 16/01105/OM said there should be no habitable accommodation where a tidal breach is likely to cause flooding to depths of over 2m but the revised plans have habitable accommodation everywhere.

Six More recent Tidal Hazard Modelling has been carried out by the Environment Agency since the surge event of December 2013

The depth of water estimated to affect the site as a result of a breach to the tidal defences could be between 1.00 and 2.00m in part and above 2.00m in other parts with a velocity of water between 0.30-1.00m/sec. It is not affected by any overtopping of defences during the 1 in 200-year event.

It is necessary to mitigate against this risk of flooding and for the development to accord with the Design Guidance Protocol agreed between the EA and KLWNBC as per the following:

Where the Tidal River Hazard Mapping shows depths of over 1 metre and up to 2 metres:

For sites predicted to flood to between 1.00 -2.00 m the site specific FRA (in combination with detailed topographical information) will need to identify the precise flood risk to the site and the necessary resiliency measures, these should include some or all of the following flood resiliency measures:

- *Finished floor level raising*
- *Dam Boards*
- *Other resiliency measures such as raising of electrical sockets/switches*
- *No ground floor sleeping accommodation*
- *Safe refuge is provided*
- *Or no habitable ground floor accommodation*

Where the Tidal River Hazard Mapping shows the depths over 2 metres:

In areas predicted to be flooded to depths of 2.00 m or greater no ground floor habitable accommodation should be provided.*

This is because flood resiliency measures (such as raising finished floor levels and dam boards) would be highly unlikely to be able to prevent the ground floor being completely inundated.

In addition, using dam boards, to keep a building dry with 2.00 or more metres of water around it would likely, due to hydrostatic pressures lead to its structural failure. Accordingly, non-habitable accommodation on ground floors which would allow for the ingress of water with minimal damage to property, is recommended.

**Habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets storerooms, pantries, cellars and garages, are not considered to be habitable.*

The current application would cause overlooking and right to light issues as it is a material change from the original planning permission, bringing plots 9 and 10 within 2 metres of No.105B St Peters Road and a 9 by 9 metre wall blocking out their right to light.

Notwithstanding the developer's offer to construct a mini-roundabout at the exit, the highways safety issue in view of poor sightlines, blind corners and land height levels, the proximity to the primary school, with growing and speeding traffic, is unsurmountable to address the safety risk, which has increased since the grant of outline planning permission.'

Cllr C Joyce raised issues of space standards.

LDF CORE STRATEGY POLICIES

CS13 - Community and Culture

CS14 - Infrastructure Provision

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

Policy E1.14 - West Lynn West of St Peter's Road

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The principle of residential development of the site along with access has been established by extant outline planning permission 16/01105/OM as amended by applications 21/00145/F and 21/00145/NMA_1.

This application is for the determination of Layout, Scale, Appearance and Landscaping (Reserved Matters). The main issues for consideration in the determination of this application are therefore:

- Condition / S106 Compliance
- Form and Character
- Highway Safety
- Residential Amenity
- Landscaping
- Other Considerations

It should be noted that the scheme as submitted is stated to be for 100% affordable. However, this site is one of the Authority's Housing Allocations and there is no requirement to restrict the use of the site in perpetuity to affordable housing. Therefore, only the policy requirement of 15% affordable housing, as secured in the S106 on the outline permission, is sought.

Condition / S106 Compliance

Conditions and S106 requirements on the outline permission, that are pertinent to this reserved matter application (i.e. that could affect the layout, scale and landscaping), are: flood risk (finished floor levels), drainage, tree protection, amount of open space and affordable housing. The layout, scale and landscaping of the current RM application is in accordance with conditions and S106 requirements.

Form and Character

Paragraph 124 of the NPPF states that planning policies and decision should support development that makes efficient use of land, with para 125 suggesting that design guides and codes be used to ensure that land is used efficiently while also creating beautiful and sustainable places. One such guide is *Building for a Healthy Life* (BHL) which can be used in conjunction with the National Design Guide (NDG) and National Model Design Code (NMDC).

BHL is a design assessment tool (with a traffic light scoring system to aid the design process) based on a set of 12 key questions (macro to micro.)

GREEN - A positive / high quality design solution. The scheme needs to achieve a majority of greens to be considered good design.

AMBER - Indicates that this aspect of a scheme currently fails to meet national policy and further amendments will be required to improve design quality (turn ambers to green where possible)

RED - Poor design quality / proposal that must be addressed – reds must be avoided where possible

Where an element of design is considered to fall between a green and a red light, an amber light can be assigned. In principle, the more green lights a proposed scheme secures the

better the design outcome. The overall objective with a BHL assessment is to minimise the number of amber lights and avoid red lights where possible.

A BHL assessment has been carried out on this proposal to assess design and place-making qualities and compliance with the NPPF, NDG and NMDC.

The assessment was broken down into 24 questions under the 12 key question headings of:

- natural connections
- walking
- cycling and public transport
- facilities and services
- homes for everyone
- making the most of what is there
- memorable character
- well defined streets and spaces
- easy to find your way around
- healthy streets
- cycle and car parking
- green and blue infrastructure and
- back of pavement front of home.

Following the amendments, the outcome of the assessment is 15 green and 8 amber which suggests an overall acceptable development that would meet the overarching aims of BHL and therefore the NPPF and NDG.

The outcome of the original assessment was 10 green and 13 amber which suggests an overall acceptable development that would meet the overarching aims of BHL and therefore the NPPF and NDG.

Density / Efficient use of Land (Layout): The number of dwellings has been reduced from the originally submitted 44 dwellings to 38. This is because, whilst the outline permission was for up-to 44 dwellings, it was on a larger site with an area of approximately 0.3ha (3083m²) now removed from the site due to land ownership issues.

This gives a density of development of 26.5 dwellings/ha rather than 25.4d/ha. Officers consider this is an acceptable density given the central village location of the site and its designation as a housing allocation.

The current layout, given the shape of the site and the drainage constraints, is realistically the only layout achievable. Additionally, cul-de-sac development is a relatively common form of development in West Lynn.

The proposed layout is therefore considered to be acceptable in this locality.

Scale and Appearance: The proposed dwellings are simplistic modern two-storey dwellings with a ridge height of 9.4m and eaves height of 6m. These heights, whilst higher than the norm, are required to enable ground-floor finished floor levels to be 4.5m above AOD as required by the Flood Risk Assessment that accompanied the outline application.

Terrace and semi-detached dwellings are common forms of development in West Lynn and are therefore considered appropriate for the site and its wider setting.

The materials have been confirmed as a mixture of red and buff facing brick, slate grey and terracotta roof tiles, and dark grey horizontal cladding and white coloured

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render. All properties are to have white UPVC windows and doors and black UPVC rainwater goods.

Cladding could not be considered a characteristic material in West Lynn, although it is being sporadically used here as it is in many other settlements within the borough. The other materials are however frequently seen. The materials palette is therefore considered appropriate for the site and its wider setting.

The proposal is therefore considered to comply with the NPPF and Development Plan Policies CS01, CS08, CS12 and DM15.

Highway Safety

The impact of the development on the local road network along with access via St Peters Road have already been established at outline stage and is not a consideration in the current application. Likewise, the requirement to provide 11 parking spaces to serve as a school drop off point have been located in an appropriate position to accord with the outline permission that required this facility.

Parking provision, road types and turning heads are all in accordance with required standards / policy **and amendments to the private drive area serving plots 5 – 10 inclusive means that refuse vehicles can now access this area meaning bin collection points are outside individual dwellings (rather than a collection point outside of plot 4) and larger vehicles such as fire tenders do not need to make multiple manoeuvres to exit in a forward gear.**

Neither the Local Highway Authority nor the Waste and Recycling Team raise any objection.

The use of the car park was discussed at the previous meeting, and a condition requiring appropriate signage (to ensure the car park is used as a school drop off/collection area) will be appended to any permission granted.

The proposal is therefore considered to comply with the NPPF and Development Plan Policies CS11 and DM17.

Residential Amenity

Para 130 f) of the NPPF state that: *Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.* This is reiterated in Development Plan Policy DM15.

The layout is considered to offer acceptable separation distances between new and existing residential development and between proposed dwellings in terms of overlooking and overbearing impacts.

The existing properties to the immediate east of units 5-7 (109 and 115 St Peter's Road) will be the most affected by the proposed development given their proximity to units 5-7.

The distance between the rear elevation of plot 7 with the western (rear) boundary of 109 is 21m, with the distance to the western (rear) elevation of 109 being 26m. This is an improvement on the original distances that were 16.5m and 21.5m respectively.

The distance between the rear elevation of plot 6 with the western (rear) boundary of 109 is also 21m, but the distance to the western (rear) elevation of 109 is 29m and has the garage of 109 between. This is an improvement on the original distances that were 16.5m and 25m respectively.

The distance between the rear elevation of plot 5 with the western (rear) boundary of 115 is 21.5m, with the closest building to building distance being 22.5m. This is an improvement on the original distances that were 17m and 18m respectively.

These distances are considered acceptable in terms of overbearing and overlooking impacts.

Updated shadow diagrams now show there would be no material overshadowing.

The CSNN Team have raised concerns in relation to noise disamenity to some proposed and some existing dwellings from traffic associated with the new development and from the LAP and school drop off points. Acoustic boundaries would suitably mitigate these impacts and this aspect could be conditioned if permission were granted.

Sheds and bin storage are afforded every dwelling.

All mid-terrace properties have pedestrian access to the rear gardens.

The development raises no specific crime or disorder issues although the Open Space Team have raised concerns in relation to the height and nature of the proposed post and rail fence around the main attenuation basin, considering it could be 'easily climbable'. It is therefore considered, as this issue relates to health and safety that a different boundary is required. This will be conditioned if permission is granted.

The proposal is therefore considered to comply with the NPPF and Development Plan Policies CS08 and DM15.

Landscaping

Detailed landscaping and boundary treatment plans have been submitted with the application. These will be conditioned if permission is granted.

The future management and maintenance of these areas will be covered by the S106 Agreement. The applicant suggests that this will be via the Registered Provider. In relation to this aspect, the Local Authority's Open Space and Community Safety and Neighbourhood Nuisance Teams have raised concerns, with the OS Team stated that they would not adopt such a layout.

The proposal is therefore considered to comply with the NPPF and Development Plan Policies CS08, DM15, DM16 and E1.14.

Other Considerations

The applicants have confirmed their commitment to providing electrical charging points, and this can be suitably conditioned if permission is granted.

In relation to Cllr Kemp's comments:

1. Non-compliance with the advice of the Flood Risk Report for the original outline application - the proposed layout is in full accordance with the flood risk assessment by

virtue of raising the finished floor levels 2 metres above existing ground level and incorporating flood resilient measures 300mm above ffl.

2. Overlooking and right to light issues caused by changes from the outline application – no changes have occurred since the outline permission was granted as the outline layout was indicative. Overlooking is covered in the main body of the report and there is no right to light in planning terms, although overshadowing has been fully considered in the main body of the report.
3. Highways safety issues on St Peters Road around the exit of 100 cars – highway safety was fully considered at the determination of the outline application. Therefore, highway safety (other than within the site itself which the Local Highway Authority have no objection to) is not a material consideration in the determination of this RM application.

In relation to space standards, the Local Planning Authority has no policy relating to space standards and the NPPF states, at footnote 49: '*...Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified*'. There is no specific justification for using nationally described space standards on this application.

In relation to third party comments not covered above the LPA comments as follows:

- Should not be developed and be left green – outline issue
- West Lynn does not have the facilities to support this number of additional houses, and the doctors and school will not cope – outline issue
- Increased traffic and highway safety – outline issue
- Impact on wildlife – outline issue
- The site is at risk of flooding – outline issue / covered above
- Overshadowing, overbearing and overlooking – covered in main body of report
- The access is unsafe – outline issue.

In relation to comments raised by KLWNBUG The Norfolk and Fens Cycling Campaign your officers comment as follows: land ownership means that connectivity to neighbouring areas cannot be achieved, the school drop-off area is a requirement of the outline permission, and the proximity of the development to the school suggests that occupiers of the development are far more likely to walk to the school than use the private car. It is therefore considered that the development does comply with CS11.

Drainage is not a reserved matter **although simplistic drainage plans have been submitted that show how drainage (that is to be fully considered under the outline application) would integrate with the proposed layout.** Notwithstanding this it is not possible to culvert the entire drain as requested by the CSNN team.

CONCLUSION

The applicant is giving substantial weight to the benefits that this scheme would give given it is for 100% affordable housing. However, the site is one of the local authority's housing allocations, where housing, both open market and affordable, is actively sought. The S106 Agreement appended to the outline permission is only for the requisite 15% (6 units). As such the site could be sold on at any time to a non-registered provider. Thus, without amending the S106 Agreement on the outline, this application cannot be conditioned to be 100% affordable. Furthermore, it would not be the intention for a housing allocation to be restricted by such a requirement.

Concerns relating to refuse and waste, HGV manoeuvrability, overshadowing and use of the car park have all be suitably addressed, and additional information has been submitted in relation to materials.

The concerns of the Open Space and CSNN would be suitably considered under the S106 Agreement secured on the outline that covers the specific management and maintenance issues of these areas.

The development would provide 38 dwellings on a housing allocation that will support the local economy and address housing need in an area considered highly sustainable.

Many of the issues raised by third parties and councillors are issued that were fully considered at the outline stage e.g. highway safety, flooding, drainage, etc. or could be suitably conditioned. No objections have been received from statutory consultees on technical grounds.

It is therefore considered that the benefits of the development outweigh the harm and that the proposal complies with the overarching aims of the NPPF and Development Plan Policies CS01, CS02, CS03, CS08, CS09, CS11, CS12, CS13, CS14, DM1, DM2, DM15, DM16, DM17 and E1.14. It is therefore recommended that permission be granted subject to the following conditions.

RECOMMENDATION:

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

- 1 **Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:**
 - 19027 0100 P03 Site Location Plan**
 - 19027 0101 P03 Existing Site Layout**
 - 19027 0102 P28 Proposed Site Layout**
 - 19027 0103 P19 Section 106 Units**
 - 19027 0104 P06 Open Space Provision**
 - 19027 0105 P07 Proposed Boundary Treatments**
 - 19027 0106 P03 Material Distribution Plan**
 - 19027 0200 P08 Housetype A – Semi-Detached (units: 11/12, 22/23 and 28/29)**
 - 19027 0208 P01 Housetype A – Semi-Detached (units: 13/14 and 24/25)**
 - 19027 0201 P07 Housetype A – Terraced (units: 8-10 and 19-21)**
 - 19027 0202 P07 Housetype AB – Semi-Detached (units: 17/18 and 33/24)**
 - 19027 0203 P09 Housetype C – Semi-Detached (units: 1/2 and 15/16)**
 - 19027 0209 P01 Housetype C – Semi-Detached (units: 3/4)**
 - 19027 0204 P10 Housetype C – Terraced (units: 5-7)**
 - 19027 0205 P09 Housetype D – Terraced (units: 30-32)**
 - 19027 0206 P09 Housetype E – Semi-Detached (units: 37/38)**
 - 19027 0210 P01 Housetype E – Semi-Detached (units: 35/36)**
 - 19027 0207 P05 Housetype F – Semi-Detached (units: 26/27)**
 - 19027 0400 P05 Housetype Indicative Street Elevations**
 - 19027 8001 P01 Plots 26-27 Parking**
 - 21.1616.001 Rev.D Detailed Landscape Proposals 1 of 3**
 - 21.1616.002 Rev.C Detailed Landscape Proposals 2 of 3**
 - 21.1616.003 Rev.D Detailed Landscape Proposals 3 of 3**
 - 21.1616.004 Tree Constraints Plan 1 of 2**
 - 21.1616.005 Tree Constraints Plan 2 of 2**
 - 21.1616.006 Rev.B Tree Protection Plan 1 of 3**

21.1616.007 Rev.B Tree Protection Plan 2 of 3
21.1616.008 Rev.B Tree Protection Plan 3 of 3
22520/10 Rev.J Proposed Drainage Layout
61669-PP-01 Refuse Vehicle Tracking

- 1 **Reason:** For the avoidance of doubt and in the interests of proper planning.
- 2 **Condition:** No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 2 **Reason:** This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.
- 3 **Condition:** Prior to the construction/occupation of the final dwelling all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
- 3 **Reason:** To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 4 **Condition:** Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling / industrial unit to the adjoining County Road in accordance with the details to be approved in writing by the Local Planning Authority.
- 4 **Reason:** Reason: To ensure satisfactory development of the site.
- 5 **Condition:** No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act (1980) or a Private Management and Maintenance Company has been established.
- 5 **Reason:** To ensure safe, suitable and satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable standard.
- 6 **Condition:** Prior to the first occupation of each dwelling hereby permitted the proposed car parking / turning area and cycle parking (shed) for that specific dwelling shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and shall after be retained available for that specific use.
- 6 **Reason:** To ensure the permanent availability of the car / cycle parking / manoeuvring areas in the interests of highway safety in accordance with the NPPF and Development Plan.
- 7 **Condition:** Prior to the first occupation of any dwelling hereby permitted 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 or use of any part of the development

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.

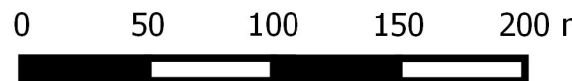
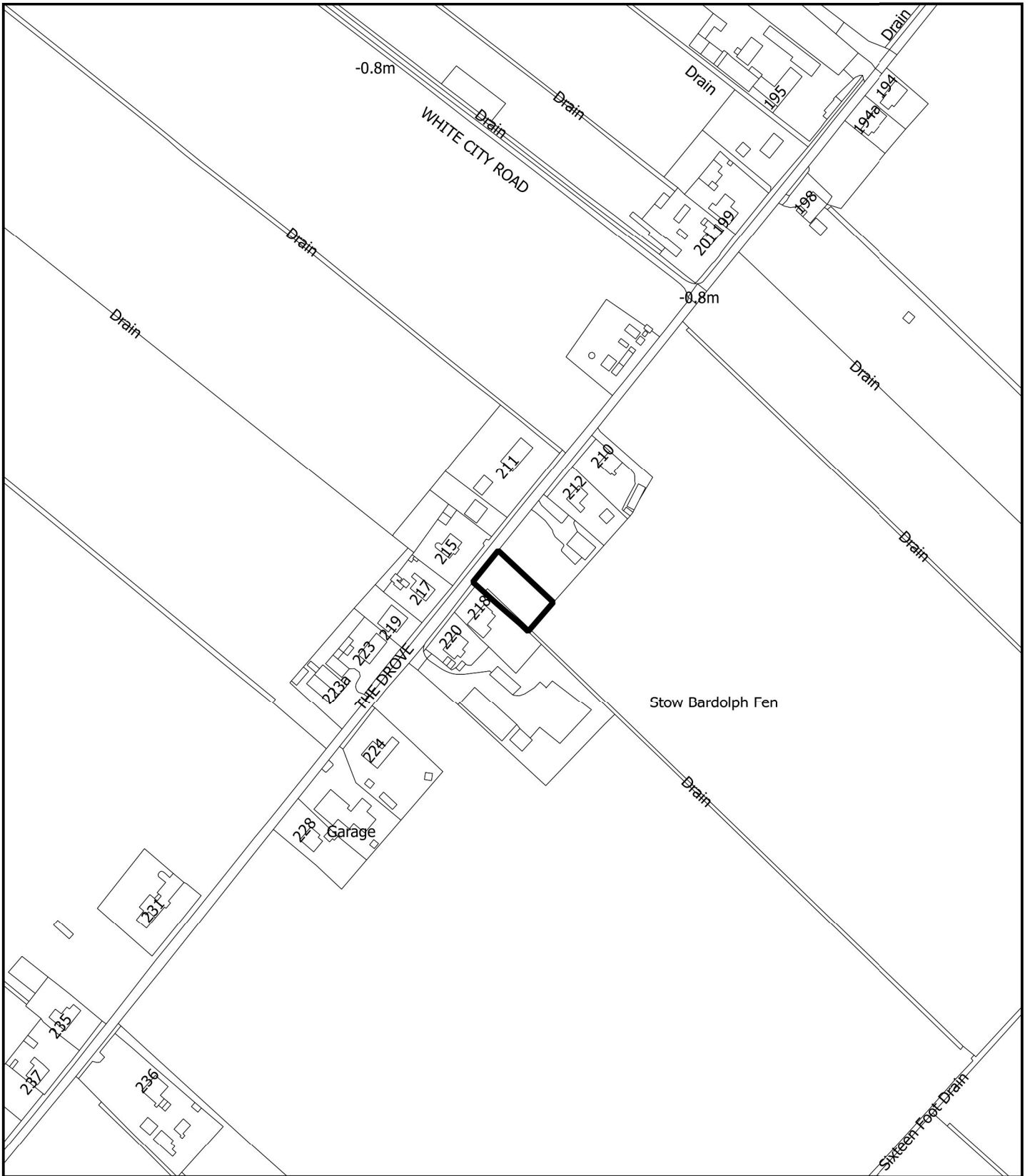
- 7 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 8 Condition: **No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with the Arboricultural Implications Assessments (produced by Ian Stemp Landscape Associates; Job No. 21.1616; Report No. 21.1616.R1; dated 20.10.2021) and Tree Protection Plans (drawing nos: 21.1616.006 Rev B, 21.1616.007 Rev B and 21.1616.008 Rev B that accompanied the application. In accordance with this assessment / plans the protective fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.**
- 8 Reason: **To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.**
- 9 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 10 Condition: Notwithstanding other conditions on this permission relating to approved plans, landscaping and boundary treatments, Plots 1, 4, 11, 22, 33 and 38 shall not be occupied and neither the LAP nor School Drop Off car park shall be used until details of acoustic boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved acoustic boundary treatments shall be provided prior to the first occupation / use of these units / areas and shall thereafter be retained and maintained as approved.
- 10 Reason: In the interests of the amenity of occupiers of neighbouring properties in accordance with the NPPF and Development Plan.
- 11 Condition: Notwithstanding the approved plans, prior to the first occupation of any dwelling hereby permitted the attenuation basin shall be enclosed with a boundary treatment the details of which shall be submitted to and agreed in writing by the Local

Planning Authority. The boundary treatment shall be erected prior to the first occupation of any dwelling hereby permitted and shall thereafter be retained and maintained in accordance with the agreed details.

- 11 Reason: In the interests of safety in accordance with the NPPF and Development Plan.
- 12 Condition: **Prior to the first occupation of any dwelling hereby permitted a scheme for the provision of electric vehicle charging (EVC) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and shall thereafter be retained for that specific use.**
- 12 Reason: **To ensure that the development is sustainable in accordance with the NPPF and Development Plan.**
- 13 Condition: **Prior to the first occupation of the 19th dwelling hereby permitted signage shall be erected at the School Drop Off / Collection Car park in accordance with details to be submitted and approved in writing by the Local Planning Authority.**
- 13 Reason: **For the avoidance of doubt and to ensure the car park remains available for its intended purpose as a school drop off / collection area.**

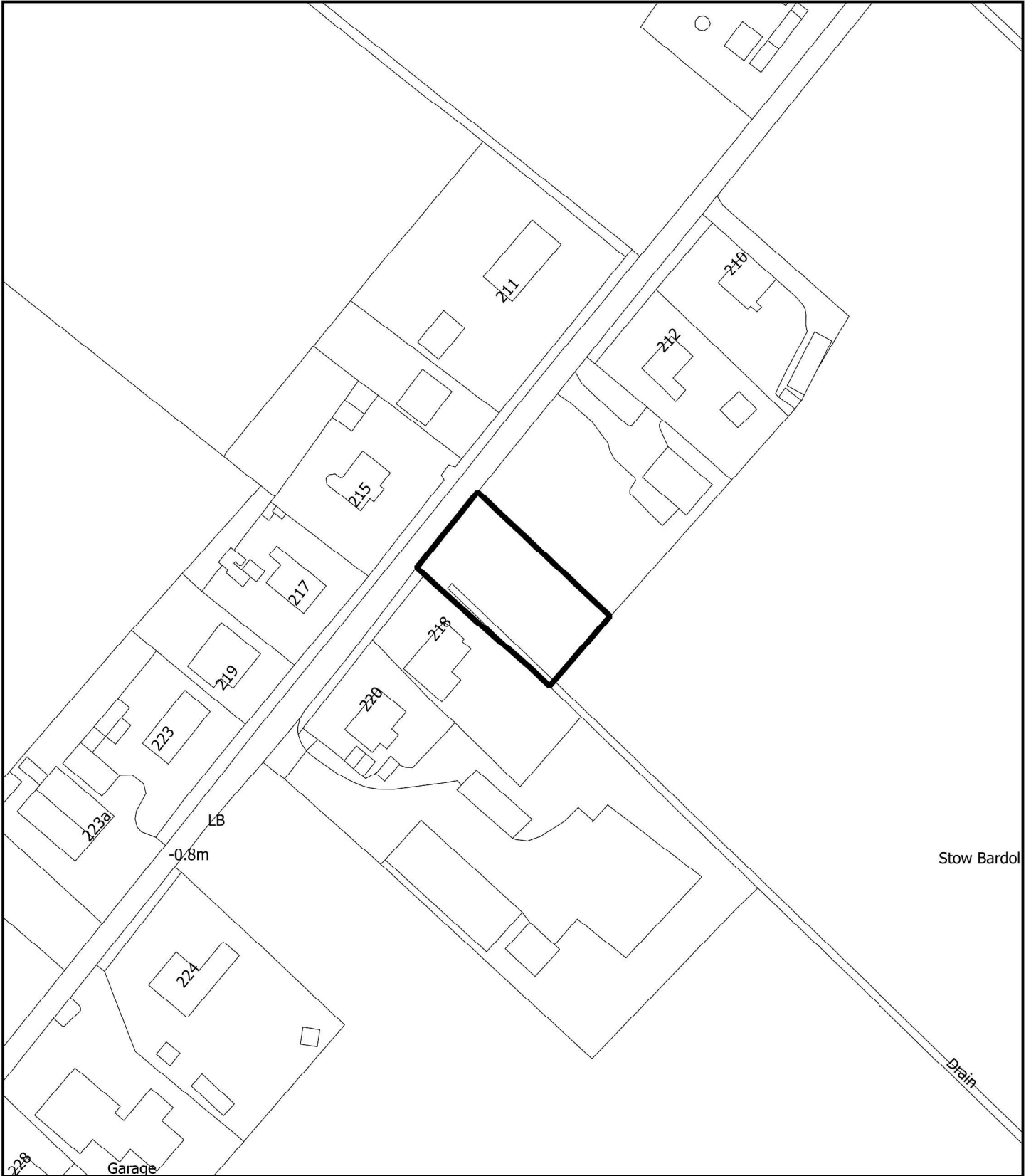
21/00787/RM

Land Between 212-218 The Drove, Barroway Drive, PE38 0AN



21/00787/RM

Land Between 212-218 The Drove, Barroway Drove, PE38 0AN



Parish:	Stow Bardolph	
Proposal:	Reserved matters application for proposed 2 storey dwelling	
Location:	Land Between 212-218 The Drove Barroway Drove The Drove Barroway Drove PE38 0AN	
Applicant:	FBI CAD & Design Solutions	
Case No:	21/00787/RM (Reserved Matters Application)	
Case Officer:	Lucy Smith	Date for Determination: 9 July 2021 Extension of Time Expiry Date: 14 January 2022

Reason for Referral to Planning Committee – At the discretion of the Assistant Director

Neighbourhood Plan: No

Members Update

Members will recall that this application was deferred at Committee in January 2022 . This was due to a late representation received from the IDB and associated queries over the ownership of the red line area. Further extensive consultation has been received from the Internal Drainage Board to clarify their position.

With regards to ownership, legal advice has been sought, and the advice is as follows:

"It is the responsibility of the applicant to submit the correct certificate. The Council is entitled to rely on the certificate that has been submitted, it is not under an obligation to investigate/confirm legal title for every planning application that is made. If an applicant submits an inaccurate certificate it could potentially affect the procedural legality of the application. That is a matter that is at the risk of the applicant. Whether or not a planning permission can actually be implemented is a matter of private civil law between the parties with legal control of the application site. That is not a material planning consideration. "

A revised plan has been submitted which clarifies annotations surrounding the piping of the ditch to the side of the proposed dwelling,

The IDB have raised no objection to the proposal in principle and have noted that ownership is a separate civil issue which would not prohibit the granting of byelaw consent. It is considered that this clarifies the previous reasons for deferral and that the application can now be considered by Members.

New additional text is set out in bold.

Case Summary

Reserved Matters consent is sought for the construction of a new dwelling on land between 212-218 The Drove, Barroway Drove.

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

Key Issues

Design and Form and Character
Impact on Neighbours
Flood Risk
Impact on Trees
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Reserved Matters consent is sought for the construction of a new dwelling on land between 212-218 The Drove, Barroway Drove.

Outline permission was granted on 17th October 2017 for one dwelling. **All matters were reserved.**

The site comprises a parcel of land bound to the south east by agricultural fields, to the each side by residential dwellings and their curtilage. Access to the site is via The Drove which forms the North West boundary. A row of young maple trees, belonging to a third party, runs parallel to the north east boundary and a drain is proposed to be culverted along the South West boundary, maintaining access to blue land to the rear.

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

SUPPORTING CASE

As part of our resettlement plan for when I finally leave the Army, my wife and I made the decision to purchase a plot of land with approved outline planning permission to build our 'forever home'. A typical Forces family, we are currently in our 9th home. This is the opportunity to finally put down roots for our children and to be closer to our families. We completed the purchase of the plot May 21 and, after working with our architect since Jan 21, submitted our RM application. Deciding to delay my commissioning application, I extended for 1 year in my current role in Colchester to benefit the project; aiming to move into the completed build Summer 23. It is likely I'll spend my final assignment unaccompanied, but this is viewed as an acceptable sacrifice to gain stability prior to our eldest child starting secondary school.

We were distressed to see objections appear on the portal from the three neighbours. It was surprising, as we had enjoyed conversations with immediate neighbours whilst visiting the

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plot; no issues or concerns were raised (plans were public). As potential future neighbours for the next 30/40 years, it was upsetting to read. Viewing the comments, it is reasonable to assume one neighbour encouraged not only 210 to object (as stated 5 Jun 21), but also 218. We respected the objections and worked with the planning office in an attempt to resolve what was relevant. We submitted revised plans to appease the objections. One neighbour, despite the subject of his original objection being outside of the development boundary, continued to object. It became particularly unreasonable when the neighbour's son's newly employed agent started submitting objections. The language and tone used has since become personal, subjective and derogatory. Unnecessary demands were made. Regardless, we continued to appease the objections systematically by making reluctant and severe amendments to our plans; each time the planning department was satisfied. This was often difficult as the agent had submitted contradictory objections e.g. 1 Jul demanding an "extra high fence" (para 3) then on 12 Nov stating the fence is too high and "overbearing" (as applicants, we did not want a fence in the first place). This process repeated itself several times between May and Dec 21, at great cost and additional stress. Regretfully the hostility received is plain to see on the portal. The formal neighbour consultation expiry date was 9 Jul 21.

The planning department are recommending approval with conditions. From the planning department's view, and ours, all objections have been suitably appeased and/or mitigated. The following agencies are also in favour/have no objections to our application:

Environmental Agency 24 May and 30 Jun 21.
Stow Bardolph Parish Council 4 Jun 21.
Internal Drainage Board 22 Jul (formally submitted 18 Nov 21).
Council Arboricultural Officer* 16 Nov 21 and 9 Dec 21
Highways Agency* 19 Nov 21.

Despite all objections being suitably mitigated, the objector employed a solicitor Dec 21 to challenge our application directly with the Assistant Director (circumnavigating the process). None of the matters raised by the solicitor were new, relevant or considered 'planning reasons'. Some information provided was not valid (e.g. outdated covenants). Our planned build is inside the development boundary of approved outline planning permission 17/01730/O3, approved with no objections 17 Oct 17.

Finally, please may I request the Planning Committee consider the Armed Forces Covenant when deciding on this RM application. Thank you.

PLANNING HISTORY

17/01730/ETLCON: Application Permitted: 12/11/20 - CONFIRMATION OF EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE (17/01730/O) TO (1st) MAY 2021 - Land Between 212 & 218 The Drove

17/01730/O: Application Permitted: 17/10/17 - Proposed Two Storey Dwelling - Land Between 212 & 218 The Drove

RESPONSE TO CONSULTATION

Parish Council: SUPPORT - no reasons given

Highways Authority: NO OBJECTION - subject to standard access/turning area conditions

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Internal Drainage Board: NO OBJECTION to amended plans - an application for Byelaw consent for in the infilling of the dyke has been submitted by the applicant

IDB Response to re-consultation

Following discussion of the application at Planning Committee in January, the Internal Drainage Board requested their comments dated 18th November are removed and updated their overall response as follows:

'In relation to the drainage matters relating to the site, our comments are:

The proposed piping of the ditch will require the consent of the Board under the Land Drainage Act 1991. This is separate to the planning process and the granting of planning permission does not guarantee the Board's consent. However, providing the applicant provides a technically sound proposal, a consent would be issued. It should also be noted that the surface water discharge from the site will require the Board's consent.

As stated in previous correspondence, there is a land drain pipe that discharges into the ditch to be piped. This drain provides drainage to neighbouring properties that have suffered from historic flooding problems. It is vital that this pipe is not impeded by the piping of the watercourse. The Board will not issue a consent unless the applicant can demonstrate a clear connection into the proposed new pipe.

The Board understands that there may be a land ownership issue in relation to the ditch. When determining consent, the Board will only look at the technical aspect of the application. Land ownership is a civil matter that we would not take into account. Equally, the granting of consent does not mean a person can undertake the work if they only owned part of the ditch or none of it.

If the watercourse remains open, the applicant will need to ensure that adequate access is left to maintain the watercourse.

I hope the above clarifies the Board's position in relation to this site. Could I please ask that the Board's comments dated 18th November 2021 be removed from the site as they were sent in error and related to a different site.'

Arboricultural Officer: NO OBJECTION - subject to conditions, stating the following comments:

'I've re-visited the above in light of new representations and I am still of the opinion that the proposals can be built.

The tree survey, submitted by the neighbour, and subsequent mitigation measures supplied by the applicant detail suggest that the use of mini piles/screw piles with a ring beam will enable the dwelling to be built in its current proposed footprint. As the trees are still in the first phase of their growth, they will be able to be pruned, and will respond well to pruning, to allow the trees to continue to grow in their location in conjunction with the new building.'

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REPRESENTATIONS

EIGHTEEN letters of **OBJECTION** total (on behalf of three addresses), including a third party's tree survey. The comments raise issues summarised as follows:

- Filling in of drainage dyke and flooding
- Loss of privacy from windows and patio doors on side elevations - obscure glazing and restricted opening requested
- Proposed boundary construction and implementation
- Impact on trees - including a tree survey and query over representation of mitigation measures on proposed site plans
- Query/concern raised over ownership of south west strip of land/dyke
- Impact of proposed staircase and screening
- Existing covenants on site
- Ability for visibility splays to be provided across third party ownership
- Query over suitability of 'prior to occupation' screening/staircase condition
- Comments outlining history of culverted drain which is partly within blue land to the rear of the site

ADDITIONAL REPRESENTATIONS RECEIVED

ONE additional letter was received querying ownership issues of the dyke to the south west of the plot which has previously been discussed

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

OFFICER ASSESSMENT

The key issues are:

Design and Form and Character
Impact on Neighbours
Flood Risk
Impact on Trees
Other Material Considerations

Design and Form and Character

The principle of development on site has previously been established and this application seeks consent for the reserved matters which include scale, layout, appearance and landscaping.

The proposed design includes the construction of a two-storey dwelling with front gable projection comprising a garage at ground floor. The site will be sloped at the front to allow a level access to the garage and parking/turning area for cars however land levels are proposed to remain as existing to the rear of the dwelling. Proposed floor levels will be raised by a maximum of approximately 1.4m to 0.250AOD to accord with the approved FRA in line with a condition on the outline approval. Ground levels will be left as existing to the rear of the dwelling, with steps provided from the rear elevation.

With a maximum height of approximately 10.8m (including raised floor levels), the proposed dwelling's ridge height will extend above that of the existing dwelling to the immediate south. To the north, the dwelling approved under application ref 19/01133/RM has a total height of approximately 10.3m (including raised ground levels) and therefore, the total height of the proposed dwelling is not considered likely to lead to significant adverse impacts on the form and character of the street scene or amenity of the locality. The reduced height of the front garage projection and feature gable ends (8.3m and 7.2m to ridge) and eaves height of 5m from proposed ground level, further limits any significant impact and will soften the overall appearance of the dwelling when viewed from the wider street scene.

A high level of brick detailing is proposed, with eaves detailing, contrasting brickwork above windows and a brick plinth. Given the mix of dwelling types in the immediate vicinity, the overall design of the dwelling is therefore considered acceptable and complies with policies CS08 and DM15 of the Local Plan.

No material details were provided as part of this application and conditions and therefore recommended to ensure a suitable external appearance.

Impact on Neighbours

The dwelling is considered to be sufficiently distanced from the south west boundary of the site to mitigate any potential impact on the adjoining property.

To the north east, the neighbouring dwelling has extant planning permission for a new dwelling, which will also be raised by 1.4m from existing ground level (to a total height of approximately 10m). This neighbouring dwelling benefits from an unobscured sitting room window on the side elevation facing the site and has a patio to the rear for which 1.8m high screening is conditioned to limit any impact on the application site.

Proposed roof lights serving the guest bedroom in the eaves are considered suitably distanced from the dwelling to the south west of the site to limit any adverse impact.

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The proposed plans have been amended during the course of this application to change windows to high level and to alter the internal layout to ensure that there are no windows to habitable rooms proposed close to the shared boundary on this north east side elevation. Proposed conditions will limit windows on this elevation to be high level and/or obscure glazed in the interests of the amenities of the neighbouring dwelling. Living room windows are proposed on the ground floor side elevations of a feature gable to the rear of the dwelling, whilst located on side elevations, given the size of these windows and the distance to boundaries, 8m to the north and 9m to the south, the windows are considered unlikely to lead to any significant impact on the amenity of surrounding dwellings. It should be noted that application ref 19/01133/RM to the north was approved to include a similar window, also to a habitable room, approximately 4m to the shared boundary. The proposed windows are therefore considered unlikely to lead to any significant impact on the amenity of adjoining properties.

Proposed steps on the north east elevation are located forward of the front elevation of the approved neighbouring dwelling and therefore any loss of privacy would occur only to the front parking/driveway area. The angle between dwellings is such that, when combined with proposed screening, any window to window relation is unlikely, however it is recommended that the proposed steps and screening is conditioned to ensure that suitable details are provided for the avoidance of doubt to ensure that the doorways and raised platform on this elevation will not lead to any adverse impact on adjoining dwellings.

Sitting room windows are proposed on both side elevations of a central gable projection to the rear of the property. Whilst these windows may allow some viewpoint towards neighbouring dwelling, the proposed windows are suitably distanced from neighbouring dwellings to mitigate any significant adverse impact.

Windows on the front and rear elevations will not impact on the amenity or privacy of neighbouring dwellings.

Boundary treatments include close boarded fencing to side boundaries and hedging to the rear which is considered acceptable given the mix of materials in the immediate locality.

Overall subject to the aforementioned conditions, the proposal is considered to comply with para 130 of the NPPF (2021) and policy DM15 of the SADMPP (2016).

Flood Risk

Outline planning permission was granted subject to conditions ensuring that the proposed finished floor levels are no lower than 0.250m AOD, that no ground floor sleeping accommodation is proposed and that flood resilient measures are incorporated into the design. The application complies with this recommendation which results in raised land and foundations measuring a maximum of approximately 1.5m from ground level.

The ground is proposed to be raised in a gradual slope from the level of the adjacent highway to the front door of the property, leaving spaces to the side of the property at existing ground level to allow access to the culverted drain to the south and to ensure no damage to the roots of the adjacent trees to the north. Whilst the impact of raised ground levels on the overall height of the dwelling is noted, given the mix of dwellings in the immediate locality, including existing dwellings which have similar constraints, the proposed flood risk mitigation measures are considered acceptable. The dwelling will be safe for its lifetime and complies with the revised NPPF.

The raised floor level will increase the overall height of the dwelling and therefore has the potential to increase any impact on neighbouring dwellings, however proposed ground levels and distance to side boundaries (approximately 2m to the north and 5m to the south) are considered sufficient to limit any adverse impact on adjoining properties. The dwelling to the north is also subject to the same flood risk mitigation measures and so is also raised above existing ground level by approximately 1.4m which further limits the impact on the street scene.

The proposed raised external staircase on the north east elevation of the proposed will project in close proximity to the shared boundary, as a result of the tree mitigation measures and proximity to the boundary a condition it recommended to ensure that full details of this proposed staircase and side boundary treatment come forward prior to the occupation of the dwelling to ensure a suitable external appearance with limited impact on both the third party trees as well as on the amenity of the street scene. Grounds levels are not proposed to be raised to the south of the dwelling and so it is not necessary to condition proposed boundary treatments on this elevation.

Impact on Trees

A row of young maple trees is positioned directly adjacent to the shared north east boundary of the site (5 trees total). These trees are in third party ownership and, given their proximity to the boundary where foundations are proposed, may be impacted by the proposal if adequate mitigation measures are not in place.

A tree survey was submitted on behalf of a third party which outlined the impact to trees discussed above. The conclusions of the tree survey are noted however, following discussions with the Arboricultural Officer, the mitigation measures proposed (i.e. piling foundations and re-routing of services) which meet with the British Standards requirements are considered sufficient to overcome the issues raised. Conditions are recommended to ensure that the building is completed in full accordance with the proposed measures.

The agent has, in response to the tree survey, submitted a method statement and amended plans to clarify that piling foundations are proposed (as recommended by the British Standard BS5837 - 2012) and all services are to be run under the floor of the dwelling rather than underground along the site boundary. This limits the amount and type of works that are to take place within the root protection area of these trees. The Arboricultural Officer has raised no objections to the scheme on these grounds, subject to conditions relating to a detailed methodology of works.

Other material considerations

An existing drain runs along the south west boundary of the site and is proposed to be culverted/piped. This process will require additional consent from the IDB under separate legislation.

Contradictory land ownership certificates and information have been provided by the applicant/agent and the neighbouring dwelling. The issues raised around land ownership (in particular the ownership of the drain to the south of the site) are noted, however this application is for reserved matters consent based on the approved outline planning permission's red line area. **Ownership of the land was not challenged at Outline stage however notwithstanding this, following the deferral of the application, legal advice was sought. This advice is as follows:**

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“In regards to ownership, it is the responsibility of the applicant to submit the correct certificate. The Council is entitled to rely on the certificate that has been submitted, it is not under an obligation to investigate/confirm legal title for every planning application that is made. If an applicant submits an inaccurate certificate it could potentially affect the procedural legality of the application. That is a matter that is at the risk of the applicant. Whether or not a planning permission can actually be implemented is a matter of private civil law between the parties with legal control of the application site. That is not a material planning consideration.”

Comments have also been received in relating to existing covenants on site which restrict potential nuisances. Covenants are a civil matter do not restrict this granting of this current application.

A neighbour representation noted the existing visibility splay condition on the outline and queried how this could be secured given the applicants have no control of surrounding plots. These comments are noted however this condition states that the splays shall be provided across the whole of “the site’s” roadside frontage and therefore does not require the control or ownership of any land other than that which is within the red line area. This condition has been recommended again as part of the LHA’s response to this application however it is not considered reasonable or necessary to re-impose this condition given compliance with the outline consent is also required. Other conditions recommended by the LHA are recommended to ensure that suitable access and parking/turning arrangements are implemented and thereafter retained.

Conditions have been recommended as part of the approval relating to detailed foundation plans and tree mitigation details which will allow the submission of additional detail prior to construction commencing on site – this enables suitable mitigation measures to be put in place in conversation with a structural engineer and for these details to be agreed by the Arboricultural Officer.

Comments surrounding the wording of conditions and details of screening prior to the occupation of the dwelling are noted – the wording of this condition (Condition 4) allows revisions to the proposed screening and steps once the positioning and type of proposed foundations have been confirmed under Condition 3. This condition is in place to ensure the privacy of neighbouring dwellings.

The IDB replied to comment on the 18th November 2021 (in response to revised plans) and removed their initial objections/concerns raised to the scheme. No changes have been made to the culvert on the plans since this response was received. Comments then received on 23rd December refer to ownership and raise concern over the ownership issues noting that if the ditch is not wholly within the control of the applicant then the dwelling could restrict access.

Following discussion of the application at Planning Committee in January, the Internal Drainage Board requested their comments dated 18th November are removed and updated their overall response as discussed in the Consultations section above. The IDB note that ownership is not a relevant matter for their consent process and therefore raise no objection to the application, however noting that Byelaw consent would be required under a separate process. In the event that byelaw consent is not granted for the current proposed plans, planning permission would need to be sought for any new amendments.

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Comments relating to the existing culvert to the rear of the site relate to works outside of the red line area which cannot be controlled by this consent and the Board's consent would be required under a separate process.

The Armed Forces Covenant was mentioned both within the Applicant's supporting statement and within a response from a third party representation. The Armed Forces Covenant relates to fair and equal treatment for members of the armed forces however as a covenant this is not considered to form a material planning consideration.

In reference to lack of consultations to neighbours further to the north of the site, as these properties are not immediately adjacent to the site, no neighbour consult letters were sent out, a site notice was however displayed on the site for the required period and this complies with the necessary procedures.

CONCLUSION

The application site has extant outline consent for the construction of one new dwelling and therefore the principle of development on site is considered acceptable. The proposed dwelling is considered to be sufficiently distanced from side boundaries and suitably designed to have minimal impact on the overall form and character of the area. Conditions are recommended to ensure that obscure glazing is implemented in accordance with the approved plan and to ensure that full details of the proposed external screen are supplied prior to the first occupation of the dwelling to protect the amenity of adjoining properties.

The application is therefore recommended approval subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing 1 Rev 8
 - Drawing 2 Rev 8
 - Drawing 3 Rev 8
 - Drawing 4 Rev 7
 - Drawing 5 Rev 10
 - Drawing 6 Rev 8
 - Drawing 8 Rev 4
 - Drawing 10 Rev 8
 - Drawing 11 Rev3
 - Drawing 12 Rev 6
 - Drawing 14 Rev 7
 - Drawing 15 Rev 1

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

- 2 Condition: The development hereby permitted shall be completed in accordance with the Proposed Mitigation measures and Method Statement for foundations and services within Tree T1, T2 & T3 RPA's received via email on 5th December 2021 and in accordance with the details shown on the approved plan, dwg No. 10 Rev 7. In particular, the report states:

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- Service trenches and waste water to be routed through floor
 - Surface water, guttering downpipes outside of RPAs
 - Existing grounds levels retained adjacent to trees
 - Dwelling and adjacent external staircase to be constructed using sleeved bore mini piles or screw piling foundations of smallest practical size possible to prevent striking roots
- 2 Reason: To ensure that third party trees are suitably protected in accordance with the NPPF (2021) and to protect the amenities of the locality in accordance with Policy DM15 of the SADMP (2016).
 - 3 Condition: Prior to the commencement of groundworks, full details of the proposed piling method and location of the proposed ring beam as noted in Part B, para 4,5,6,7 of the submitted Proposed Mitigation Measures and Method Statement, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.
 - 3 Reason: To ensure that third party trees are suitably protected in accordance with the NPPF (2021) and to protect the amenities of the locality in accordance with Policy DM15 of the SADMP (2016).
 - 4 Condition: Notwithstanding the details shown on the approved plan, prior to the first occupation of the development hereby permitted, full details of the proposed external staircase and staircase screening and north east boundary treatment shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include the type, height and materials of the proposed screen and fencing. The screening and boundary treatment shall be constructed in accordance with the approved details prior to the first occupation of the dwelling and retained and maintained in accordance with these details thereafter.
 - 4 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
 - 5 Condition: Prior to the first occupation of the dwelling hereby permitted, the windows shown on north east elevation shown on dwg No. 18 Rev 3, serving the Kitchen, Dining Area, Utility Room, Gym, Main Bathroom and Hallway/Play Room shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
 - 5 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
 - 6 Condition: Prior to the first occupation of the development hereby permitted the access 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 disposed of separately so that it does not discharge from or onto the highway.
 - 6 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
 - 7 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

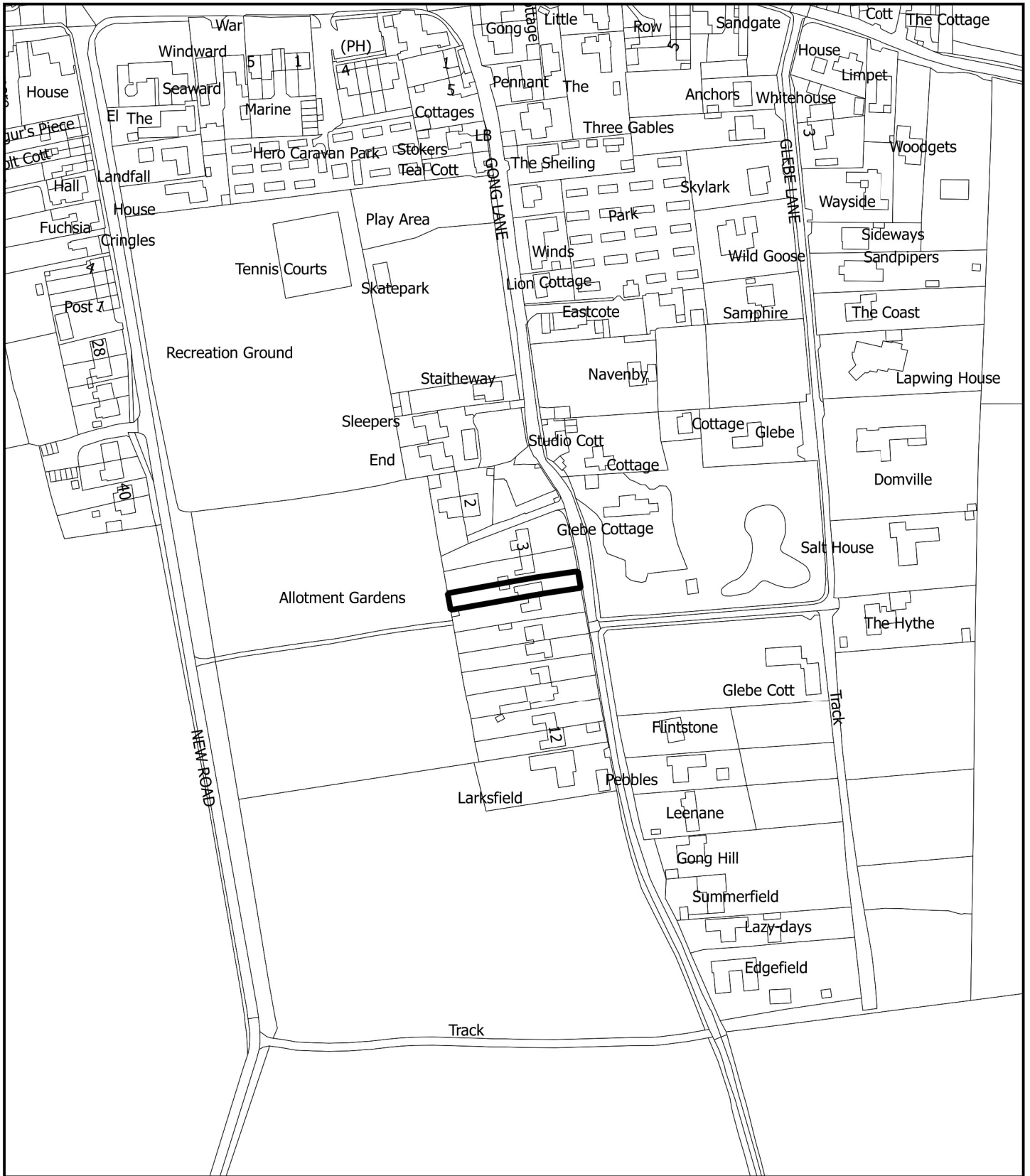
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across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

- 7 Reason: In the interests of highway safety in accordance with Policy DM15 of the SADMP (2016).
- 8 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 9 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 9 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

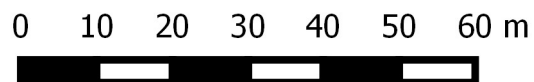
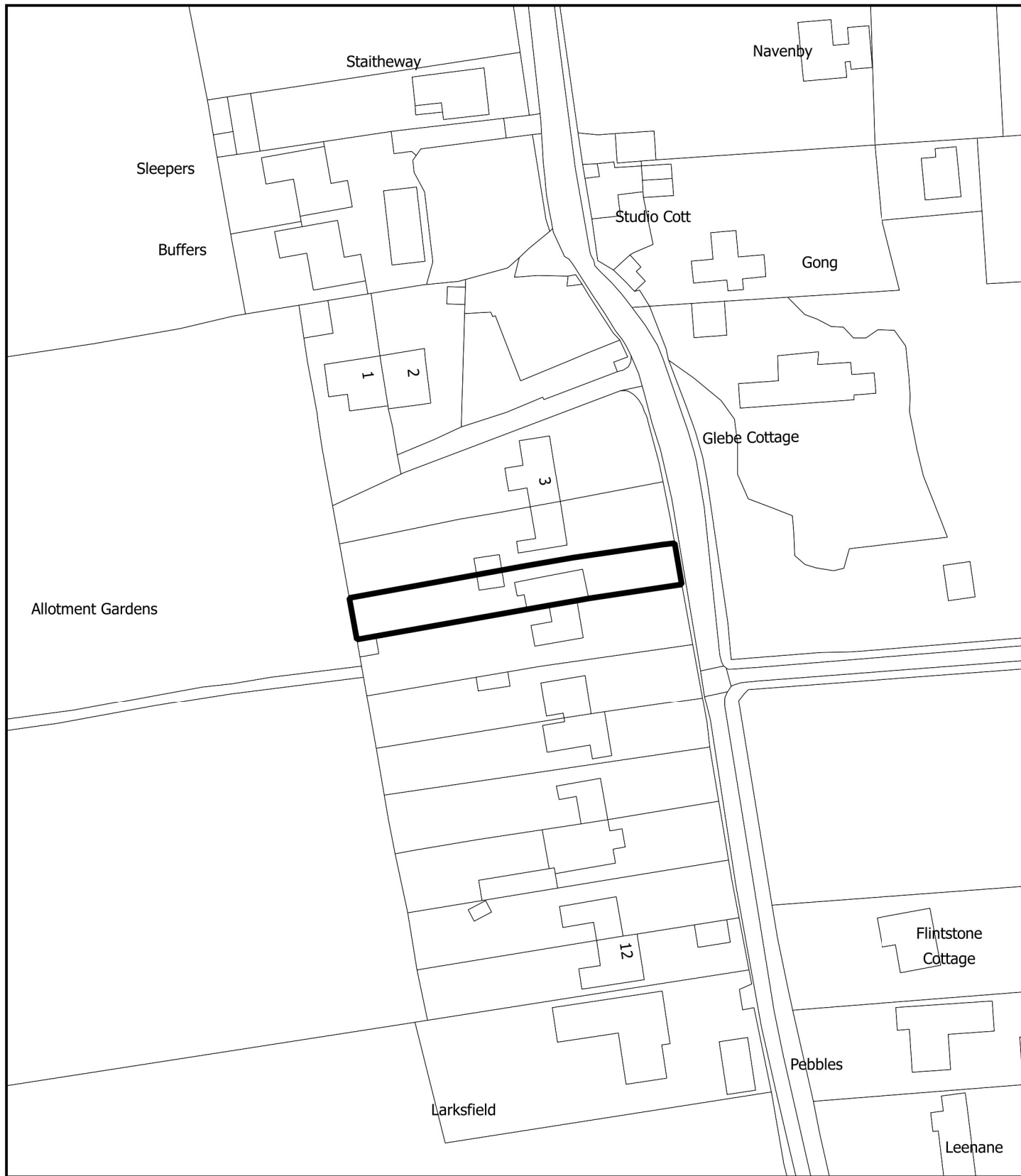
21/01651/F

5 Gong Lane, Burnham Overy, PE31 8JG



21/01651/F

5 Gong Lane, Burnham Overy, PE31 8JG



Parish:	Burnham Overy	
Proposal:	Conversion of existing garage to form Annexe (with small extension)	
Location:	5 Gong Lane Burnham Overy Staithe King's Lynn Norfolk PE31 8JG	
Applicant:	Mr. & Mrs. Meldrum	
Case No:	21/01651/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 19 October 2021 Extension of Time Expiry Date: 7 January 2022

Reason for Referral to Planning Committee – Officer recommendation is contrary to the Parish Council recommendation and was referred to Planning Committee by Sifting Panel.

Neighbourhood Plan: No

Case Summary

The application seeks planning permission for the conversion of an existing garage to form an Annexe with a small extension to the rear measuring 3.6m in height, 3.6m in depth and 3.7m in width and will provide a sitting room. A small extension is also proposed to the side of the existing garage measuring 3.6m in height, 3.7m in depth and 1.3m in width and will allow for a bedroom to be provided.

Originally, the proposal included a new replacement garage positioned to the front of the property, however, given the sites location within the Conservation Area, the addition was not considered acceptable and was removed from the proposal.

The application site is located within Burnham Overy Staithe which in planning policy terms is identified as a Small Village or Hamlet within the Core Strategy and SADMPP. The site is also located within the AONB and a Conservation Area.

Key Issues

- Principle of Development
- Compliance with Policy DM7
- Design and Form
- Impact on the ANOB and Conservation Area
- Impact on Amenity
- Highways and Parking
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks planning permission for the conversion of an existing garage to form an Annexe with a small extension to the rear measuring 3.6m in height, 3.6m in depth and 3.7m in width and will provide a sitting room. A small extension is also proposed to the side of the existing garage measuring 3.6m in height, 3.7m in depth and 1.3m in width and will allow for a bedroom to be provided.

The application site is located within Burnham Overy Staithe which in planning policy terms is identified as a Small Village or Hamlet within the Core Strategy and SADMPP. and is considered that these villages have little or no Services and therefore, it would be inappropriate to seek further development in these places.

The site is also located within the AONB and a Conservation Area.

SUPPORTING STATEMENT

The application has provided a supporting statement addressing some of the issues and concerns raised.

Parking Provision:

The property has sufficient space for parking of vehicles under the current layout, and is akin to the other properties along the road.

Norfolk County Council Highways Officer has responded to the application, stating that additional parking provision would not be needed and stated there would be no increased use of Gong Lane, recommending conditions SHC21 (on site parking as approved plans) & SHC26 (living accommodation is incidental to the use of the main dwelling).

Due to the internal dimensions of the existing garage parking is upon the driveway currently, and this is evident with adjacent properties also, the driveway provides ample parking for a three bedroom property (2 car park spaces), Please note that although the semi-detached property was originally a 3-Bed property, the current long term owners have modified this to 2 Bedrooms currently and the Annexe would accommodate the third bedroom - that said, provision for parking upon the site for a 4 Bed property (requiring 3 parking spaces) could be accommodated upon the site.

Precedent: 2 Gong Lane, Burnham Overy Staithe

Recent planning approval Ref No. 19/01242/F has been granted, in this case with a single storey extension accommodating the same accommodation as proposed with this application (albeit the proposal is for conversion and extension of the existing garage building rather than new build single storey extension) – no parking or vehicle intensification matters was raised with this approval.

Conclusion:

The application is not for a separate dwelling but as Dwelling House with Annexe. Provision upon the site will be maintained and provide suitable space for parking for Dwelling and Annexe, with no objection from the Highways Officer.

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Parish Council OBJECT:

The Parish Council objected to the application on the following grounds:

Object to the application because of Policy DM7. It is tantamount to a new dwelling, it has its own garden. Highways issues have previously been refused on new dwellings on Gong Lane and Glebe Lane because of visibility at the junction of Gong Lane. The layout and density of the building design are not in keeping.

Consultation on Amended Scheme

Following the receipt of amended plans the Parish Council confirmed their objections:

The existing garage is still being converted into a separate dwelling with its own garden which is independent from the main house and can be rented out separately so not within DM7 policy as it is capable of subdivision. There is not adequate parking for the number of bedrooms to the property. This would in turn cause additional traffic along Gong Lane which has already been highlighted problems with visibility on previous planning applications regarding the junction with the A149.

Highways Authority: NO OBJECTION

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Environment Agency: NO OBJECTION

Conservation Officer

NO OBJECTION following the removal of the replacement garage.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

ONE representation was received confirming the following reasons for **OBJECTION**:

- Annexe appears self contained
- Capable of separation to a dwelling
- Increase on traffic movements

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS01 - Spatial Strategy

CS08 - Sustainable Development

CS02 - The Settlement Hierarchy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM3 - Development in the Smaller Villages and Hamlets

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM17 - Parking Provision in New Development

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM7 - Residential Annexes

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Compliance with Policy DM7
- Design and Form
- Impact on the ANOB
- Impact on Amenity
- Highways and Parking
- Other Material Considerations

Principal of Development

The application site is located within Burnham Overy Staithe which is identified as a Smaller Village and Hamlet within the Core Strategy and SADMPP and is therefore, considered as countryside in policy terms. Policy DM2 states that areas outside of the development boundaries will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan.

Policy DM3 states what development is considered acceptable within the designated Smaller Villages and Hamlets including the conversions of existing buildings.

Policy DM5 states that proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street

scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.

The most relevant policy which relates to the proposed development is Policy DM7 which states that the development of residential annexes will be approved only subject to the following being secured by condition or planning agreement:

- It remains in the same ownership as, and is occupied in conjunction with the principal dwelling;
- It does not appear as tantamount to a new dwelling
- It is ancillary and subordinate in scale to the principal dwelling;
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling;
- Occupation of the annexe is subsidiary to that of the main dwelling; and
- Not capable of sub-division.

Policy DM15 goes on to state that development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses, scale, height, massing, materials and layout of a development and use of materials.

The application site is also located within an AONB and a Conservation Area. The NPPF refers to development within the AONB, and states that great weight should be given to conserving and enhancing landscape and scenic beauty in these areas which have the highest status of (para 176). The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

The application site is also located within an AONB and a Conservation Area. The NPPF refers to development within the AONB, and states that great weight should be given to conserving and enhancing landscape and scenic beauty in these areas which have the highest status of (para 176). The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Overall, whilst the application site is considered as countryside in policy terms, the proposal consists of the conversion of an existing garage within the curtilage of an existing dwelling and is therefore, considered acceptable in principle and is supported by Policy DM3, DM5 and CS06. Provision is made for residential annexes subject to meeting the relevant criteria of Policy DM7 and is therefore acceptable in principle.

Compliance with Policy DM7

Policy DM7 sets out criteria for residential annexes to be secured by condition. In this case, the proposed annex will remain in the same ownership as, and will be occupied in conjunction with the principal dwelling. Given its close positioning to the host property, access, and minimal accommodation proposed, the annexe does not appear as tantamount to a new dwelling and it is not considered that the site would be capable of sub-division. The proposed additions are minor and the annexe will appear ancillary and subordinate in scale to the principal dwelling. The occupants will share the existing access, garden and parking of the main dwelling. The restrictions stated within Policy DM7 will be secured via condition to ensure that the annexe is not sub-divided and remains ancillary to the host dwelling.

For reasons outlined above, the proposal complies with Policy DM7 of the SADMPP.

Design and Form

The existing garage measures 3.3m in height, 3.8m in width and 6.4m in depth. The proposed rear addition to the garage will measure 3.6m in height, 3.7m in depth and 1.3m in width with the side extension measuring 3.6m in height, 3.7m in depth and 1.3m in width. The proposed additions are considered to be minor and of an acceptable scale and will not exceed the ridge height of the existing structure. The extensions will be constructed from brick to match the existing building with grey box profile metal sheeting on the walls and roof and aluminium/timber/upvc windows and doors. Overall, the proposal is considered to be of an acceptable design, scale and form and will incorporate materials that are considered to be in keeping with the host dwelling and surrounding properties and complies with Policy DM15 of the SADMPP.

Impact on the ANOB and Conservation Area

The site is located in the AONB and the Burnham Overy Staithe Conservation Area. AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the site is in the Coastal Slopes landscape character area of the AONB and one of the pressures includes 'Small-scale or incremental development within villages which may be inconsistent with local built character and materials'. Whilst the proposed works are considered to incorporate an acceptable design with in keeping materials, given its positioning to the rear of the existing dwelling, the annexe and the proposed additions will not be viewable from the public realm and therefore, will not have a detrimental impact on the AONB or the character and appearance of the Conservation Area. The Conservation Officer raises no objection to the proposal. The proposal therefore complies with Policy CS12 of the Core Strategy and Policy DM15 of the SADMPP.

Impact on Amenity

The proposed development consists of the conversion of an existing building currently utilised as a garage within the curtilage of a dwelling. Some minor extensions are proposed to the side and rear. The garage in question is positioned on the northern boundary with the neighbouring properties garage also positioned on the boundary. The proposed rear extension will not exceed the ridge height of the existing buildings and will be screened by a new 2m high fence. The side extension will be screened by the existing dwelling and garage with the rest of the site enclosed by close boarded fencing. The rear addition does not incorporate any windows on the side elevation and therefore, the extension will not result in overlooking or loss of privacy. Given the orientation of the site, scale of development and separation distance from the neighbouring property, the proposed works are not considered to result in overshadowing, loss of light or overlooking and therefore, will not have a detrimental impact on residential amenity and complies with Policy DM15.

Highways and Parking

The application site is host to a two storey, semi detached dwelling with parking and turning positioned at the front of the site. Whilst the proposed conversion will result in the loss of a garage and subsequently a parking space, the site is still considered to provide a sufficient amount of parking for both the occupants of the dwelling and the annexe. The Local Highway Authority has confirmed they have no objections and confirmed that subject to the annexe building remaining incidental to the main dwelling, additional parking would not be needed or achievable nor would there be any increased use of Gong Lane. Therefore, the proposal is not considered to have a detrimental impact on Gong Lane or visibility to the junction of the A149. The proposal therefore complies with policy DM15 and DM17.

Other Material Considerations

Flood Risk

The application site is located within the flood 1 and is not affected by sources of flooding. The site is considered as having a less than 1 in 1,000 annual probability of river or sea flooding. The EA raise no objection.

Trees

The application site is not host to any protected trees and the proposed development is not considered to have a detrimental impact on any existing trees or hedging on site. The Arboricultural Officer raises no objection.

Other matters

The Environmental Quality Officer raises no objection from a contaminated land perspective.

Crime and Disorder

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

CONCLUSION

The proposal incorporates the conversion of an existing structure located within the residential curtilage of the host property 5 Gong Lane. Whilst the site is considered as countryside in policy terms, policies DM3 and DM5 support proposals for the conversion of existing buildings in locations outside of a defined settlement boundary. The proposed additions are considered to be of an acceptable scale, design and form and will incorporate materials that appear in keeping with the host property and surrounding dwellings. The extensions to the existing garage will not have a detrimental impact on residential amenity or the street scene, given their scale and positioning. The annexe is considered to comply with policy DM7 as it is ancillary and subordinate in scale to the principal dwelling and its occupants will share the existing access, garden and parking of the main dwelling. The appropriate conditions will be added to ensure that occupation of the annexe is subsidiary to that of the main dwelling. It is also considered that the site provides a sufficient amount of parking for both the occupants of the host dwelling and for the new annex and will not have a detrimental impact on the highway.

For the reasons outlined above, the application complies with policy DM2, DM3, DM5, DM7 and DM15 of the SADMPP and Policies CS01, CS02, CS08 and CS12 of the Core Strategy and is recommended for approval.

RECOMMENDATION:

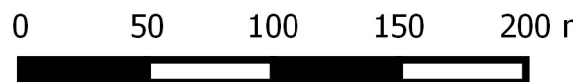
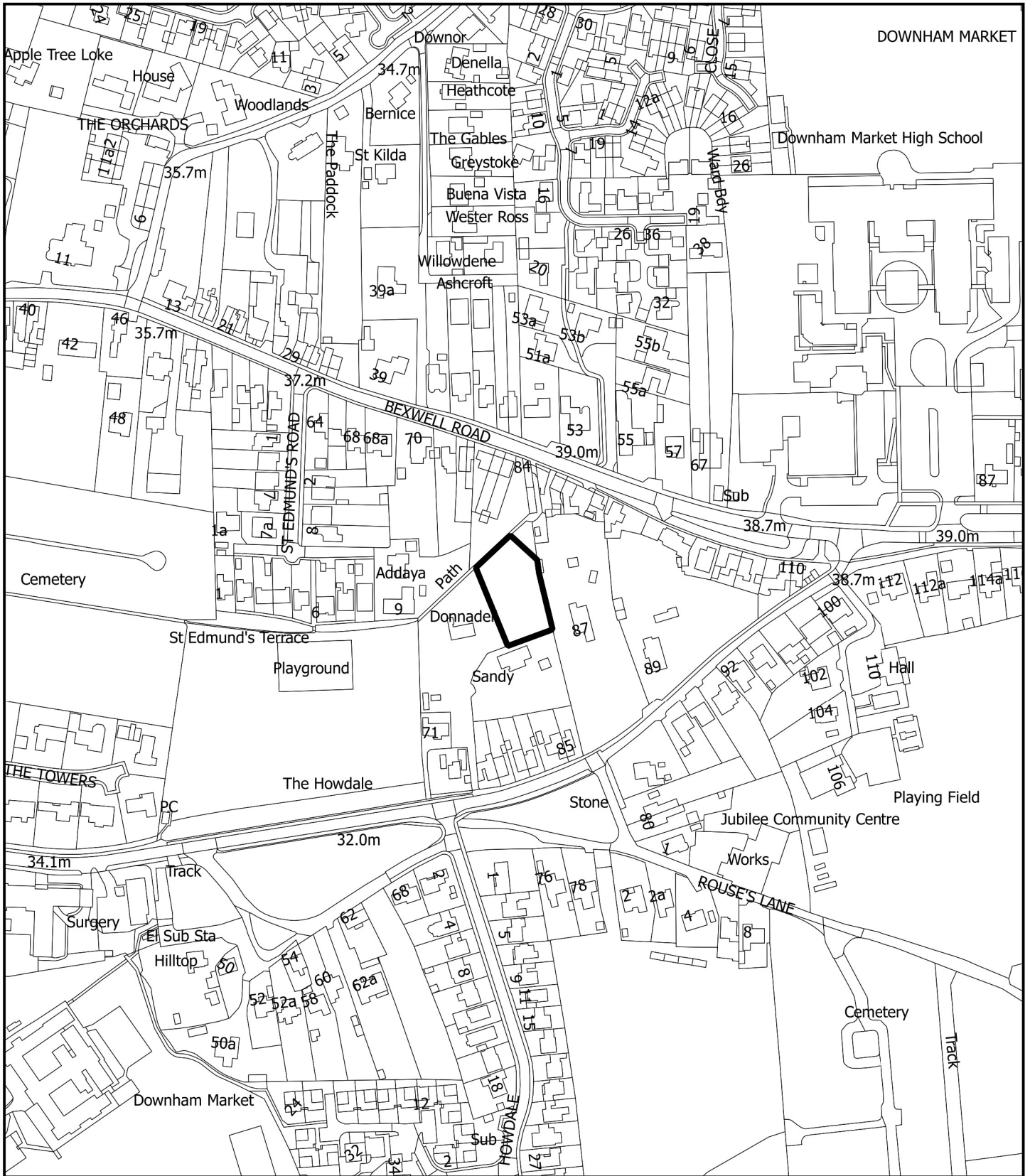
APPROVE subject to the imposition of the following condition(s):

- 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 92 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 using only the following approved plans:
- 4041 246/02 EPROPOSED DRAWING Received 09.12.2021
 - 4041 246/01 AEXISTING DRAWING Received 23.08.2021
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The additional residential accommodation hereby approved shall only be used as ancillary accommodation to and under the same ownership as the main dwelling 5 Gong Lane shown within red on the submitted plans. At no time shall the approved annex be used as an independent unit of residential accommodation, or for business or commercial purposes.
- 3 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.
- 4 Condition: Prior to the first use of the development hereby permitted the proposed on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking area, in the interests of satisfactory development and highway safety.

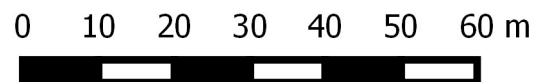
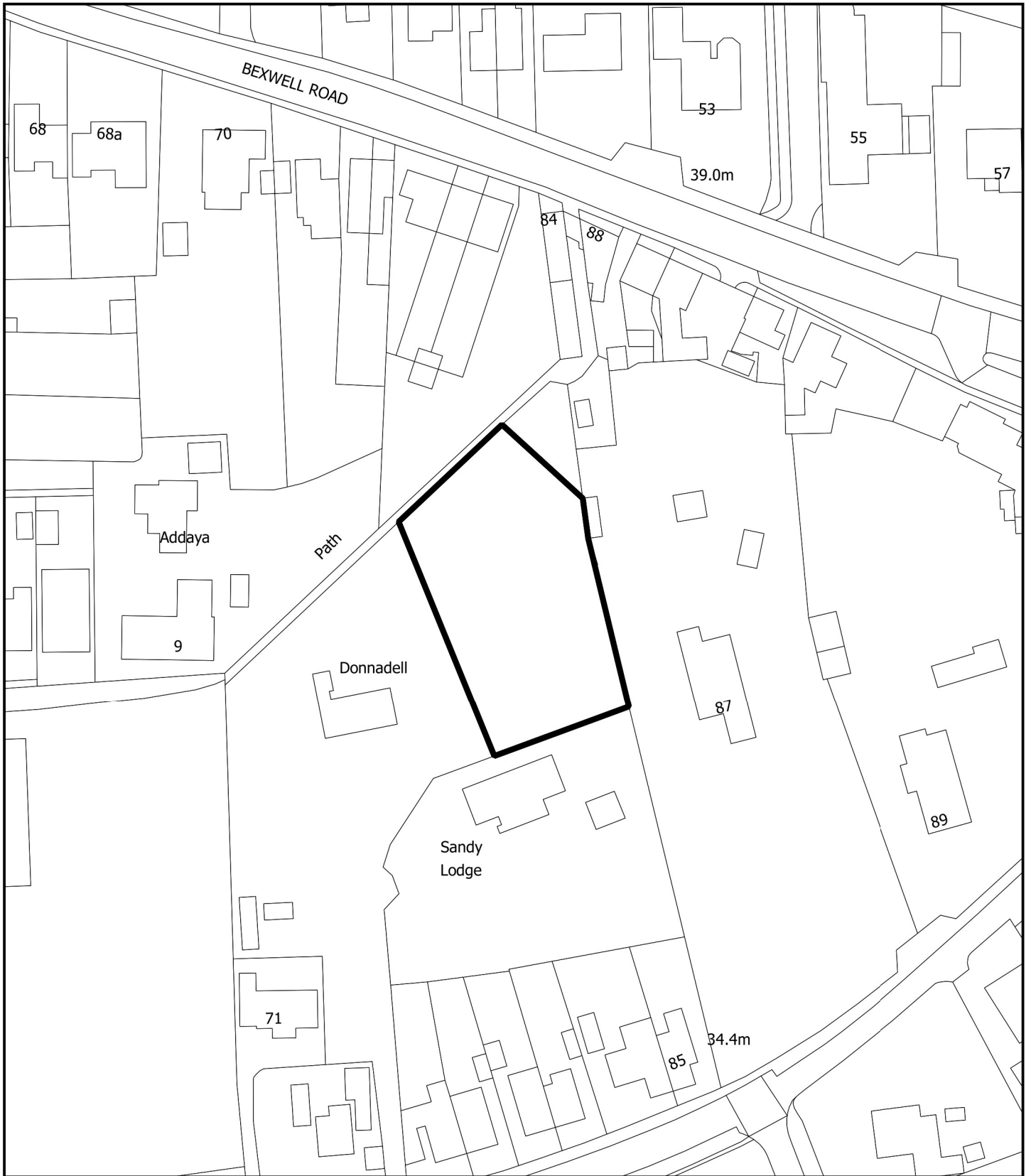
21/01377/F

Donnadell, Howdale Road, Downham Market, PE38 9AH



21/01377/F

Donnadell, Howdale Road, Downham Market, PE38 9AH



Parish:	Downham Market	
Proposal:	Construction of two dwellings and garages	
Location:	Donnadell Howdale Road Downham Market Norfolk	
Applicant:	Contemplation Corner Ltd	
Case No:	21/01377/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 8 September 2021 Extension of Time Expiry Date: 11 February 2022

Reason for Referral to Planning Committee – Town Council representation is contrary to officer recommendation

Neighbourhood Plan: No

Case Summary

The planning application seeks full planning consent for two detached chalet style dwellings. This application follows an existing planning consent ref: 19/01944/F (and the subsequent amendments) for two dwellings on a wider application site. The two application sites overlap and this application if permitted will result in three new dwellings in total being developed within this land.

The application site lies within the development boundary for Downham Market as identified on Inset Map F1 in the Site Allocations and Development Management Policies Plan (SDAMPP) (1996). It is also within Downham Market Conservation Area.

The site comprises of approximately 0.3ha of garden land, primarily laid to grass with a significant number of trees around the perimeter of the site which are subject to protection (as are within the Conservation Area). The site is within a pit and so has steep banks to the north, east and west. The proposed access is the existing access off Howdale Road.

There is planning history on the site which is detailed and discussed later in the report.

Key Issues

- Principle of Development
- Planning History
- Highways/ Access
- Form and Character and Impact on the Conservation Area
- Residential Amenity
- Drainage
- Other material considerations.

Recommendation:

APPROVE

THE APPLICATION

The planning application seeks full planning consent for two detached chalet style dwellings. This application follows an existing planning consent ref: 19/01944/F (and the subsequent amendments) for two dwellings on a wider application site. The two application sites overlap and this application if permitted will result in three new dwellings in total being developed within this land. Plot 2 will remain as approved under the 2019 consent, plot 1 will be amended and plot 3 will be added.

The application site lies within the development boundary for Downham Market as identified on Inset Map F1 in the Site Allocations and Development Management Policies Plan (SDAMPP) (1996). It is also within Downham Market Conservation Area.

The site comprises of approximately 0.3ha of garden land, primarily laid to grass with a significant number of trees around the perimeter of the site which are subject to protection (as are within the Conservation Area). The site is within a pit and so has steep banks to the north, east and west. The proposed access is the existing access off Howdale Road.

There is planning history on the site which is detailed and discussed later in the report.

The dwellings proposed are detached 3/4 bedroom chalet bungalows 6.5m at ridge height and 2.5m at eaves height. They are a modern design with a covered porch and a chimney. They include a mixture of rooflights on the front elevations and dormer windows to the rear at first floor. The materials proposed are slate coloured roof tiles and a red multi brick which is acceptable. The dwellings include detached garages with parking to the front of these. The gardens are to the rear and side of the dwellings proposed. The density of the proposed scheme is approximately 7 dwellings per hectare, which reflects the topography of the site and nature of the locality.

SUPPORTING CASE

Sandy Lodge Objection - The Owners of Sandy Lodge had objected with concerns of restricted access to their property. The Applicant has met with the owners of Sandy Lodge and agreed to provide a repositioned and improved vehicle access to Sandy Lodge and to also install surface water drainage channels to prevent surface water from entering their property from the vehicle access. Improvements to the Sandy Lodge boundary treatments have also been agreed to maximise privacy of the existing property. The owners of Sandy Lodge have now withdrawn their objection.

71 Howdale Road Objection - The owners of 71 Howdale Road had objected based on concerns with foul drainage. Their property currently connects to the mains drain via a chamber in No 73 Howdale Road. They had concern that further properties connecting to the mains would increase the risk of foul drainage flooding in their property. The Applicant has spoken with the owner of No 71 and has offered to connect their foul drain into the new drainage system serving the Donnadell site thus removing any existing foul drainage issues they are experiencing.

Over Development of Site - The site area extends to a full acre and is proposing a total of 3No dwellings. The nearby Towers Estate has a density of five dwellings per acre and the Howdale Rise development is 13 properties per acre demonstrating that this site is not overdevelopment for the locality.

Vehicular Access - NCC Highways are satisfied that the vehicle access width and visibility splays meet with the required standards, subject to a condition relating to minor improvements to the point of access at Howdale Road.

Environmental/Conservation Issues - The proposed additional dwelling has been positioned to avoid all tree root protection areas and canopies to enable all trees on the site to be retained.

Drainage - Surface water drainage on the site is good due to the underlying layer of sand in the ground meaning that surface water drains away quickly. To avoid flash flooding issues within neighbouring properties, additional channel drains are to be provided to collect any surface water runoff from the vehicle access.

Consultees - No objection to the application has been received from Natural England, CSNN Officer, Environmental Quality Officer, Arboricultural Officer, NCC Highways, NCC Public Rights of Way or Anglian Water who all deem the proposals to be acceptable. The only objection is from the Town Council, who consider the site to be overdevelopment and to be prone to flooding and access issues. A response to these points has been provided above.

PLANNING HISTORY

21/00634/F: Application Permitted (Delegated): 16/06/21 - Variation of Condition 1 of Planning Permission 21/00109/F: Variation of Condition 2 attached to Planning Permission 19/01944/F: Construction of two dwellings and garages following demolition of existing bungalow – Donnadell

21/00109/F: Application Permitted (Delegated): 19/03/21 - Variation of Condition 2 attached to Planning Permission 19/01944/F: Construction of two dwellings and garages following demolition of existing bungalow – Donnadell

19/01944/DISC_A: Discharge of Condition final letter: 27/10/20 - DISCHARGE OF CONDITIONS 1, 8 AND 9: Construction of two dwellings and garages following demolition of existing bungalow - Donnadell

19/01944/F: Application Permitted (Delegated): 14/01/20 - Construction of two dwellings and garages following demolition of existing bungalow – Donnadell

18/01151/F: Application Refused (Delegated): 24/09/18 - Construction of five bungalows and garages following demolition of existing bungalow and garage – Donnadell

17/00724/F: Application Withdrawn: 04/07/17 - Construction of seven bungalows and garages following demolition of existing bungalow and garage – Donnadell

In 2016/2017 there were a number of applications for works to trees on site as located in the Conservation Area.

RESPONSE TO CONSULTATION

Town Council: OBJECTION

Council wish to object to this application. Their comments are as follows:

This a re-application of a previous applications which we as a Planning Committee have turned down as being overdevelopment of the total site on more than one occasion We as a committee approved the total site development as being suitable to absorb only two family

dwelling. The view remains the same having taken into account the sites size and its location. It is prone to flooding and access problems. Over development remains a concern.

Highways Authority: NO OBJECTION subject to conditions

I observe that the access considerations for this application would be similar to that of a previous application for the site under planning ref. 19/01944/F. As such I refer you to those comments made at the time and recommend conditions re the access, parking and turning area.

Public Rights of Way (NCC): NO OBJECTION

We have no objection in principle to the application but would highlight that a Public Right of Way, known as Downham Market Footpath 7 is aligned adjacent to the northern boundary of the site. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

Anglian Water: NO OBJECTION subject to condition

Wastewater Treatment - The foul drainage from this development is in the catchment of Downham Market Water Recycling Centre that will have available capacity for these flows.

Used Water Network - This response has been based on the following submitted documents: Flood Risk and Foul and Surface water drainage strategy. Development may lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. Whilst the drainage strategy is acceptable in principle, we require the submission of a strategy showing the proposed pumped rate. This is to enable us to carry out an accurate network capacity assessment. We therefore request a condition requiring an onsite drainage strategy and an informative.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

Further comments – Anglian Water have run a report on flooding incidents for the area and can confirm that in the last 5 years there have been 13 flooding incidents reported to Anglian Water. The cause for the vast majority of these were blockages which we cleared. There are no flooding incidents recorded due to foul capacity constraints. Blockages in the foul sewerage occurs when non-flushables are flushed into the network. The sewers and drains are not designed to convey things such as nappies, baby wipes, fats and oils. Most blockages are avoidable, but AW do investigate each blockage reported to them and rod/ jet wash the sewers to ensure blockages are cleared as soon as possible. As stated above the flooding which has occurred was not caused by capacity constraints in the network.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions

NPPF states that the planning system should prevent both new and existing development from contributing to or being adversely affected by unacceptable levels of land or air pollution.

Contaminated Land - The applicant has provided a Phase I and II Geo-Environmental Report written by EPS dated April 2017. The EPS Phase 1&II Geo-Environmental

Assessment Ref: UK17.2601 Issue1 of April 3, 2019 stated that the site was formerly a marl pit and coal yard. A Supplementary Environmental Assessment report, written by EPS dated Sept 2020 has been submitted. The report contains details of the findings of sampling from 5 boreholes and gas wells installed on site. No significant concentrations of ground gas have been reported. The report identified made ground at the site and includes details of demolition, removal of asbestos containing materials and waste transfer and includes recommendations for a remediation scheme consisting of the removal of some material and placement of a cover system. Recommendations of how this will be verified are included. Based on the information provided in the application, we recommend conditions re the implementation of the approved remediation scheme and reporting of unexpected contamination.

Community Safety and Neighbour Nuisance: NO OBJECTION subject to conditions

In relation to drainage there is mention of a pumping chamber being needed to enable connection to the mains foul sewer. It is not clear whether this will be adopted by Anglian Water or be the joint responsibility of the property owners. Over the years, the CSNN Team have received complaints involving disputes over drainage responsibility (including access for maintenance and costs etc.). Therefore please can the following informatives and conditions be added-

- * Shared private foul/surface water drainage informative:
- * Site Hours
- * Noise, Dust and Smoke from Clearing and Construction Work

Natural England: NO COMMENTS.

Conservation Officer: NO OBJECTION subject to conditions.

The site is located within the Downham Market Conservation Area and sits within the Howdale area of the conservation area which has its own special character and significance.

This site is a former quarry at the eastern part of the Downham Market Conservation Area with substantial dwellings in good sized gardens to the north and east, smaller dwellings facing the street to the south and open space known as The Howdale to the west. The site is heavily treed and these trees are a strong feature in the conservation area, especially when viewed from the west. They screen the quarry and as such the previous bungalow along with the existing Sandy Lodge are barely seen and these properties had and have little or no impact on the character of the conservation area.

The Downham Conservation Area Character Statement comments that "The Howdale provides a complete contrast to the high density, tightly enclosed streets found elsewhere within the Conservation Area. The large, spacious open area is bisected by Howdale Road and has a gentle, rolling character reminiscent of a village green or common. The semi-mature planting will eventually give the area more of a 'parkland' feel." The open nature of the area and the trees in particular therefore make a considerable contribution to the character of the conservation area.

This is a further revised scheme further to earlier applications, including one for 5 dwellings following the demolition of a bungalow on the site. Conservation has in the past commented that some level of development may be acceptable on the site, but the existing trees are an important feature of the conservation area and therefore should be retained.

This application allows the proposed dwellings to be moved away from the tree belt and the tree officer has not raised concerns. Moreover, the profile of new buildings had been kept low so they are unlikely to be seen through the vegetation, even in the winter months. On

this basis the proposal is considered to have had a minimal impact on the significance conservation area, and the conservation team raise no objections.

Materials including sample panel and roofing materials should be conditioned and would also recommend conditions be attached to window and door detail and hard landscaping materials.

Arboricultural Officer: NO OBJECTION subject to condition

No objection. Could you condition in accordance with the arboricultural report and plans, authored by Greenlight Environmental Consultancy.

REPRESENTATIONS

SIXTEEN OBJECTIONS received from seven neighbouring dwellings. The following issues are raised (summarised by officer)-

- Conservation Area: The development is not in line with the CA aims. Furthermore the Inspector (in response to 2019 application) stated that the previous proposal for 5 dwellings did not reflect the form and character of the locality.
- Over-development: The addition of a third dwelling with garage would represent 'over development'. This does not contribute to preserving or enhancing the appearance and character of the area. Two applications previously refused due to overdevelopment, there is no reason to suggest that circumstances have changed at all.
- For the last four years the Borough Council, the Town Council and Planning Inspectorate have all been united with neighbours in opposing any over-development of this beautiful, unique tree-lined Dell in the greenest part of Downham's Conservation Area.
- A totally unique part of Downham Market with abundant special flora and fauna. Development will put at risk the habitats of existing wildlife.
- The proposed dwelling would result in a loss of privacy and loss of light for neighbouring occupiers, and the new residents would have an unsatisfactory standard of amenity.
- Noise: Donnadell is effectively a hollow, bowl-shaped area that has the effect of amplifying sound. Further housing development will increase noise levels.
- Drainage: With Donnadell lying below the level of Howdale Road, much of the heavy rain water draining off Howdale Road makes its way downhill into the Donnadell location.
- Sewage Pumping Station - Current dwellings are served by septic tanks. The proposal to use a Sewage Pumping Stations poses inherent risks of lack of future maintenance, risk of malfunction, noise, and contamination to the entire dell.
- The drainage system, even without additional new homes, is entirely unable to cope with even slightly heavy rainfall. There have been incidents of flooding within last few years resulting in untreated sewage at the front of no.71. The development will be situated even lower and will suffer the same backflow of sewage from an old and struggling system. A pumped system is likely to make issues worse for no.71.
- Donnadell Vehicle Entry/Exit Point: Limited visibility as pull out onto Howdale Road. Already a high risk of collision with oncoming traffic from the easterly direction. This will only be exacerbated with increased numbers of vehicles.
- Pedestrian Safety: The likelihood of additional vehicles exiting the Donnadell site only exacerbates an already high risk to pedestrians crossing the Donnadell driveway.
- The site entrance is 4.54m wide at its entrance, so two vehicles cannot enter and exit at the same time (not as per the proposed site plan which shows two cars passing each other in the driveway, you would need 6m for this). Vehicles will have to stop

**PLANNING COMMITTEE
07 FEBRUARY 2022**

and wait on Howdale Road whilst a vehicle emerges with restricted views in both directions from the Donnadell.

- Contrary to the report submitted with the application Howdale Road is well used by vehicles.
- *Development would lead to future conflict with Significant Tree Belt.
- Removal of Trees – The developer has gradually removed trees from the site, opening up a previously green space.
- Amendments to projects under planning permission consideration should require a submission of a whole new application.
- Resident Safety: The proposed site is situated in a deep hollow with shear banks below the property boundaries of Bexwell Road and the Howdale. With the building works proposed this may present a serious risk of subsidence.
- Additional housing development is not needed in this location.

Mr & Mrs Rowe, residents of Sandy Lodge, have withdrawn their objections to the scheme on the basis that the applicant has offered to make improvements to their access, turning area, and boundary treatment should plot 3 gain planning consent.

Comments from Cllr Ratcliffe –

Cannot see any acknowledgement of, or mitigation for, the resulting blocking of access needed by sewage tankers to neighbouring property Sandy Lodge which shares the Donnadell driveway with the proposed properties. The occupants of Sandy Lodge submitted written and photo evidence in July showing that the proposed new 'Plot 3' would be built on top of the turning area that has been in use for their property for at least forty years. If Plot 3 goes ahead as proposed, Sandy Lodge will become uninhabitable as it won't be possible to remove sewage from their plot. Or the occupants would presumably be forced to remove a wall and rip out mature hedging to create a different entrance. With regard to the other issue of highway safety, the Donnadell site has a narrow driveway in a length of Howdale Road which always has parked cars along the roadside associated with the adjacent properties. This significantly impedes visibility for safely exiting the Dell, unless restrictions were to be introduced to prevent neighbouring residents from parking outside their own properties. I would add that the following statement in the "Vehicle Access" section of the 'Planning Statement' document submitted by the Agent is factually incorrect: "Very little traffic passes the site entrance in the trafficked direction because it leads only to the 'No Entry' one-way part of Howdale Road." In fact, a junction before the one-way section is the primary route to properties along Rouse's Lane plus a factory (Masson Seeley & Co Ltd which has HGV vehicle movements) and also the town allotments and Rouse's Lane Cemetery which is due to be expanded, and ultimately to Rouse's Farm.

LDF CORE STRATEGY POLICIES

CS04 - Downham Market

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

Principle of Development

The application site lies within the development boundary for the town of Downham Market, and Policy CS04 (of the Core Strategy 2011 (CS)) outlines the strategy for Downham Market as a main service centre for the borough. In accordance with Policy DM2 of the Site Allocations and Development Management Policies Plan (2016) (SADMPP) development will be permitted within the development boundaries of settlements provided it is in accordance with the other policies in the Local Plan. Inset Map F1 identifies the development boundaries for the town. Therefore, the principle of development in this location is in line with the development plan and is considered acceptable.

Planning History

There is an extensive planning history on this site. In 2017 a planning application was submitted for the development of 7 dwellings (bungalows with garages) within the application site. The applicant was advised that the application was headed for refusal and the application was withdrawn. In 2018 an application was submitted for 5 dwellings on the application site. This was refused for the following reason-

1. The site is located in within the Conservation Area of Downham Market and comprises part of a dell created by former mineral extraction. The dell is spacious in nature albeit containing two existing detached bungalows and is enclosed by steep banks and a belt of mature trees.
The proposal, by reason of the increased density of development on site and resultant cramped layout, represents and undesirable overdevelopment of the site, which would not preserve or enhance the character and quality of this part of the Conservation Area. The proposal as a result would be contrary to the National Planning Policy Framework (specifically Chapters 12 and 16), Policies CS04, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.
2. The proposal, by reason of the cramped layout, results in a lack of quality amenity space to serve the dwellings and pressure to remove established trees which would further detract from the appearance of the dell to the detriment of the character and quality of this part of the Conservation Area. The scheme is contrary to the provisions of the National Planning Policy Framework and Core Strategy Policies CS04, CS08 and CS12 of the Local Development Framework (2011) and Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).

3. Insufficient information has been submitted to demonstrate that the development, as a result of the layout, would not adversely affect the protected trees within a Conservation Area. The development is therefore contrary to the NPPF and Policy CS12 of the Core Strategy (2011).

The applicant appealed the decision and the Planning Inspector upheld the refusal. The view was taken that 'the failure to preserve the character or appearance of the Conservation Area would result in less than substantial harm. It is therefore necessary to balance this harm against the public benefits of the proposed development. The appeal site is in proximity to the town centre and several facilities and services and would provide additional living accommodation. However, I consider that these benefits would not be sufficient to outweigh the harm in this instance.'

In 2019 an application was submitted for two large dwellings on the application site. This proposal was approved. Subsequent amendments have been made to amend the materials proposed.

This application seeks planning consent for two dwellings in addition to one already granted consent under the 2019 application. Under this proposal there would be three detached dwellings in total, in addition to the existing dwelling Sandy Lodge.

Highways / Access

The application seeks to utilise the existing vehicular access off Howdale Road to serve the three new dwellings as well as the existing dwelling known as Sandy Lodge.

The Town Council, in addition to some of the neighbours who have objected to the scheme, raise a number of issues which centre around highway safety issues. Their view is that the exit is dangerous and problematic, with limited visibility and a high risk of collision. The situation would be made worse by an additional dwelling on site. They query a statement made by the applicant that very little traffic passes the site. In addition given the frequent use of the footpath, this access will prove dangerous for pedestrians (including school children). Neighbours also argue that the access is not sufficiently wide for two cars to pass which may result in cars waiting on Howdale Road to access the site.

The residents of the neighbouring dwelling 'Sandy Lodge' initially objected to the siting of the dwelling proposed on plot 3 as they use this as a turning circle for their dwelling, and without this they would have struggled with access. While the neighbours state they have used this area of land for 40 years, the applicant has provided the title deeds for the land. This identifies the right of access for Sandy Lodge over the land as a direct route from the entrance of Sandy Lodge to Howdale Road and does not include the turning circle area.

Subsequent discussions have been held between the applicant and the residents of Sandy Lodge. The applicants have agreed to relocate the access to Sandy Lodge and create a vehicular turning circle within their grounds. In addition the applicant has offered to construct screen fencing along the boundary of Sandy Lodge for additional privacy. On these grounds Mr and Mrs Rowe have confirmed in writing that they withdraw their objections to the proposed scheme.

The Local Highway Authority does not object to the proposed scheme, subject to the inclusion of conditions re the access, and parking and turning areas. The scheme is in accordance with policies CS11 of the CS, and DM15 and DM17 of the SADMPP.

Form and Character and Impact on Conservation Area

The application site lies with the Downham Market Conservation Area. The Conservation Area Character Statement refers to the semi-mature planting on The Howdale which gives the area a 'parkland' feel. The Statement does discuss the spacious nature of the Howdale however this is largely with reference to the open area of green space which is reminiscent of a village green or common. While the trees within the application site contribute to the character of the Conservation Area, the site itself is well screened set behind existing dwellings and with the dip in site levels this would mean the impact of the development would be minimal on the street scene.

Objections to the proposal refer to the previous refusals for schemes on the site, primarily 18/01151/F for five dwellings. Their view is that this application for a third unit on the site is comparable to the scheme for five dwellings. In that case the reason for refusal was 'increased density of development on site and resultant cramped layout, represents and undesirable overdevelopment of the site, which would not preserve or enhance the character and quality of this part of the Conservation Area.' The Inspector also took the view that the application site was well related to Sandy Lodge and no.87, and created a spacious band of sites behind the frontage properties. Objections argue that the density would be out of keeping with the surrounding area, that it represents overdevelopment and would result in a cramped form of development.

However, it is considered that while the dwellings proposed are individually slightly larger in footprint than the five previously considered, the cumulative impact of the three units is much less and is therefore acceptable in terms of form and character. The site is well related to Sandy Lodge and no.87 but is also well related to no.71 which is a much smaller plot to the rear of the frontage dwellings and adjacent to the application site. Furthermore the locality varies in dwelling types, scale and plot sizes. This is a development within the town centre of Downham Market and the increased density of development would have minimal impact on the wider locality or conservation area, and is not incongruous with the form and context of this part of the Conservation Area. The Conservation Officer confirms this view by stating that this application allows the proposed dwellings to be moved away from the tree belt (hence retaining these as a feature). Moreover, the profile of new buildings had been kept low so they are unlikely to be seen through the vegetation, even in the winter months. On this basis the proposal is considered to have had a minimal impact on the significance conservation area, and no objections are raised by the Conservation Officer.

In terms of the materials proposed the Conservation Officer has requested that the materials and window detailing to be used for the development should be conditioned. However, the materials and window detailing proposed reflects that already agreed under previous applications on site and so in this case this is not considered necessary. It is proposed to condition the landscaping however and the boundary treatments.

In summary, it is considered the scheme does comply with Policies CS04, CS08 and CS12 of the CS, and DM15 of the SADMPPP.

Residential Amenity

Objections to the proposal state that the development would result in a loss of privacy for existing neighbours and a loss of light, and also that the new residents would have an unsatisfactory level of amenity. In terms of Sandy Lodge, plot 2 remains as previously approved under application 19/01944/F. Plots 1 and 3 are to the west of the existing dwelling, with a large front driveway belonging to Sandy Lodge of 8m at the closest point between the dwelling Sandy Lodge and their front boundary wall. The rooflights on the front

elevations of the proposed dwellings serve bedrooms and are some 24m from Sandy Lodge for plot 3 and 19m for plot 1. Sandy Lodge is a bungalow, whereas the proposed dwellings are chalet bungalows 6.5m at ridge height and 2.5m eaves height. Given the distance between these, the orientation and scale of development proposed the dwellings are not considered to cause unacceptable overshadowing or overlooking to Sandy Lodge. In terms of the dwellings backing onto The Dell, at the closest point the distance from the proposed dwelling to the existing (namely no.71) is 14m with only one ensuite window proposed at first floor on the southern side elevation of plot 3. This will be obscured glazing and conditioned as such. The other dwellings on Howdale Road are some distance from the proposed plots, the other side of Sandy Lodge.

In terms of the future residents of the proposed plots 1, and 3, and plot 2; consideration has been given to the distances between these, and window relationships. Plot 2 has bedroom windows at the gable end at first floor with the orientation, spacing (between the dwelling and shared boundary to plot 1 is 8.5m) and positioning of the garage considered sufficient to minimise any overlooking from plot 2 into the amenity space of plot 1. The orientation and positioning of plots 2 and 1 will also mean that neither plot would give rise to notable overshadowing as a result of the development. Plots 1 and 3 only have ensuite windows at first floor on the gable ends and these will be obscure glazing and fixed. All other windows at first floor are front or rear facing and so would not give rise to overlooking. There is sufficient spacing between these plots that these would not give rise to overshadowing.

The nature of the site is that the gardens are truncated by rising land levels which restricts usable garden space. This was an issue for the previous refused application 18/01151/F. In this case the Inspector took the view that the dwellings only had amenity space to the front and side of the dwellings, and there was an insufficient amount of private amenity space as a result. In this application however it is argued that these issues have been overcome. Plot 1 has an acceptable amount of private amenity space with an area to the rear of the dwelling approximately 7m in depth (before land levels rise) by 14.5m wide and also to the side of the dwelling which is approximately 9m in depth (before land levels rise) by 12m width and could be utilised as private amenity space. Plot 3 does have a smaller garden area which is to the rear of the dwelling and 6.5m in depth before land levels rise but is also 22m in width. These are considered of an acceptable size for three bedroom dwellings, and provide acceptable living conditions for the residents.

Neighbours raise concerns that an additional dwelling on the site would create additional noise and light pollution. However, the impact of one additional private residence would be minimal, and it is not considered this would generate neighbour amenity concerns. Finally CSNN has requested a condition is attached to the consent restricting construction site hours, to minimise any impact of neighbour amenity.

The proposed scheme is in accordance with the NPPF, and policies CS08 of the CS and DM15 of the SADMPP.

Drainage

Neighbouring residents have raised concerns about drainage on the site. Drainage arrangements have been submitted. It is proposed, as with the approved applications (19/01944/F, 21/00109/F and 21/00634/F) surface water drainage is to be dealt with by the use of a permeable access drive and parking areas comprising a shingled access drive with a permeable paver system. Surface water run off from the impermeable roof and paving areas will be taken to individual soakaways on site. For foul drainage it is proposed to provide a new connection to the Anglian Water mains drainage in Howdale Road. Due to the existing ground levels, gravity drainage will not be possible and therefore a pumping chamber is to be provided to serve all new dwellings and ensure that a mains drainage

connection can be achieved. CSNN and Anglian Water have agreed this is acceptable, but Anglian Water do request a condition is attached requesting the submission of a strategy showing the proposed pump rate.

Anglian Water was consulted on the application in response to concerns raised about foul sewerage on site. Anglian Water has stated that the foul drainage from this development is in the catchment of Downham Market Water Recycling Centre and will have available capacity flows. However, while it is acceptable in principle based on the information submitted development may lead to an unacceptable risk of flooding downstream. They require the submission of a strategy showing the proposed pumped rate and request a condition is attached requiring an onsite drainage strategy.

Further information was then sought from Anglian Water and they considered reports on flooding incidents. They confirmed there has been 15 incidents in the last 5 years reported to Anglian Water, of which the vast majority were a result of non-flushables causing blockages and so were easily cleared. There are no flooding incidents due to foul capacity constraints. It should be noted that a neighbouring resident at no.71 has queried Anglian Waters information and response further.

The applicant has indicated, as referred to by Anglian Water above, that these proposed dwellings (plots 1, 2 and 3) would discharge into a pumping chamber and be pumped uphill to meet the main drains on Howdale Road, consequently would not connect into the spur that services no.71 and would not impact upon their drainage at all. AW has confirmed there is adequate capacity in the main drains.

On this basis, and subject to the inclusion of the recommended planning condition, it is not considered that foul drainage is a reason for refusal of the application. The scheme accords with policies CS08 of the CS and DM15 of the SADMPP.

Other material considerations

Trees – The site includes a number of existing well established trees which contribute to the conservation area, and are protected for this reason. An Arboricultural Report has been submitted with the application which identifies that no trees need to be removed to bring forward the development. Our Arboricultural Officer was consulted on the application and has not raised any concerns or objections regarding the proposed scheme. It is requested that the Arboricultural Report is conditioned.

Ecology – Objections make reference to the flora and fauna within the site, and the fact that new development will erode/ remove this. While this may be the case to some extent, there are no protected species on site that we have been made aware of and the trees are being retained. The addition of a third dwelling where two have already been granted consent would not have a significantly different impact on the development of the site in terms of the retention of planting/ wildlife.

Contamination – The applicant has submitted Geo-Environmental Reports/ Assessments on the site which identify sources of contamination and include recommendations of the remediation scheme required. Conditions are attached to ensure the approved remediation scheme is implemented and any unexpected contamination is reported.

Other matters raised -

- Is there a need for more dwellings in the town? – While Downham Market does have sites allocated for new residential development within the town, it is a sustainable

settlement within the borough and, subject to accordance with the policies in the adopted development plan, is a suitable location for new residential growth.

- A new application should have been submitted for the whole site rather than a variation to the existing consent to replace one dwelling with two. – This is a new full planning application and as such has been subject to full consultations, followed usual procedures and the revised scheme is being considered and determined at Planning Committee.

CONCLUSION

The site lies within the development boundary for the town of Downham Market, a sustainable location for growth in the borough and the principle of development is in accordance with the adopted Local Plan.

Downham Market Town Council, and a number of local residents, have objected to the scheme on a number of points. Primarily their view is that the proposal represents over-development of the site. The application site lies within the Downham Market Conservation Area and as such careful consideration has been given to the impact of increasing the number of units from two to three in this locality. A previous refusal on the site for five dwellings sited reasons of impact on the form and character of the locality, and the Conservation Area itself. In this case there would be three additional dwellings on the site in total. The dwellings would be detached chalet bungalows with limited visibility in the street scene and the development would not require the loss of any trees. While there are examples of dwellings in large spacious plots to the west of the site, no.71 to the south is a smaller plot and the wider locality consists of a range of plot sizes, dwelling scale and types. The proposal is considered acceptable as does not cause harm to the Conservation Area.

In terms of residential amenity, the proposal does not give rise to overlooking or overshadowing within the site, or outside the site impacting on existing neighbouring dwellings. The plots include sufficient private amenity space for the size of the dwelling proposed and the relationships between dwellings is considered acceptable. Drainage arrangements have been submitted and the approach is considered satisfactory. Finally there are no objections received from statutory consultees subject to specific conditions.

The scheme is therefore in accordance with the NPPF and policies CS04, CS08 and CS12 of the CS and DM15 of the SADMPP.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 2382-10 received 12 July 2021, 2382-02A and 2382-08A received 5 November 2021 and 2382-07B received 15 December 2021).

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the use hereby permitted the vehicular access shall be upgraded (widened) to a minimum width of 4.4 metres and provided in accordance with the Norfolk County Council residential access construction specification for the first 4.5 metres as measured back from the near channel edge of the adjacent carriageway.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 5 Condition: Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.
- 5 Reason: To prevent environmental and amenity problems arising from flooding in accordance with the NPPF.
- 6 Condition: The approved remediation scheme (Phase I and II Geo-Environmental Report written by EPS dated April 2017, EPS Phase I & II Geo-Environmental Assessment Ref: UK17.2601 Issue1 of April 3, 2019 and Supplementary Environmental Assessment report, written by EPS dated Sept 2020) must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification

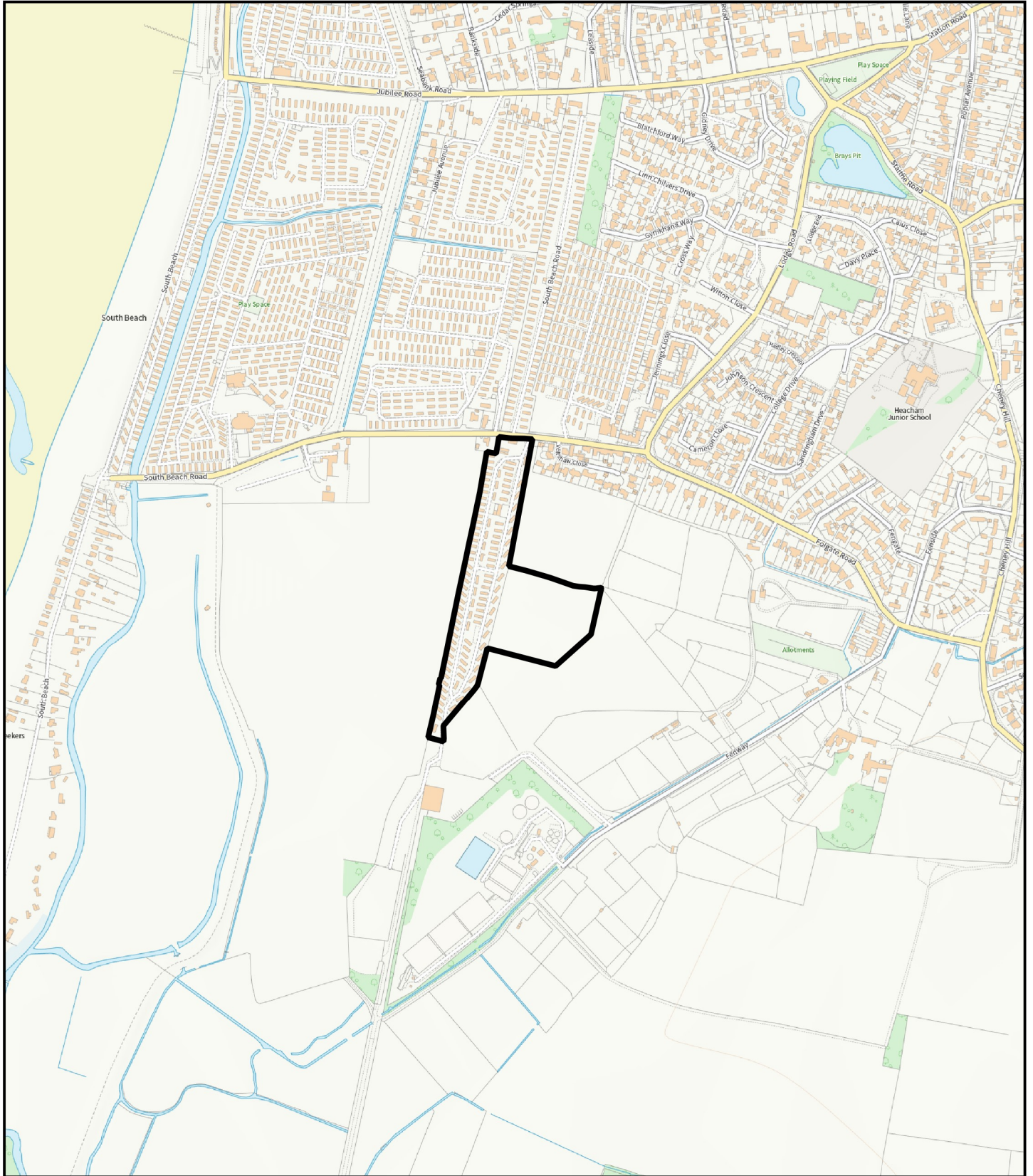
report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 8 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 9 Condition: The development hereby approved shall be constructed in strict accordance with the recommendations of the Arboricultural Report dated 29 Oct 2019 and produced by Greenlight Environmental Consultancy.
- 9 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 10 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.
- 10 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 11 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 11 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 12 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 or use of any part of the development 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.

- 12 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 13 Condition: Before the first occupation of the dwelling hereby permitted the first floor ensuite windows on the eastern elevation of plot 1 and on the southern elevation of plot 3 shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 13 Reason: To protect the residential amenities of the occupiers of nearby property.

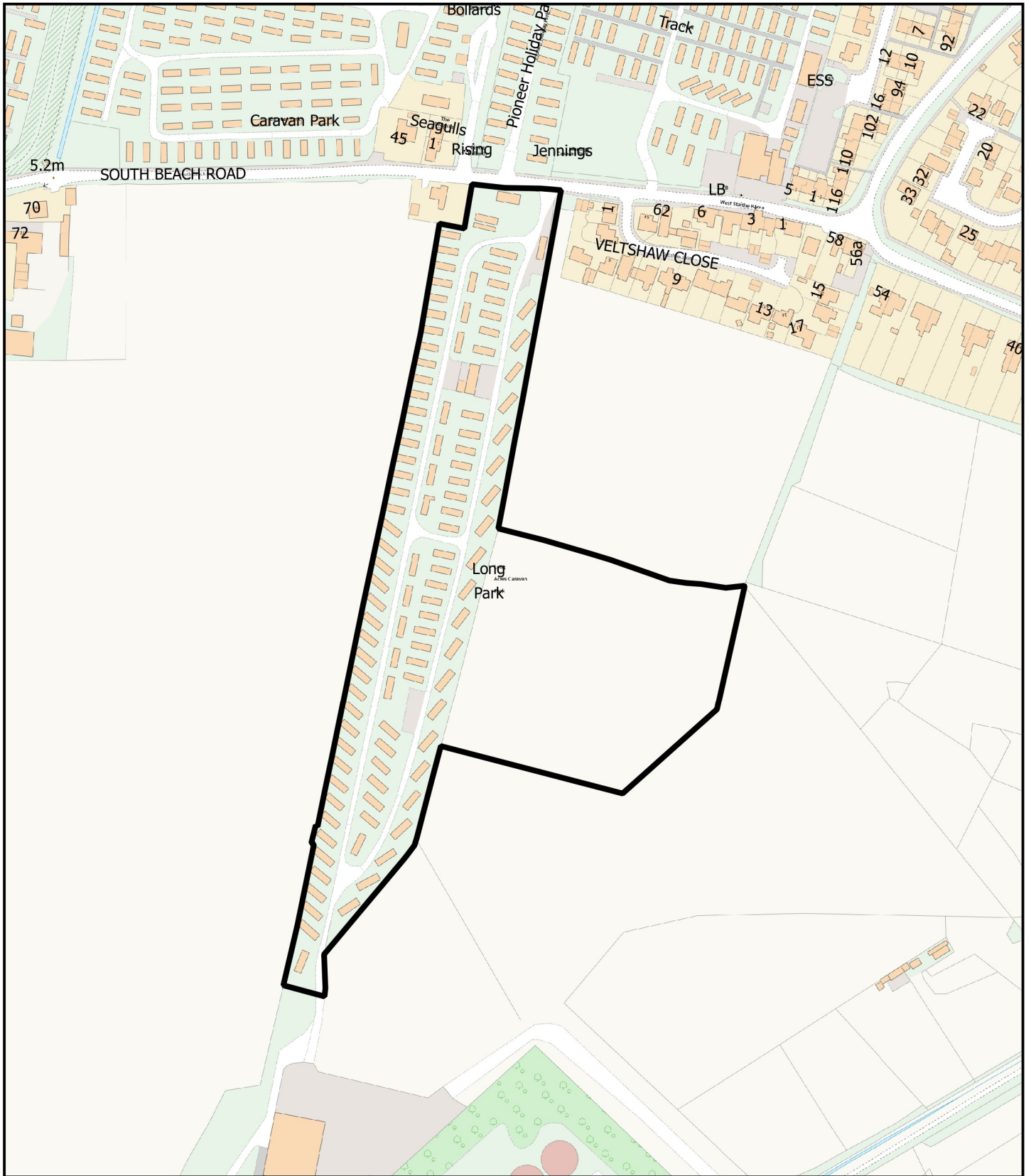
21/01064/F

Long Acres Holiday Home Park, South Beach Road, Heacham, PE31 7BA



21/01064/F

Long Acres Holiday Home Park, South Beach Road, Heacham, PE31 7BA



Parish:	Heacham	
Proposal:	Change of use of land to caravan park (extension of existing holiday caravan park)	
Location:	Long Acres Holiday Home Park South Beach Road Heacham Norfolk	
Applicant:	Heacham Holidays Ltd	
Case No:	21/01064/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 13 August 2021 Extension of Time Expiry Date: 11 February 2022

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

Neighbourhood Plan: No; the plan has not yet been to referendum. However, it has been to examination and can therefore be given some weight in the decision-making process

Case Summary

Full planning permission is sought to extend the area of Long Acres Holiday Park by 1.7ha in a parcel of land to the east of the existing site.

The proposal does not seek to increase the number of caravans across the wider site which would remain at a consented maximum of 155 (although it should be noted that only 108 currently occupy the wider site.) The extension to the park, without increasing the number of caravans permitted, would enable the provision of larger, higher quality caravans to meet the demand for such units.

The extension to the site lies outside of the development boundary in land designated as countryside. The south-western part of the extension lies in an area at risk of flooding, but outside of the Coastal Flood Risk Hazard Zone. The majority of the site lies in flood zone 1 (a lower risk of flooding than the existing site.)

The application was accompanied by a Landscape and Visual Impact Assessment, Flood Risk Assessment / Drainage Strategy and Preliminary Ecological Appraisal. Following comments from Natural England, RSPB and Norfolk Wildlife Trust information to enable the LPA to undertake an Appropriate Assessment in accordance with the Habitat Regulations was submitted.

Key Issues

Principle of Development
Flood Risk
Visual Impact
Protected Sites and Species
Highway Safety

Neighbour Amenity
Crime and Disorder
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

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SUPPORTING CASE

The planning application before you seeks approval for the change of use of land to site a total of 25 static 'holiday lodge' caravans which would form an extension to the existing Long Acres Holiday Park.

The north eastern extension will allow the park to 'breathe out' as it will accommodate caravan numbers which are already permitted within the existing park boundary in order to provide larger, higher quality accommodation across the site to reflect the growing customer demand for this form of holiday lodge caravan.

The proposed extension to the site would not increase the permitted number of caravans allowed on the site which, based on the current site licence, is a maximum of 155 caravans. The planning conditions related to permission DG8048 (Extension to the Site; Erection of Toilet Blocks – Approved February 1974) sets out that 'the total number of caravans on the whole site shall not at any time exceed 155', something which this application does not seek to exceed.

The principle of developing the site is considered acceptable as set out within our submitted Planning Statement and accords with policies CS08 and CS10 of the Core Strategy as well as policies DM11 and DM15 of the Site Allocation and Development Management Policies

Plan where it states that development will be of an appropriate scale to its location and will help to contribute to the economy of the area.

In terms of the economic benefits that the scheme can offer, the proposed extension to the site would provide increased employment, tourism and leisure opportunities, boosting the local economy and help to ensure the long-term sustainability of the Holiday Park.

Regarding the environmental benefits of the scheme, the sensitively designed extension to the Holiday Park has ensured that there would not be any detrimental effect on the biodiversity, landscape or rural character and openness of the countryside. It is proposed that a number of benefits will come forward including improved screening of the site through additional landscaping and planting.

The proposed extension area lies outside of any area at high or medium risk of flooding. By allowing the existing Holiday Park to breathe out into this area it will enable a reduction in the number of caravans currently located within a higher flood risk zones, therefore, putting less people at risk.

It is clear that the proposed development accords with the keys aims, objectives and visions as set out within both national and local policies to encourage the growth in domestic tourism to support the viability of existing holiday businesses without compromising environmental considerations. Based on all of these reasons, we trust that the Committee will be able to support this proposal and grant our client planning permission.

PLANNING HISTORY

21/02365/CM: OBJECTION TO NCC APP: 17/01/22 - County Matters: Waste Storage ancillary to the Holiday Park

19/00139/F: Application Permitted: 02/04/19 - Change of use of land to allow the residential use of the warden's caravan for 12 months each year

18/01605/F: Application Permitted: 04/12/18 - Change use of land from agricultural use to sales and storage area for touring and static caravans

18/00033/PREAPP: INFORMAL - Likely to refuse: 16/04/18 - PRE-APPLICATION ADVICE (FULL WITH CONSULTATIONS): Change of use of land to the north-east of existing park to accommodate 46 additional holiday lodge caravans and to alter existing layout

12/01907/F: Application Permitted: 14/01/13 - Lean-to extension of existing unit and erection of new mono pitch building for machinery shelter and secure storage of tools and materials associated with caravan park maintenance

11/01014/F: Application Withdrawn: 08/08/11 - Variation of condition number 1 of planning permission DG2694: to enable warden to reside on site throughout the year for security reasons, replacing previously approved planning permission 2/94/1411/F

04/00655/CU: Application Refused: 01/06/04 - Extension to caravan site including construction of amenity buildings and wardens flat

2/03/1196/F: Application Withdrawn: 09/09/03 - Change of use of land to form extension to caravan park – Long Acres Caravan Park

2/95/1076/F: Application Permitted: 28/09/95 - Use of land as caravan site without complying with condition 1 of planning permission DG 2694 dated 29.11.62 to enable caravan site to be occupied except the period between 15th January and 15th February in each year

2/94/1411/F: Application Permitted: 27/10/94 - Occupation of caravan without complying with condition 1 of planning permission DG 2694 dated 29.11.1962 to enable warden to reside on site throughout year for security reasons (renewal)

2/92/2406/O: Application Refused: 23/03/93 – Site for residential development (amended)

2/88/4530/CU/F: Application Permitted: 17/04/89 – Occupation of caravan without complying with condition 1 of planning permission DG 2694 to enable warden to reside on site throughout the year for security reasons

DG8048: Application Permitted: 18/02/74 - Extension to site and erection of toilet block

DG3123: Application Refused: 27/02/64 – Application to develop standing and amenities for caravans – Outline

DG2709: Application Permitted: 14/12/62 – Erection of two blocks of lavatories on caravan site

DG2694: Application Permitted: 29/11/62 – Caravan site 113 Holiday Caravans

RESPONSE TO CONSULTATION

Parish Council: Heacham Parish Council **OBJECT** to this Application.

Although G.47.1 of the SADMP Plan 2016-2026 states that Heacham is a coastal resort, Heacham is a coastal village we do not have the amenities to be a resort.

The proposed field is outside the boundary and in the countryside.

The access to the field is through the flood risk area, an alternative access from the Fenway to the site's maintenance area is also in the flood risk.

We feel that the applicant would be using Fenway more to access this site, which they do now to access their Concrete Crushing business, which is not only damaging the bridleway but also putting residents and walkers at risk.

Heacham's emerging Neighbourhood Plan, which is in the final stage, states in Policy 11 that development beyond the existing defined holiday areas will not be supported for the following reasons:

- To minimise the physical and visual impact that any further holiday development may have upon Heacham
- The desire to retain the existing peaceful and quiet nature of Heacham's holiday area
- Infrastructure constraints limit further large-scale holiday development
- To maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton.

Highways Authority: NO OBJECTION The application appears to seek to regularise the use of the site to provide all the caravans permitted in the 1970's.

It is evident that the site exists, however it appears to now encompass additional areas of land to the east, which do not appear to be part of the existing site. Therefore, If the LPA consider the statements to be correct and confirm that the number of units is to remain static overall, then I would have no reason to raise any highway objection, however, I would not wish to agree an increased number of units, in the interests of highway safety.

Should your Authority be minded to the grant of consent, I would seek to append conditions relating to means of access (from South Beach Road only) and parking provision.

Internal Drainage Board: NO OBJECTION The site is within the Internal Drainage District (IDD) of the King's Lynn Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- I am pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- I note the presence of a Board Adopted watercourse adjacent to the site boundary. Whilst not currently proposed, should the applicant's proposals change to include works within 9 metres of the watercourse, consent would be required to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure).
- Whilst not currently proposed, should the applicant's proposals change to include works to alter the Board Adopted watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).
- I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary. However, this should be confirmed by the applicant. If the proposals do involve the alteration of a watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.

Environmental Health & Housing – Environmental Quality: NO OBJECTION No comments with regard to contaminated land.

Environment Agency: We have **NO OBJECTION** to the proposed development as all the proposed units and the access route will be located within Flood Zone 1.

Advice to the Applicant: The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a

free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

Natural England: NO OBJECTION subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of:

- The Wash Ramsar
- The Wash and North Norfolk Coast SAC
- The Wash SPA

and damage or destroy the interest features for which The Wash Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- The provision of information boards and information packs including alternative dog walking areas
- The appropriate management of foul and surface water drainage
- Restrictions in lighting associated with the proposed development area
- A financial payment to King's Lynn Borough Council's Monitoring and Mitigation Fund as in accordance with Policy DM19.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

RSPB: We **OBJECT** to the proposal. We do not consider this planning application and adjoining Preliminary Ecological Appraisal to provide sufficient information to determine whether the likelihood of significant effects on protected areas and species can be ruled out.

The area around Heacham is of national and international biodiversity importance, and this area of coast is known and valued for its natural beauty. The Wash SSSI is the UK's largest and it is the most important wetland site for birds in the UK, as well as being of international significance. The natural environment is an asset to the area and a draw for many of the people who live in and visit the area. Beach nesting birds, in particular, ringed plover, use the beach areas from RSPB Snettisham to Heacham south beach, and turtle doves (the UK's fastest declining bird species), use the Snettisham Coastal Park (the northern end of the Park falls within the 2km survey boundary for the application site) to breed in spring and summer.

Protected Areas and Habitats Regulations Assessment: The nature designations pertinent to this application are the internationally important Wash Special Protection Area (SPA), the Wash and North Norfolk Coast Special Area of Conservation (SAC) and the Wash Ramsar, as well as the nationally important Wash Site of Special Scientific Interest (SSSI). The Wash SPA, The Wash Ramsar and The Wash and North Norfolk Coast SAC, as well as the Wash SSSI, protect important species and habitats and any proposed developments or activities must not undermine the sites' conservation objectives.

Despite the proximity of the application site to internationally protected sites, no Habitats Regulations Assessment (HRA) has been undertaken to identify and consider all potential direct and indirect impact to the interest features of the designated sites listed above, either

alone or in combination (including lighting, surface water drainage and recreation, for example) and should be completed as a priority.

Recreational Disturbance:

- The species most susceptible to adverse impacts from any development which increases footfall and recreational activity at Heacham (including the application in question) includes beach nesting birds (in particular, ringed plover and oystercatcher (SPA Qualifying Feature) which have lost breeding grounds along the Norfolk coast) as well as breeding turtle doves (at the Snettisham Coastal Park) and internationally important wintering waterbird assemblages (including curlew, redshank, knot, pink-footed goose and black-tailed godwit).
- Although the Preliminary Ecological Appraisal concludes the impacts would not have any direct negative impact on the surrounding protected areas, the increase in people will exert increased pressures on protected areas, including the beaches at Heacham. The south beach at Heacham is used by breeding ringed plover during the spring and summer; birds highly susceptible to disturbance and their nests to trampling. There are opportunities to educate and direct the public away from sensitive areas via the use of a combination of signage, fencing, face-to-face engagement and wider communications. The RSPB is leading a project 'Plovers in Peril' along the protected site area from RSPB Snettisham, along the beach to Heacham south beach and we would be very happy to advise the Borough Council on suitable options for mitigating existing impacts on protected species and habitats. Adding to the existing pressures, however, is not in line with the Heacham Neighbourhood Plan or Borough Local Plan.
- The Preliminary Ecological Appraisal mentions turtle dove once (page 22, section 5.37 - Existing records), but no reference is made to the species' extensive use of the area (including the Coastal Park and adjoining fields to the application site). North West Norfolk and the North Norfolk Coast are extremely important for turtle dove, being one of the last places in the UK where turtle dove breed. Additional visitors into the Coastal Park would result in disturbance to this species.
- Recreational disturbance is year-round. Hundreds of thousands of waterbirds overwinter and move through the area each spring, autumn and winter, therefore, full operating periods of camping and caravan parks should be considered when assessing impacts.
- The field is intended to house more caravans, and therefore, visitors, but there are no planned facilities or recreational areas within the extended boundary so it is likely that visitors will use the surrounding coastal areas and protected sites for recreational activities.

We would urge the following to be taken into consideration also:

- The Heacham Neighbourhood Plan states that 'applications for further holiday accommodation beyond existing defined holiday areas should not be supported' (page 43), and we would strongly recommend this is upheld in this instance.
- When asked about the Community Vision as part of developing the Heacham Neighbourhood Plan, Heacham residents ranked the 'importance of preserving and enhancing our natural environment, including protection of ancient woodland and local wildlife habitats' as a priority (p.16 of the Neighbourhood Plan). Comments for this application received to date mirror this desire amongst the community.
- We would encourage the Borough Council to consider the application in the context of the increasing traffic and visitor numbers to the coast seen over recent years, and the resulting additional pressures exerted on villages, infrastructure and roadways and disturbance to the surrounding protected areas.
- As well as appropriate ecological information, where visitor information exists for the area, this should form part of the HRA which must demonstrate that appropriate

measures can and will be put in place to ensure conservation objectives of the nearby protected areas will not be undermined.

- Where developments are approved to proceed, consideration should be given to the management of disturbance on the protected sites (we do not consider the current Preliminary Ecological Assessment to do this sufficiently). This supports the Local Plan Site Allocation Development Management Policies (SADMP) Plan which states that recreational provision must be made 'to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area.' Simply stating that mitigation will be dealt with through the Borough Council's habitat regulations monitoring and mitigation payments is not demonstrating that sufficient mitigation will be put in place.
- The RSPB is working with the Norfolk Coast Partnership and partners to look at the issue of disturbance and visitor management along the Norfolk coast and would encourage the Borough Council to draw upon this work and the impacts on the wider coastline, when considering this application.

Preliminary Ecological Appraisal:

- Page 3, section 1.10 – Birds. One survey was carried out in winter (2nd December 2020) so it is not possible to say with any certainty there are a) no breeding birds which would be impacted by the development or b) that findings from one survey provide a robust assessment of the ecological interest at the site. The fact that 15 curlew (SPA Qualifying Feature) were seen in just one visit is significant. Later in section 5.38 (page 22) and section 6.5 (page 26) the Appraisal concludes that no bird fauna of interest is found at the site and no further surveys are necessary. We would recommend at least two years' worth of survey data for a site to enable robust data to be gathered.
- Page 4, section 1.16 states that 'The development is unlikely to have any direct negative impact on the features that the surrounding ecological sites are designated for. However, there could be indirect impacts from increased visitors to their sites, particularly due to recreational pressures. This is dealt with via the local authority management and mitigation payment.'. This is repeated on page 33, section 7.17 - Habitat monitoring and mitigation payments. It is not possible to draw this conclusion based on the limited data used.
- Page 4, section 1.17 – Mitigation, and page 31, sections 7.10 and 7.11. We are disappointed with the suggested mitigation measures. Firstly, mitigation is based on the assumption that the development will not result in negative ecological impacts, which as stated earlier, is not based on robust data. Secondly, the mitigation measures are very generic rather than species-specific. Putting up bird boxes will not cater for the needs of turtle dove or curlew, for example. Reference is made to additional habitat for nesting and roosting birds, but no detail is provided. And simply erecting more signage to 'limit recreational pressure' in isolation, based on our own experience, is not effective.
- Page 26, section 6.4 – Impacts on Protected Sites. It states that 'Despite the relatively close proximity, the nature of the development means it is unlikely to have any negative impact on the features that the surrounding ecological sites are designated for as long as measures are taken to prevent contamination of any water bodies that might be connected to them.'. The increase in visitor numbers and consequent disturbance/increased use of the areas is not considered.

NOTE: These comments were made prior to the submission of further ecological information contained within the Appropriate Assessment documentation to which Natural England were satisfied.

Norfolk Wildlife Trust (NWT): We note and share the concerns raised in consultation responses recently made by the RSPB and Natural England and support the recommendations that further information should be sought from the applicant prior to determination.

Recreational disturbance impacts on nearby wildlife sites: We share the concerns raised by the RSPB regarding potential visitor pressure impacts on nearby designated sites and recommend that further information is provided to allow the Council to carry out a robust evaluation of any adverse effects, as required by the Habitats Regulations. Whilst the Preliminary Ecological Appraisal (PEA) recognises that there will be an increase in visitor pressure, and proposes payment to the Monitoring and Mitigation fund (as per Site Allocations Plan policy DM19) any evaluation should also consider the potential for additional on-site mitigation of additional visitor pressure, for example through provision of additional informal recreation provision, particularly for dog exercise), which we note is required in addition to compliance with policy DM19 for several sites in the Site Allocations Plan which are in close proximity to European Sites.

Planning Policy: We note the presumption against expansion of holiday accommodation beyond existing defined holiday areas in policy 11 of the recent submission version of the Heacham Neighbourhood Plan. It is not clear if the application is within such an area.

Preliminary Ecological Appraisal: Best practice guidance notes that, due to their scope, PEAs are not normally appropriate to fully meet planning authority requirements. A PEA is normally written to advise a client of ecological constraints and opportunities and the need for further surveys. We recommend that PEA is revised to include the further ecological appraisal recommended by ourselves and other consultees, including sufficient information to allow the Council as competent authority under the Habitats Regulations to carry out an Appropriate Assessment, then resubmitted as a full ecological appraisal.

NOTE: These comments were made prior to the submission of further ecological information contained within the Appropriate Assessment documentation to which Natural England were satisfied.

REPRESENTATIONS

TWENTY FIVE letters of **OBJECTION/CONCERN** have been received. The issues raised can be summarised as:

- Increased traffic on South Beach Road and in Heacham generally
- Increased noise and disturbance
- Loss of green space / agricultural land
- Loss of view
- Village infrastructure can't cope
- Impact on protected species
- The application is not clear and transparent and fails to mention some important planning applications
- Other businesses are not mentioned (e.g. Plumbs Caravan Sales and Transport business or Plumbs Plant and Machinery)
- Is the application for caravans or lodges?
- Can someone please confirm that, if approved, construction traffic can only enter/exit via south beach road only?
- The additional land is required because the applicants have developed areas of the original site meaning it can no longer accommodate 155 caravans.

- This is just the start of a larger development which will ultimately end up along Fenway which is a restricted byway
- Will destroy valuable flood plain
- Objection to the use of Fen Lane / Fenway as access to the site
- The Ken Hill Rewilding project is now established and is less than 300 yards from the boundary of this site
- The LPA's advice on a 2018 PREAPP was 'Likely to Refuse'
- Contrary to Heacham Neighbourhood Plan
- Static caravans are not environmentally friendly
- The field immediately to the north of the site is owned by Ken Hill Farms & Estate. I understand that it is subject to a 10-year countryside stewardship agreement entered into by the Estate in 2018 to enhance and improve wildlife in Heacham and Snettisham. Muntjac, hares, pheasants, marsh harriers and a barn owl (to name but some) have all been regular visitors to the field, and development immediately adjacent to the field will disturb that environment
- The site is subject to a restrictive covenant
- The site lies within an AONB
- Approval of this application would set a precedent for future applications from both this applicant and other sites along the coast
- Where do we draw the line? We can't allow this 'drip-feed' of small extensions
- Carbon sequestration through soil would be reduced
- I anticipate the already minimal water pressure experienced would be reduced further

SEVENTEEN letters of **SUPPORT** have been received. These can be summarised as:

- Long Acres is a lovely site that is kept clean and tidy
- Most visitors to the site respect their surroundings
- The issue with dogs off leads is most definitely not limited to holiday homeowners
- I have never seen 80% occupancy in the time that I have been here
- The application would provide jobs for local people and support local businesses
- Long Acres is a private park (no renting)
- Parking on the side of the roads is not from caravan owners
- Will allow a well-established business to expand onto land that it already owns
- 25 caravans wouldn't disrupt much at all
- This application makes clear that it does not exceed the original permission. Static caravans and their plots have grown larger and this has led to displacement on the original site
- What a great positive outcome this would have on the community providing more jobs and more income from tourism, this is just what we need after Covid as more of us are taking holidays in England and this perfect to accommodate more of us wanting to take a break in our beautiful Norfolk countryside
- An extra 25 plots would not impact upon the environment or existing quality for current residents
- The extra caravans will make no difference to 'distinguishing the difference between Heacham and Hunstanton' as the site is on the Snettisham side of the village
- Wild birds and animals do not stay in one field, muntjac, hares and pheasants are regularly seen in the field on the other side of the site nearer to the beach
- There should not be a big impact on traffic on South Beach Road as the site entrance is at the beginning of the road and owners usually walk to the beach
- Heacham is an attractive tourist area, it must be preferable that more holiday homes are made available rather than depleting the local resident's housing stock.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

Principle of Development

Flood Risk

Visual Impact

Protected Sites and Species

Highway Safety

Neighbour Amenity

Crime and Disorder

Other Material Considerations

Principle of Development

Planning History Summary: A caravan site on the wider site was established in 1962 under application DG2694 for the siting of 113 holiday caravans (condition 5) the use of which was restricted to the period between 20 March to 31 October inclusive in any calendar year (condition 1.)

Subsequent permission, granted under application DG8048, allowed an extension to the park for no more than 155 caravans (condition 5) with the same occupancy restriction (20 March to 31 October inclusive (condition 2))

Permission granted under application 2/95/1076/F allowed the caravans to be occupied, for holiday purposes only (condition 2), except during the period between 15th January and 15th February in each year (condition 1.)

The current site licence is in accordance with permission 2/95/1076/F and allows for a maximum number of 155 holiday caravans for occupation outside of the period between 15th January and 15th February.

The current application seeks to extend the site area of the park to include an area of 1.7ha to the east of the existing park which would enable the siting of larger, higher quality 'holiday lodge' caravans. The proposal does not seek an increase in the maximum number of currently permitted caravans (155), their period of occupation (except during the period between 15 January and 15 February in any calendar year) or their use (holiday.)

The application is therefore for an extension (in terms of area only) to an established tourism business.

Many third-party representations believe the application is for an additional 25 caravans. Those that understand that this is not the case suggest that the larger units would result in more people and thus an intensity in the operation of the site.

It is important to note however, that all units will be required to fall within the definition of a caravan and therefore, in *planning terms*, there is a status quo. That is to say the existing site has permission for 155 caravans regardless of whether they are single or twin unit or 'lodges' as long as they fall within the definition of a caravan. It is true however that site licence requirements may not allow for that number (e.g. distance between caravans may prevent that number of larger units.)

Notwithstanding this, more spacious units do not necessarily mean more people (although it is acknowledged that they could), they do however provide a variety of choices which improves the tourism offer.

It is not considered the increase in size of some units that this permission may allow would result in a material increase in the operational capabilities of the site.

Notwithstanding this, the Appropriate Assessment, due to an error by the ecologist, provides for an additional 25 units. As such this aspect, impact on protected sites, is actually more robust than required.

The development is outside of the development boundary in land designated as countryside, and a small part of the site lies in an area at risk of flooding (south west corner). None of the site lies within the Coastal Flood Risk Hazard Zone where such development is precluded, and the area of the site at risk of flooding is shown to be retained as recreational open space.

Development Management Policy DM2 allows development within the countryside where it complies with Core Strategy Policy CS10, and Development Management Policy DM11 relates specifically to Holiday Sites.

The Heacham Neighbourhood Plan (HNP) is also relevant, and given its position in the adoption process (it has been to examination and the modified wording considered by the Examiner to “fulfil the basic conditions”), can be given some weight in the planning balance.

However, in relation to Policy 11 ‘Holiday Accommodation’ of the HNP, the policy, as originally submitted, was deleted by the Examiner. It should be noted that it is this policy (the deleted version) that the Parish Council mention in their representation.

Given the above, the original version of policy 11 of the HNP can be given no weight in the decision.

A modified, and accepted, policy reads as follows:

In order to maintain and improve Heacham’s attraction as a quiet uncommercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, will only be supported where the proposals:

- 1. Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and*
- 2. Do not have any unacceptable impact on local infrastructure, including green infrastructure; and*
- 3. Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting ; and*
- 4. Are not directly adjacent to any residential areas; and*
- 5. Do not need to be accessed through the village centre of Heacham; and*
- 6. Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided; and*
- 7. Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area.*

It is considered that this policy can be given some weight in the decision-making process, although members will need to consider how much weight given its stage in the process.

In relation to the policy criteria above the LPA comments as follows:

1. The site does not diminish the physical separation between these centres.
2. Given that the number of caravans is not increasing it is not considered that the development would have an unacceptable impact on local infrastructure. In relation to green infrastructure, an Appropriate Assessment has satisfied Natural England that, with mitigation, protected sites will not be unacceptably affected. Conditions, that include the mitigation measures, resulting from the ecology survey will help to protect specific species on the site itself.
3. The proposed landscaping, that is a substantial improvement on the existing, is considered to minimise any visual and physical impacts on the village.
4. The development is not directly adjacent to any residential areas.
5. The site does not have to be accessed through the village centre.
6. The existing site is well-maintained, and the LPA therefore has no reason to consider those units to be accommodated on the extension would not likewise be high quality accommodation. Adequate parking and servicing are proposed, and the proposal aims to improve the quality of the overall site.

7. This is an extension to an existing, historical tourism site.

It is therefore considered that the proposed extension is in general compliance with Policy 11, as modified, of the HNP.

The other main policy relating to the proposed development is Development Management Policy DM11 that requires:

1. The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area
2. The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
3. The site can be safely accessed;
4. It is in accordance with national policies on flood risk;
5. The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping.

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission.

Policy DM11 also requires certain restrictive conditions relating to holiday use. However, in this instance it is considered that conditions that control the use and occupancy of the existing caravans are sufficient. Such conditions would be appended to any permission granted.

In relation to the points raised above the LPA responds as follows:

1. The extension will be run in the same manner as the existing park in accordance with details contained in the Planning Statement
2. The layout and screening are considered to demonstrate a high standard of design (a LVIA has been submitted, following preapp advice, and is discussed in more detail below)
3. The local highway authority raises no objection subject to the extension being accessed via the main site including all construction traffic
4. The development is considered to be in accordance with National Flood Risk requirements, but this is discussed in more detail below
5. The site is not within the Coastal Hazard Zone.

It is therefore considered that the proposed extension is in general compliance with Policy DM11 of the SADMP.

It is therefore considered that the Principle of Development, subject to compliance with other relevant planning policy and guidance, can be supported and it accords with enabling policies in the Core Strategy and HNP.

Flood Risk

Only the southwest corner of the site lies in an area at risk of flooding (flood zone 2 and 3a.) No caravans are proposed in this area, with the layout plan showing this area to be used as 'Recreational Open Space'.

This results in the extension being at lower risk of flooding than the existing park meaning that any caravan that is relocated into the extension will be at lower risk of flooding than they currently are.

Overall, it is therefore considered that the risks associated with flooding are very small, and the development would result in betterment by relocating some caravans to an area at less risk of flooding than they currently are.

The sequential and exception tests do not need to be carried out on the majority of the extension (because it falls within Flood Zone 1), and not in the area the caravans are to be located. In relation to the part of the extension that does fall within risk of flooding the impacts have been addressed by the use of this area as Recreational Open Space. This will be secured by condition if permission is granted.

The development is therefore considered to pass the sequential and exceptions tests in the areas required, and the EA raise no objection.

It has been confirmed that the site is signed up to the EA's Flood Warning System.

Visual Impact

Policy DM11 makes it clear that one of the main issues with developments such as these are their impact on visual amenity and the intrinsic character and beauty of the countryside.

Following the submission of a PREAPP on a wider site for more caravans, which was determined with a recommendation of 'likely to refuse', in part because the visual impact of the development could not be accessed, this application was accompanied by an LVIA (Landscape and Visual Impact Assessment.)

An LVIA is used to identify and assess the likely significance of the effects of change resulting from a development. The two components of LVIA are:

- Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

The LVIA that accompanied the application specifies the following:

The study was carried out in April 2021 through a combination of desk studies and field surveys within and around the study area.

The extent of the study area is within 2km of the development site and is defined by the Zone of Theoretical Visibility (ZTV) of the proposals.

The field study was undertaken in April 2021 when deciduous vegetation was partly in leaf; therefore, site visibility was similar to what would be expected in winter months.

The study area is within Natural England, National Character Area 46, The Fens published in 2015 and National Character Area 76, North West Norfolk published in 2014.

In relation to Character Area 46, the field survey concludes that the areas east and south of the site are heavily wooded and not open.

In relation to Character Area 76, the field survey concludes that the area near the site includes a mixture of woodland and rolling arable farmland.

In relation to Local Landscape Character Assessment, the study area is within the King's Lynn and West Norfolk Borough Council Landscape Character Assessment, published in 2007. This local level character assessment provides more detail on the type of landscape that occurs within the study area. The study area is within; A4 Heacham, B2 North Wootton (includes the site itself), C1 Heacham and F1 Snettisham and Dersingham, Landscape Character Areas. The key characteristics described and also apparent in the study area are as follows:

In relation to A4, Heacham, the LVIA concludes that, given the low height of the proposed development, together with existing caravans and vegetation at Long Acres Holiday Park, the development will be screened from this character area.

In relation to B2, North Wootton (which includes the site itself), the LVIA concludes that the site is screened by existing caravans immediately to the north and a hedgerow immediately to the east, and urban fringe lands to the south and east. Likewise, due to the low height of the proposed development, screening from existing caravans, the retention of existing hedgerows around the site and additional screen planting the development will have a negligible impact on this character area.

In relation to C1, Heacham, the LVIA concludes that the proposed development would not be visible / barely noticeable from this character area.

In relation to and F1, Snettisham and Dersingham, the LVIA concludes that the proposed development would not be visible from this character area as it is screened by dense intervening woodland.

Visual Receptors

Public Rights of Way

- *There are no public rights of way within the site itself. There are some public rights of way within the wider study area, the following paragraphs describe those located within 1.5km of the site*
- *A public bridleway travels along Fenway south and east of the site. Further to the south east a short section of public bridleway travels south from Lamsey Lane at Summerhill connecting to a permissible footpath further south and west. Intervening vegetation suggests that the proposed development would be barely perceptible from the bridleway and permissible footpaths at Summerhill. The development may be partially visible in the distance from a limited section of Fenway where there is no boundary vegetation*
- *A public footpath commences near Beach Farm and travels south near the coastline and Creek at South Beach. The proposed development would generally not be visible from this public footpath as intervening vegetation and existing caravans at Long Acres Holiday Park screens the site*
- *This same public footpath above continues north near the coastline at North Beach after crossing Beach Road and traveling in between two sections of the caravan park. This footpath then joins up with a public byway which runs along the edge of the coastline at North Beach. Due to existing caravans, the proposed development would not be visible from this public footpath or byway*

- *A public footpath commences at Home Farm in Snettisham and travels west through Lodge Hill Plantation towards Lodge Hill Farm and then travels further west to connect to the coastal public footpath. Intervening vegetation and the effect of distance suggests that the proposed development would not be visible from this footpath*
- *A short section of public footpath commences near Heacham Bottom Farm. The footpath runs adjacent to both Lynn Road (A149) and Lamsey Lane. Intervening vegetation and the effect of distance suggests that the proposed development would not be visible from this footpath*
- *A short section of public bridleway to the east of the site runs from Marea Farm along School Road. Due to intervening built development the proposed development would not be visible from this public bridleway*
- *A short section of public bridleway to the north east of the site runs in between the backs of housing off of Poplar Avenue, Staithe Road and Lodge Road. Due to intervening built development the proposed development would not be visible from this public bridleway.*

Public Highways

- *South Beach Road and Lamsey Lane travels north and east of the site. Further north are residential roads at Heacham. Lynn Road travels in lands east of the site. Further to the east is Sedgford Road which connects Sedgford to Snettisham. South east of the site the A149 connects Lynn Road to Beach Road. Intervening vegetation/ built development and the effect of distance suggests the site would not be visible from these roads. The development may be partially visible in the distance from a limited section of Fenway where there is no boundary vegetation*

Settlements

- *The closest settlements to the site include Heacham and Snettisham. Intervening vegetation, topography and built development suggests that the development would not be visible from these locations. At most there may be some distant views to the site from first floor windows at the back of a few dwellings at Foldgate Road.*

Listed Buildings and Scheduled Monuments

- *There are numerous listed buildings (at Heacham, Ken Hill Wood and Snettisham in particular) and scheduled monuments located within the wider study area. Scheduled monuments include: a Watch Tower (remains) located circa. 2.7km south of the site near Snettisham Common, a Roman Villa, a Cross and Shernborne Hall and Moat at Snettisham Village. Dense intervening vegetation and built development indicates that the development would not be visible from these locations.*

A total of 14 Viewpoints were assessed in relation to visual impact with the overall conclusion being neutral (with a slight adverse impact from 2no viewpoints on Fenway Lane in opening year. This means the proposed development would cause a limited deterioration to the view. Once the proposed screen planting within the site matures the significance of the visual effect of the development would improve on these two visual viewpoints.

The LPA considers that the submitted LVIA is robust and agrees with the conclusion that the development would have a negligible visual impact.

Protected Sites and Species

Protected Sites

Habitat Regulations Assessment (HRA): Changes have been made to the Conservation of Habitats and Species Regulations 2017 (as amended) (2017 Regulations). The changes are

made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (2019 Regulations).

The 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives).

The Regulations require the competent authority (in this instance the LPA) to ascertain the impacts of a plan or project not directly connected with or necessary to the management of a protected site that may impact on the site.

The competent authority must be satisfied that the project would not adversely affect the integrity of a protected site or, where there is no alternative solution that the project must be carried out for imperative reasons of overriding public interests.

The protected sites are known as Natura 2000 and consist of SACs, and SPAs. Ramsar sites, candidate SACs (cSACs) and potential SPAs (pSPAs) are treated the same as SAC and SPAs for the purposes of the Habitat Regulations Assessment (HRA).

Whilst it is the responsibility of the competent authority to undertake the HRA, it is the responsibility of the applicant to supply the information required to undertake the assessment. In this instance the applicant has undertaken the AA, and whilst it is more robust than required, the LPA has given full consideration and is in agreement with (as is Natural England.) It is not considered necessary for the LPA to duplicate the AA submitted which is appended to this report.

The HRA is a staged process. Stage 1 (Screening) considers the scope for likely significant effects to occur based on a broad scale assessment taking into account factors such as the spatial relationship between impact sources and designated site. Screening for likely significant effects considers the project both alone and in-combination with other projects.

Stage 2 (Appropriate Assessment) if stage 1 identifies likely significant effect an assessment of the implications of the project for the site(s)'s conservation objectives is carried out.

Stage 3 if Stage 2 concludes that the project will adversely affect the integrity of the sites or when adverse effects cannot be ruled out, an assessment of alternatives for the project must be considered. Should no alternative be available 'Imperative Reasons of Overriding Public Interest' (IROPI) must be justified and compensatory measures identified.

The following Natura 2000 sites were considered:

- The Wash Ramsar
- The Wash SPA
- The Wash and North Norfolk Coast SAC

Full details of the site's qualifying features and conservation objectives accompanied the application.

As previously stated, the AA was actually more robust than required because the ecologist incorrectly assumed that the development was increasing the number of caravans over those permitted by 25 which is not the case.

Stage 1 – screening of potential likely significant effects on the protected sites for construction, operation and decommissioning.

It has been established through the 'Visitor surveys at European Protected Sites across Norfolk during 2015 and 2016' (Footprint Ecology, 2016) that tourist development within proximity of the Norfolk European Sites will contribute 'in combination' to recreational pressure within those sites and that mitigation will be required.

Stage 2 – because the project is not directly connected with or necessary to the management of the European Sites and is likely to have an 'in-combination' significant effect on the identified sites an Appropriate Assessment is required. This will assert whether or not there would be no adverse effects on European Sites and whether mitigation is required to reach that conclusion.

The AA concludes that, subject to the following mitigation, the development would not have an adverse effect on the Protected Sites either alone or in combination:

- Provision of information boards and packs as part of a previous HRA for the caravan site including alternative dog walking areas,
- A sensitive foul and surface water drainage design to the satisfaction of Natural England, and
- Restriction in lighting associated with the development.

Natural England has confirmed its support for these findings and the proposed mitigation that will be suitably conditioned if permission is granted.

The objection from Norfolk Wildlife Trust and RSPB were received prior to the submission of the applicant's Appropriate Assessment. No further comments were received from them following the submission of the additional information submitted.

Protected Species

The majority of species mentioned by the RSPB and NWT are on protected sites rather than the application site and are therefore fully covered by the AA.

In relation to the site itself the Preliminary Ecological Survey concludes:

Habitat: The proposed development site comprises of an area of species poor semi-improved grassland bordered by hedgerows, scrub and wire fences. To the east of the site are paddocks, to the south is an area of regularly managed amenity grassland and a storage compound all owned by the client. To the west are the static caravans making up the Long Acres Holiday Park, also owned by the client. To the north is an area of rough grassland separated from the development site by a thick row of scrub, this area is not owned by the client.

Bats: There are no buildings in the area to be developed. The small number of planted trees along the edges of the site were mostly immature. A small tree along the western boundary had low bat roosting potential and limited features. The margins to the proposed development area could however support foraging bats.

Water Voles/Otter: The Ordnance Survey map indicates that there are a number of ditches to the south 190m (across a single-track road) and 270m to the north of the proposed development site. Due to their distance from the site they were not inspected as part of this survey. There is no suitable habitat for water vole/otter in the proposed development area.

Badgers: No direct evidence of badgers was noted in the proposed development area, although the surrounding habitat did have the potential to support badgers and the grassland on the site itself could support foraging badgers.

Hedgehogs / small mammals: The close proximity and connectivity to the surrounding habitat and suitable habitat on site (variably managed grassland and hedgerows) means that there is a potential for hedgehog / small mammals to occur on site. A single hare was noted during the survey.

Birds: Three wood pigeon nests were noted in the boundary hedgerows to the south of the site. The hedgerows (in particular the scrub to the north) could support breeding birds. The potential for breeding birds to occur on the site is rather limited due to the regular mowing and dog walking by caravan residents. The fields to the east did support a wintering flock of curlew at the time of the survey.

Amphibians /Reptiles: There are no ponds within 500m of the site. The Ordnance Survey map indicates that there are a number of ditches to the south, 190m (across a single-track road) and 270m to the north of the proposed development site. Due to their distance from the site they were not assessed further as part of this survey.

The potential of the development site to support protected amphibians / reptiles was considered limited due to the regular (mostly) mowing. The site could however support foraging common amphibians. In addition, the occasional transient grass snake (particularly in damp conditions) can however not be completely discounted.

Invertebrates: By the nature of the common habitats present, the proposed development site is unlikely to support significant invertebrate populations.

Impact assessment: The likely impacts on protected species recorded are as follows:

- Impacts on bat foraging due to additional lighting relating to the new caravans. The development will not affect any potential roost sites;
- The loss of small mammal terrestrial habitat;
- Loss of bird nesting habitat through the addition of the access road;
- Loss of bat foraging habitat through the addition of the access road;
- The loss of habitat for foraging amphibians.

The development is unlikely to have any direct negative impact on the features that the surrounding ecological sites are designated for (as covered by the AA.)

Mitigation and Enhancements

Precautionary mitigation and enhancement proposals include:

- Careful site clearance to prevent impacts on foraging mammals and amphibians;
- Limitation in external lighting to prevent impacts on foraging bats (covered by AA);
- Incorporation of bat boxes and bird boxes on poles within the site (or in the woodland immediately to the south of the site);
- Planting as part of the green spaces between the caravans or around the edge of the site to attract insects that bats can feed on;
- Provision of additional bird nesting and roosting habitat;
- Management of parts of the site not used for caravans as longer less regularly managed grassland to provide cover for a range of species;
- Information to be provided in caravans and on display boards to limit any further recreational pressure (covered by AA.)

All these aspects can be suitably conditioned if permission is granted.

Protected Species (PS) have full protection 2017 Regulations. It's an offence to deliberately capture, injure or kill, or deliberately disturb PS. These requirements are enforced in the

2017 Regulations and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

It is not the role or responsibility of the LPA to monitor or enforce NE's obligations under the 2017 Regulations. However, if a development proposal could potentially result in a breach (i.e. a licence is known to be required), the LPA must form a view on the likelihood of a licence being granted under the regulations by NE in order to fulfil its own obligation.

As a licence is not known to be required in this case, the LPA does not need to undertake the tests of derogation.

The development is therefore considered to be in accordance with the Regulations, the NPPF and Development Plan Policy CS12, subject to suitable mitigation secured by condition(s).

Highway Safety

The Local Highway Authority has confirmed that because the application does not result in an increase in the number of permitted caravans they have no objection on the basis of highway safety subject to conditions requiring access from South Beach Road and parking provision.

It should be noted that the application does not provide for access from Fenway. Notwithstanding this, any permission will be conditioned to ensure access is from South Beach Road only, including construction traffic or the delivery of new / replacement caravans.

Neighbour Amenity

Notwithstanding objections from third parties, the extension to the site would not result in a material increase in the operational capacity of the site and it is therefore considered that the development would not result in any material neighbour amenity issues.

The extension area is suitably separated from any existing non-associated residential development to conclude that there would be negligible impact over and above existing caravans, many of which are located closer to these dwellings.

Crime and Disorder

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

Other Material Considerations

In relation to the Parish Council's comments not covered above the LPA responds as follows:

Although G.47.1 of the SADMP Plan 2016-2026 states that Heacham is a coastal resort, Heacham is a coastal village we do not have the amenities to be a resort – Whilst this description has no material impact on the application, Heacham is Key Rural Service Centre with all the associated facilities.

The access to the field is through the flood risk area, an alternative access from the Fenway to the site's maintenance area is also in the flood risk – Access will be from South Beach Road.

We feel that the applicant would be using Fenway more to access this site, which they do now to access their Concrete Crushing business, which is not only damaging the bridleway but also putting residents and walkers at risk – Access is proposed and will be conditioned via South Beach Road.

In relation to Natural England's request for payment of the Habitat Mitigation fee, such a payment can only be secured on additional tourism units. As no additional caravans are proposed over and above what is already authorised on the main site, a payment cannot be sought.

In relation to third party comments not covered in the main body of the report, the LPA comments as follows:

- The application is not clear and transparent and fails to mention some important planning applications; it is considered that all relevant planning applications have been taken into account in the determination of this application
- Other businesses are not mentioned (e.g. Plumbs Caravan Sales and Transport business or Plumbs Plant and Machinery) – these are not relevant to the current application
- Is the application for caravans or lodges? – the description of the units is somewhat immaterial; all units will have to fall within the definition of a caravan
- The additional land is required because the applicants have developed areas of the original site meaning it can no longer accommodate 155 caravans – The site area of the 'main site' remains as historically permitted
- This is just the start of a larger development which will ultimately end up along Fenway which is a restricted byway – Every application has to be considered on its own merits, and access via South Beach Road only can be conditioned
- Will destroy valuable flood plain – The majority of the site falls within flood zone 1
- The LPA's advice on a 2018 PREAPP was 'Likely to Refuse' – This application is substantially different to that proposal and has been considered on its own merits. The main reasons for the recommendation on the aforementioned PREAPP (that was for more caravans on a larger site) were that part of the site was in the Coastal Flood Risk Hazard Zone and part of the site intruded on land that formed part of the Hunstanton to King's Lynn Railway Line (neither are the case with the current application)
- Static caravans are not environmentally friendly – This is a caravan site
- The site is subject to a restrictive covenant – If this is the case it is a civil matter
- The site lies within an AONB – The site does not lie within the Norfolk Coast AONB.

CONCLUSION

The application seeks the extension to an existing, long-established, holiday caravan park without increasing the number of caravans permitted or their occupation in terms of holiday use and period of occupation. It will allow a more spacious layout of the site.

There will be an incursion into the countryside adjacent to the existing site to accommodate this development, but Members will be aware that there are positive policies in the Development Plan that allow the provision and extension of tourism uses in the Borough, subject to their individual impacts.

In this particular case, the application has shown, through the submission of detailed reports and evidence, that there would be very limited landscape / visual impacts, neighbour or highway safety impacts, that protected sites / species and drainage issues could be suitably mitigated, that the risks associated with flooding are negligible, and the relocation of a

maximum of 25 caravans from an area at greater risk of flooding into the extension area would result in betterment.

In addition, conditions will still control the number of caravans, the layout, holiday use only, and will conditioned access from South Beach Road.

It is therefore considered that the development complies with the NPPF, Development Plan Policies CS01, 08, 10, 11, 12, DM1, 2, 11, 15, and 19 and Heacham Neighbourhood Plan Policy 11.

It is therefore considered that the development should be approved subject to the following conditions.

RECOMMENDATION:

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

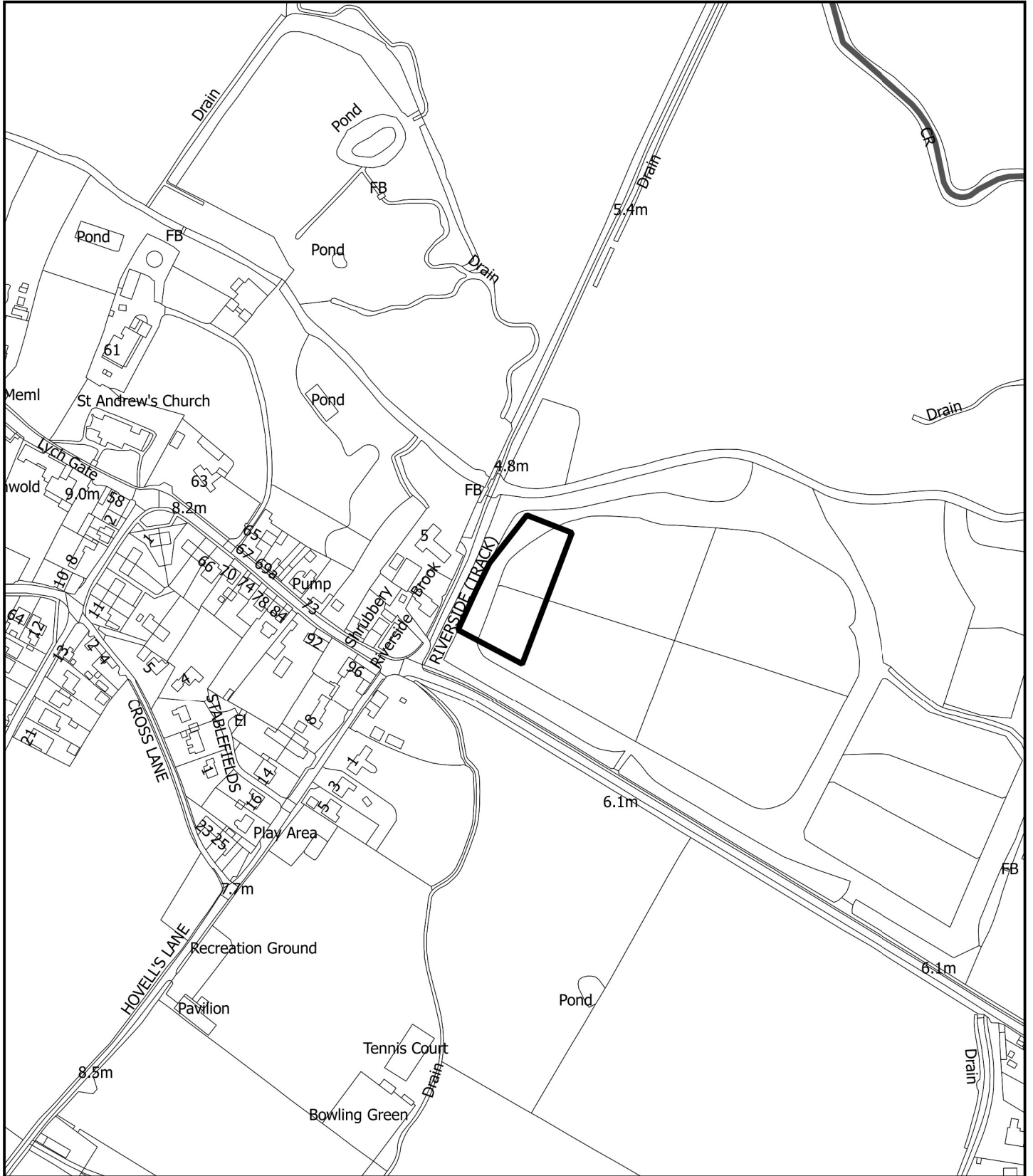
- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos: 20066-DD-LP-3-01-REV-4 and 20066-DD-LP-0-02-REV-3.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: In relation to the extension area the development hereby permitted shall be carried out in full accordance with the following approved drawing no: 20066-DD-LP-3-01-REV-4. This area shall be retained in accordance with the permitted plans.
- 3 Reason: For the avoidance of doubt and in the interests of proper planning.
- 4 Condition: Notwithstanding the information that accompanied the application no development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 5 Condition: There shall be no more than 155 caravans, as defined in the Caravan Sites & Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any one time on the site (the existing and extension in combination).
- 5 Reason: To define the number of caravans permitted for the avoidance of doubt and in the interests of proper planning.

- 6 Condition: This permission authorises the occupation of the caravans hereby permitted (excluding the warden's unit) except during the period 15 January to 15 February (inclusive) in any single calendar year.
- 6 Reason: The accommodation provided in the caravans and the space around them are suitable only as holiday accommodation for which the site was designated and because the site lies outside of the development boundary where full time residential units are not supported by the NPPF or Development Plan.
- 7 Condition: The caravans hereby permitted shall be used only for holiday accommodation and at no time shall be occupied as a person's sole or main place of residence.
- 7 Reason: The accommodation provided in the caravans and the space around them are suitable only as holiday accommodation for which the site was designated and because the site lies outside of the development boundary where full time residential units are not supported by the NPPF or Development Plan.
- 8 Condition: Notwithstanding the approved plans, prior to the siting of the first caravan in the extension area full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 8 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 9 Condition: Prior to the first occupation of any caravan in the extension area, or in accordance with a programme to be agreed in writing with the Local Planning Authority, all hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 10 Condition: Means of access to and egress from the development hereby permitted, including for the delivery of any new caravans to the overall site, shall be from and to South Beach Road only and shall at no time access the site via Fenway.
- 10 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF and Development Plan.
- 11 Condition: Prior to the first use of any caravan located within the extension area of the development hereby permitted the proposed on-site car parking, turning and waiting areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

- 11 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF and Development Plan.
- 12 Condition: Construction traffic, associated with the development hereby permitted, shall only access the site via South Beach Road and shall at no time use Fenway.
- 12 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF and Development Plan.
- 13 Condition: Prior to the first occupation of any caravan located within the extension area or in accordance with a programme to be agreed in writing with the Local Planning Authority the Mitigation and Enhancements contained in Chapter 7 of the Preliminary Ecological Appraisal that accompanied the application (prepared by Philip Parker Associates Ltd; Ref: P2020-65 F1 FINAL; dated 13 May 2021.) shall be carried out to the written satisfaction of the Local Planning Authority.
- 13 Reason: In the interests of protected species in accordance with the NPPF and Development Plan.
- 14 Condition: Prior to the first occupation of any caravan located within the extension area or in accordance with a programme to be agreed in writing with the Local Planning Authority the mitigation identified in the Conclusion (page 11) of the Shadow Habitat Regulations Assessment (HRA) Screening Matrix and Appropriate Assessment Statement to Assist Competent Authority Decision Making that accompanied the application (prepared by Philip Parker Associates Ltd; dated 16/12/21) shall be carried out to the written satisfaction of the Local Planning Authority. The mitigation shall be retained and main tend as approved for the lifetime of the development.
- 14 Reason: In the interests of protected sites and species in accordance with the NPPF and Development Plan.

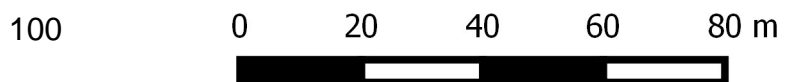
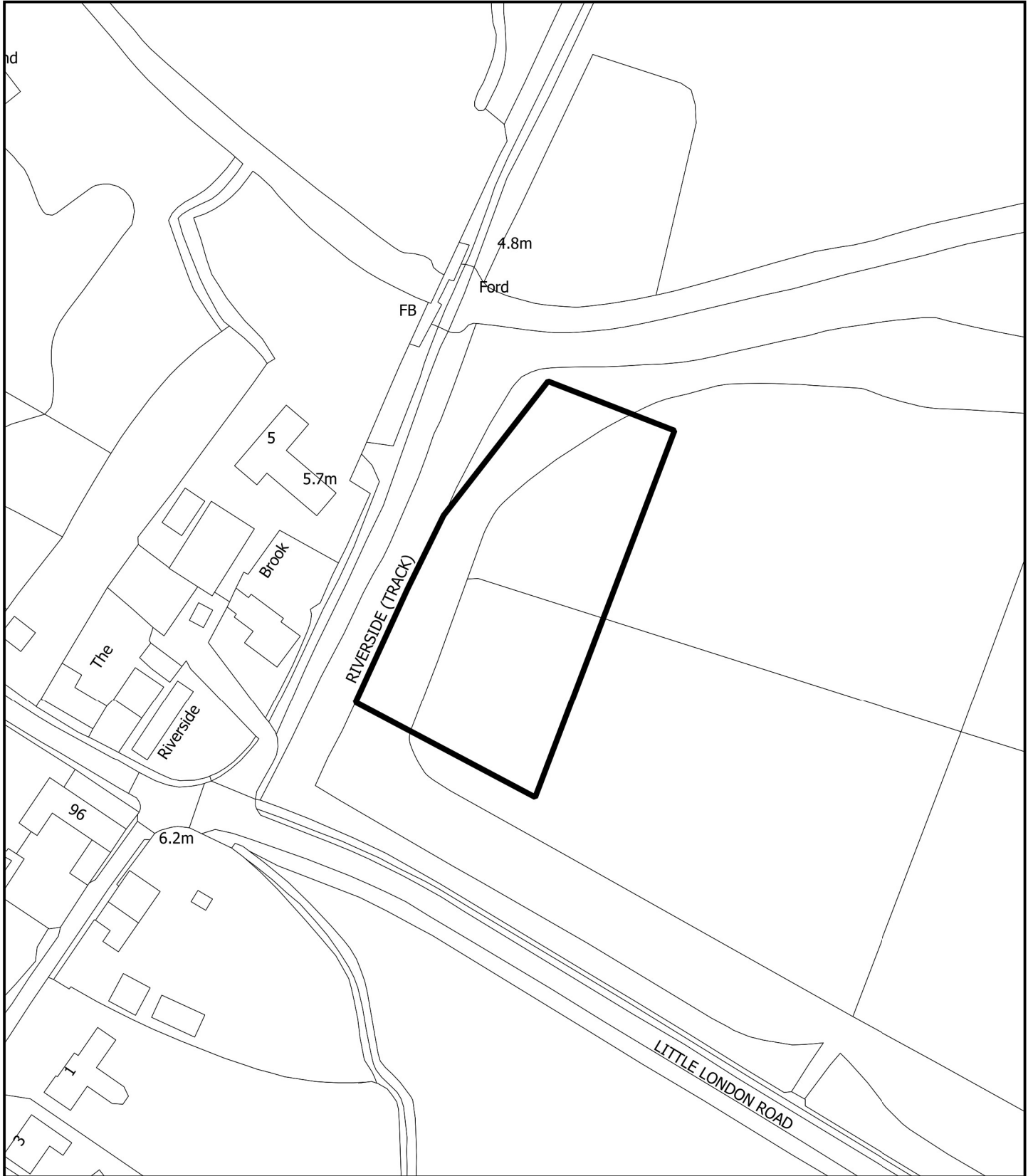
21/01983/F

Plot 3, Northwold Hall, 3 Little London Road, Northwold, IP26 5NQ



21/01983/F

Plot 3, Northwold Hall, 3 Little London Road, Northwold, IP26 5NQ



Parish:	Northwold	
Proposal:	Construction of a new dwelling	
Location:	Plot 3 Northwold Hall 3 Little London Road Northwold IP26 5NQ	
Applicant:	Ms Natasha Milne	
Case No:	21/01983/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 6 December 2021

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

Neighbourhood Plan: No

Case Summary

The application seeks consent for the construction of a new dwelling on parkland to the immediate east of the Northwold Conservation Area at Little London Lane, Northwold.

This application has been submitted alongside applications ref 21/01981/F and 21/01984/F which relate to Plots 1 & 2 on the wider application site.

Key Issues

- Principle of Development
- Planning History
- Design and Impact on Heritage Assets
- Highway Safety
- Impact on Trees
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks consent for the construction of a new dwelling on land adjacent to Northwold Hall, Little London Road, Northwold. The application site is wholly outside of the development boundary outlined within the SADMPP and adjacent to the Northwold Conservation Area boundary, which runs along Riverside to the West of the site.

SUPPORTING CASE

The plots are within an area of land adjoining Northwold Hall. This has been used for paddocks for well over 20 years and within the Northwold Hall are stables and the stable manager's bungalow, sand menage etc. You can see on Google Earth the paddock fencing is visible and is shown on OS maps.

The land is still used as horse paddocks.

This land has been cared for by the family since early 2000's and the delightful setting is also due to his stewardship. With regard to any previous arboricultural work, this has been carried out as part of the owner's risk management 'duty of care', and mainly in relation to the trees nearest the Highways frontage.

The applicant cherishes the setting, which is why the family wish to stay in Northwold. They wish to preserve the beautiful setting and enhance the flora and fauna within it.

The sites chosen for the plots are surrounded by a belt of trees, obscuring the proposed homes when viewed from the public highway, in summer obscuring them totally.

The site has two entrances in addition to the one to Northwold Hall, it is one of these existing entrances which has been chosen to serve the three plots, giving good visibility. The traffic movements would be 6 per house per day on Little London Road, and investigation has failed to find and recorded accidents over the last 20 years or more.

The design of the houses in each case was the applicant's preference and needs.

The form of the application in each case, was to look at Flora and Fauna first, starting with an Arboricultural Survey (AS), and a Preliminary Ecological Assessment (PEA). The reason for this was the first considerations in all of this to do the right thing. As regards the AS, the care of the trees is paramount, and the siting of the buildings is not regimented along an imaginary building line but organic to fit between the trees and follow the best contour. Alongside the PEA has highlighted the opportunities and considerations needed to be take into account when the houses are built.

There are sites in the locality where planning permission has been granted for areas within the curtilage of listed and settings buildings, within conservation areas and involving the removal of trees. This happens and there are good reasons why these events have taken place. These three applications are on the applicants' own land, they are hidden/ obscured from view, using an existing access onto a relatively quiet road. The applicants have made sure that the setting of the land will not be spoiled and the natural environment cared for in the future. They have given assurances to the Parish Council that they will legally prevent future infill development.

There is a new policy to support the development of small groups of houses on the edge of settlement boundaries, and to encourage custom and self-build homes too.

There will be continued use of paddocks to the west.

These buildings should be regarded as paragraph 80, in the context of all the factors including the lovely setting and of paragraph 80 of exceptional quality and design.

Given that the design, and this by law has to include practical Building Regulation compliance the features of these designs are considered to be outstanding, the setting too is distant and on entering the sites, the three will be seen clearly together with the trees and new plantings in front.

The applicants are pleased that this application will come forward to the planning committee, members with their knowledge and local experience, will be able to listen to their views and debate the issues in context of a bigger understanding.

PLANNING HISTORY

21/01984/F: PENDING CONSIDERATION : - The construction of a dwelling (Plot 1) - Land W of 3 Little London Road

21/01981/F: PENDING CONSIDERATION: - New two storey dwelling with rendered walls and high insulation with efficient heating (Plot 2) - Land W of 3

21/01288/F: Application Withdrawn: 06/08/21 - Construction of a new dwelling - Plot 3 Northwold Hall

21/01178/F: Application Withdrawn: 06/08/21 - Construction of a new dwelling. - Plot 2 Northwold Hall

21/01177/F: Application Withdrawn: 06/08/21 - Construction of new dwelling - Plot 1 Northwold Hall

19/00007/O: Application Withdrawn: 21/02/19 - OUTLINE APPLICATION: Proposed Residential Development of 3no. Self-Build Plots - Land

19/00348/O: Application Refused: 05/06/19 - Outline Application: proposed residential development of 3no. self-build plots - Land W of 3 Little London Road - COMMITTEE DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECTION, with the following comments:

This application contains only two material changes to the withdrawn application 21/01288/F, namely a revised access layout and a reed bed incorporated into the drainage system

1. The application should be considered alongside application 21/01984/F, and 21/01981/F.
2. This is an application for three large houses to be occupied by family members. The Parish Council has concerns in respect of the long term future development of the site in the event of family members not occupying some or all of the properties. Any agreed covenants would apply to individual plots, not the whole site, resulting in the potential for further development.
3. The criteria within the 2011 Core Strategy and 2016 SADMPP applied to an earlier application for three houses (19/00348/O) still apply. It should be noted that this outline application was rejected.
4. The application is for a development in open countryside and outside the village development boundary, and therefore appears to contradict policies CS06 and DM2. It includes a driveway system for three large luxury houses spread across the Western half of historic parkland.

5. The development does not fulfil the requirements of the KL&WNBC emerging Local Plan, LP31(2), which states. "In exceptional circumstances the development of small groups of dwellings....may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community".

6. The development sets a precedent for infilling the open countryside between Northwold and Little London. This area is one of the major heritage sites of Northwold with an ancestry of at least a thousand years. It deserves to be protected.

7. The application does not fulfil the requirements of NPPF paragraph 80 (July 2021) regarding development of new isolated homes in the countryside.

8. The houses will be seen from the road in autumn/winter when the leaves have fallen.

9. The development land borders Northwold Conservation Area at Riverside and High Street. Therefore, there will be an impact on the Conservation Area and a listed building.

10. Plot 3 is very close to the Little Wissey and in 2020/21 was only centimetres above the prolonged high water levels caused by breaches in the main Wissey bank upstream, together with downstream blockages. If high water levels in the Little Wissey recur in future the plot will be vulnerable to flooding.

11. Storm water will discharge into the Northwold Stream, potentially adding - even if by a minor degree - to the water level. There is also a risk of foul water and waste discharging into the river if the local treatment plants fail. It is recognised that the revised drainage system includes a reed bed, but this is too close to the river and the plans do not show any pumping system

12. The planned single access point (assuming for three large houses) is on a narrow single carriageway road with a 60mph limit, creating a further road safety issue within the Parish due to increased traffic entering and exiting the development on this stretch of road, including heavy vehicles during the construction stage. This area was under flood water for a significant period of time early in 2021, creating a further potential hazard. This was not merely due to blockage of carriageway drainage grilles by leaves.

13. Widening the existing access and creating the required visibility splay makes the entrance more obtrusive and damages and/or removes trees and a section of the frontage hedge.

14. The development of three large houses will significantly increase vehicular movement and safety issues on a single carriageway road with a current speed limit of 60mph. The likely route for vehicles to and from the site to the main A134 is Hovell's lane. A significant section of this is a single track road with no passing places. The other section contains residential properties which are within the conservation area. Its junction with High Street is narrow and on a "blind spot" bend.

On the basis of the above points, Northwold and Whittington Parish Council formally objects to planning application 21/01983/F. If, however, the application is agreed, the Parish Council requests that;

1. major restrictions on future development on the site are imposed,

2. that the applicant agrees to fund the implementation of a 30mph speed limit from the village sign on the Eastern end of Little London Road (near Little London Farm House) up to the current 30mph sign near Riverside.

Highways Authority: NO OBJECTION, subject to conditions relating to the laying out of access/parking area and retention of visibility splays.

Natural England: NO OBJECTION - the proposed development will not have significant adverse impacts on designated sites

Environment Agency: NO COMMENT

Environmental Quality: NO OBJECTION with respect to contaminated land

CPRE Norfolk: OBJECTION, the comments summarised as follows:

- Outside Development Boundary and unjustified impact on countryside
- Not isolated or innovative as per Para.80(e) of the NPPF (2021)
- Impact on Conservation Area
- Loss of important hedgerows
- No need for new dwellings in line with sufficient housing supply figure
- Unsustainable location
- Does not overcome reasons for refusal on 19/00348/O

Arboricultural Officer: NO OBJECTION IN PRINCIPLE, however noting the following comments:

'A TPO has been served, numbered 2/TPO/00626, to protect the trees on, and around, the entire site. Whilst the proposals don't appear to have a detrimental effect on the trees, I am concerned that increased pressure on the trees, for either removal or severe pruning, would occur after first occupancy of the proposed dwellings. I also have concerns regarding the access onto the site, this would create a large opening onto, what is essentially, a country lane, extra vehicle movements could lead to the removal of further stretches of hedgerow'

CAAP OBJECTION, on the following grounds:

The Panel were united in their views against any development on the three sites in principle, due to the harm it would cause to both designated heritage assets in terms of the setting of the Northwold Conservation Area and the listed buildings at the edge of Northwold Conservation Area. Additionally, it was considered that the parkland could be viewed as a non-designated heritage asset, as it clearly was historic parkland and the impact of the proposed development on that parkland would cause harm.

The Panel also expressed concern that any consent in these locations could set a precedent for further erosion of the setting of the Northwold Conservation Area emphasising the positive contribution the approach along Little London Road into Northwold provided to the significance of the Conservation Area.

Even though the Panel was against the three applications in principle, the design was also considered to be inappropriate.

Conservation Officer: OBJECTION, with the following comments summarised in relation to this application only:

The three applications (21/01981/F, 21/01983/F and 21/01984/F) seek consent for three substantial houses in parkland/agricultural land to the southeast of the village. The site is immediately adjacent to the Northwold Conservation Area, and diagonally opposite the

Grade II listed Waterloo House and therefore the impact upon these designated heritage assets will need to be considered.

The Northwold Conservation Area Character Statement highlights that the character of the conservation area is firmly linked to the “mature historic landscape of trees grass verges, rough tracks, hedgerows and paddocks which are located between, around and behind the buildings. The association of buildings and landscape both within the village and also when seen from outside which gives Northwold Conservation Area its essential quality” Moreover the statement emphasises specific importance to the landscape to the east of the conservation area: the application site “Views out of the conservation area are delightful and give glimpses of farmland and water meadows to the north and surrounding agriculture to the southeast and west. Finally there are also attractive views of the conservation area from the Little London Road to the east.” The statement goes on to reaffirm the importance of the application site, highlighting the “eastern node..... is also very attractive.....to the north east a mature treed landscape which provides a definite visual stop to the conservation area”.

The Planning (Listed Buildings and Conservation Areas) Act 1990 highlights the statutory duty to preserve and enhance the character and appearance of a conservation area. At heart of the NPPF is the conservation of the historic environment (para8 (c)). The historic environment section sets out the desirability of preserving and enhancing heritage assets and of new development making a positive contribution to local character and distinctiveness. (Para 190). Great weight should be given to the conservation of heritage assets and any harm requires clear and convincing justification (paragraph 200). Where an application would result in harm this should be weighed against public benefits of the proposal (Para 202).

The construction of three substantial houses in this sensitive location will substantially erode this mature historic landscape, detract from important views in and out of the conservation area and destroy the definite visual stop to the conservation area created by the mature treed landscape. This development will cause harm to the setting and therefore significance of the Northwold Conservation area and on this basis should be refused. Such a proposal is contrary to the NPPF as outlined above, and is not outweighed in any way by public benefits.

The setting above also provides the setting for the listed Waterloo house which looks diagonally out to the mature treed landscape described above. The development of three houses will detract from this setting causing harm to the significance of this heritage asset and on this basis should also be refused.

The proposed location of the three houses, causes substantial harm through the erosion of this landscape setting to the village. The proposed houses compete and seriously erode the parkland landscape setting to the conservation area. The proposed three houses however are also alien in their physical appearance/design and therefore their relationship with the rest of the village and conservation area.

The design of Plot 3 replicates the key characteristics of Plot 1 and the dominant protruding central bay is again a prominent feature which further exacerbates the dominance of the house within the landscape. Grandiose quoins to corners along with egg and dart detail or large consoles to eaves ensure the proposed dwelling competes with the restrained established architectural hierarchy and balance the rest of the village and conservation area display. This causes harm and detracts from the Conservation Area as a whole.

Housing Enabling Officer NO OBJECTION IN PRINCIPLE, affordable housing contribution required, stating the following comments (summarised):

Under policy DM8 – Delivering Affordable Housing on Phased Development, I consider these three sites to be linked.

As this site is over 0.5ha it is deemed as major development Policy CS09 applies. In this instance a financial contribution of £36,000 is required. This is calculated as 3no units times 20% affordable housing – 0.6 units, times £60,000 per unit. A S.106 Agreement will be required to secure the affordable housing contribution.

REPRESENTATIONS

TWENTY THREE letters raising **OBJECTIONS** to the scheme, the comments summarised as follows:

- Previous history on site has not been overcome
- Outside Development Boundary and in the wider countryside
- Does not constitute a rural exception site as defined in the NPPF
- Not isolated or outstanding design as per Para.80 of the NPPF
- Visibility splays would require cutting back and removal of historic hedgerows to the detriment of the visual amenities of Little London Road and the Conservation Area
- Impact on Greenfield site
- Impact on Conservation Area and Listed Buildings
- Impact of views from Little Wissey and the PROW
- Not outstanding design and out of keeping with local vernacular
- Impact of continued ribbon development on character of area and wildlife and setting a precedent for additional development along Little London Road
- Flooding and drainage concerns surrounding flooding of site in 2020
- Impact on ecology/habitats both on site and directly adjacent at the Little Wissey
- Impact of proposed treated foul water drainage to a ditch which is often dry and associated impacts on residents and use of PROW,

ONE NEUTRAL Letter was received from the landowner, which related primarily to the serving of the TPO and the impact on this.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

PLANNING COMMITTEE
07 FEBRUARY 2022

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues are:

Planning History
Principle of Development
Design and Impact on Heritage Assets
Highway Safety
Impact on Trees
Other Material Considerations

The Site and Application

The application is for the construction of a new dwelling proposed on parkland surrounding Northwold Hall, accessed via Little London Road, Northwold. Two other houses are proposed under individual applications, ref 21/01981/F and 21/01984/F.

The application site comprises part of a total of approximately 4ha of Parkland to the west of Northwold Hall which is currently used for the keeping of horses. The south boundary is formed by Little London Road, the west by Riverside and the associated track/Public Right of Way and to the north by a river known as the Little Wissey, a tributary to the River Wissey. The PROW to the west of the site allows long views of the site from this direction, through established tree cover along this boundary.

With boundaries comprising primarily mature deciduous vegetation, the site is a prominent part of the street scene throughout the year, with increased openness and longer views provided in the winter months as a result of sparse vegetation on the boundary trees and hedgerows.

Planning History

An outline application in the west corner of the site, adjacent to the junction of Hovells Lane and High Street was refused under application ref 19/00348/O at Planning Committee in June 2019. Whilst of a different scale and nature, the material planning considerations and local plan policy context remains the same as this application.

In accordance with the Scheme of Delegation, the current application is required to address the reasons for refusal of the previous application, which are:

1. The site lies outside of the development boundary for Northwold where development is restricted to that identified as sustainable in rural area. No justification has been provided that outweighs the policies of the local plan and the development is therefore considered contrary to policies CS06 of the Core Strategy (2011) and DM2 of the Site Allocations and Development Management Policies Plan (2016).

2. It is considered that the proposed development by virtue of its siting would cause harm to the setting of designated heritage assets (the Northwold Conservation Area and Grade II Listed Waterloo House). In accordance with paragraph 196 of the NPPF, the harm created by the proposed development must be weighed against the public benefits of the proposal. Given the proposal's positioning outside the development boundary for Northwold, it is considered that the harm created by the proposed development would not be outweighed by the limited public benefit of a net gain of three dwellings. The proposal therefore fails to accord with paragraphs 190, 193, 194 & 196 of the NPPF and Core Strategy Policy CS12 of the LDF.

Principle of Development

Plot 3 is the western most of the site, with Plots 1 and 2 to the east and is sited approximately 110m from the development boundary outlined on inset map G59 of the Site Allocations and Development Management Policies Plan (2016).

In line with Policy DM2 of the SADMPP (2016), proposed new dwellings outside of the development boundary are considered to be within the wider countryside where additional justification is required.

The Agent has put forward Paragraph 80 of the National Planning Policy Framework (2021) as justification for the construction of the new dwelling(s) – specifically in regard to 'exceptional design'. It should be noted that this paragraph of the NPPF relates solely to the development of isolated homes and, given the site's proximity to houses along High Street and Hovell's Lane and to Northwold Hall and Little London Lane to the east, the application site is not isolated as per the definition provided by the Braintree Court of Appeal decision.

Paragraph 134b of the NPPF (2021) states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability and help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of the surroundings. Conversely – Para134 also states that development that is not well designed should be refused.

The Borough Council can currently demonstrate a Housing Supply of 7.96 years and decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The site's impact on its surroundings, namely the setting of the Conservation Area and nearby Listed Buildings, as well as the non-designated parkland setting of Northwold Hall to the east is discussed in more detail in the relevant section of this report - However, the proposed design, which includes the development of a greenfield site in the wider countryside, is not considered to be innovative or outstanding to any extent and the design is therefore not considered to warrant approval of a new dwelling in the countryside which is contrary to the provisions of the Local Plan.

Design and Impact on Heritage Assets

The eastern node of the Conservation Area which is directly adjacent to the site, is described in the Northwold Character Statement, which states that this part of the Conservation Area is attractive, and that the mature 'treed' landscape (referring to the parkland setting) provides a definite visual stop to the conservation area. Riverside, the track which runs north between the dwellings facing the site and the west boundary of the site itself, is considered to form an important edge to the conservation area and the open verdant nature of the wider application site adds greatly to this edge of settlement setting. This existing parkland also provides part of the viewpoint from Waterloo House, the listed building to the southwest of the site and the site therefore contributes to the setting of this listed building as well as to the setting of the Conservation Area as a whole.

Plot 3 is the sited the furthest west of three total proposed (See applications 21/01981/F and 21/01984/F for plots 1 & 2) and therefore closest to the existing dwellings around the junction of Little London Road, High Street, Hovells Lane and Riverside. The dwelling is large with a significant footprint and an integral garage. A two-storey porch/entryway is centred on the front elevation, with feature glazing and stone detailing. Feature eaves detailing, and stone quoins are also indicated on the proposed plans however no material details are shown for the proposed brick and/or stonework. Whilst the agent notes that, as a whole, the dwelling is not intended to be 'faux Georgian' in appearance and instead represent an 'interpretation of symmetrical modern design', the dwelling does make use of some traditional Georgian features as shown in the fenestration and detailing proposed.

As with the other dwellings proposed on the wider site, the front elevation is large and imposing, with centralised front door below pediment detailing, with stone quoins and brick detailing along the eaves and a hipped roof with a central area containing Solar PV panels.

The total ridge height measures approximately 7.5m with eaves to approximately 6.2m.

Proposed side elevations have less consistency, symmetry, or pattern provided in terms of the positioning of windows/fenestration as well as less detailing of any stonework/render. The west and north elevations in particular show little respect to the traditional layout and appearance of Georgian style dwellings.

The dwelling (as well as those proposed under 21/01981/F and 21/01984/F) is proposed in established parkland which surrounds Northwold Hall, currently used for 'horsiculture'. According to historic data and mapping, this land has remained free of any development since the publication of the original first edition Ordnance Survey Maps in the mid-1800s.

Part of Northwold's identity and character revolves around consistency in the design and form of the historic buildings, with dwellings typically comprising a simple two or three storey design and often incorporating boundary walls and groups of outbuildings which create a sense of enclosure and relate back to the village's agricultural past. There is a unity of architectural character through the use of repeated materials and the vast majority of dwellings benefit from simple and balanced elevations with symmetry and consistent fenestration.

Within the Northwold Conservation Area certain larger properties display the grandeur of their historic position within the village history and hierarchy, and reflect this through more polite architectural detail in addition to their scale and mass. All such buildings in the village however overwhelmingly reflect use of local materials and are characterised by a restrained application of the architectural detail of the period. Even where extravagant details such as porticos are used, the scale and detail of these features reflect and respect the village, its development and rural location. Variety is added through simple brick dentil courses and brick detailing as well as window treatments which are typical to the 18th and 19th Century. Scale and mass of the properties are varied, reflecting the use of different parts of each property.

The design of Plot 3 replicates the key characteristics of Plot 1 and the dominant protruding central bay is again a prominent feature which further exacerbates the dominance of the house within the landscape. Grandiose quoins to corners along with egg and dart detail or large consoles to eaves ensure the proposed dwelling competes with the restrained established architectural hierarchy and balance the rest of the village and conservation area display. This causes harm and detracts from the Conservation Area as a whole.

The Conservation Area Character Statement refers to the settlement of Northwold being formed on a bed of cretaceous chalk and part of the character of the settlement is derived from the use of this stone for building (known as Chalk Clunch). Precise details of proposed materials could be conditioned as part of any approval on site, however it is apparent that the scale and opposing nature of the dwelling and the detailing proposed, as well as the extent of associated garden land will permanently and irrevocably impact on the openness of the site and the verdant setting of the Conservation Area.

This part of Little London Road contributes significantly to the setting of this end of the Conservation Area. Views out of the Conservation Area typically give glimpses of the mature landscapes beyond the village. The views provided from the junction of Hovell's Lane and Little London Road to the east of the site, combined with the views provided from the line of the PROW which runs along the west boundary of the site will be significantly altered as a result of the construction of new dwellings and their respective garden land.

Paragraph 199 of the NPPF states that when assessing the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 goes on to state that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development in its setting), should require clear and convincing justification. In accordance with paragraph 202 of the NPPF, the limited public benefits provided by the proposed scheme, which is also contrary to established policy on the location of development, are not considered to outweigh the harm to the significance of the heritage assets.

Whilst only one dwelling is proposed under this application and each application should be considered on its own merits, it is important to note that a total of three dwellings are proposed and that the material considerations are duplicated for each plot. The construction of three new dwellings in this Mock-Georgian manor house style, each in a row, is not a typical or standard sight in the countryside, where historic manor houses of this scale would each be set in substantial grounds – as per Northwold Hall to the immediate east. A small group of such dwellings is not representative of the time period the design imitates and further detracts from the scheme as a whole.

It is noted that existing mature hedgerows and trees along site boundaries are shown to be retained post-development however the construction of residential properties on this land, when considered in association with the scale and design of the dwelling, the size of proposed curtilage and the extent of hard surfacing proposed to allow access to each plot, will lead to significant and substantial harm to the setting of the adjacent Conservation Area and Grade II Listed Buildings to the detriment of the form and character of the street scene as a whole. The benefits of the construction of a new dwelling outside of the development boundary and in a location that is therefore fundamentally contrary to the provisions of the Local Plan does not outweigh the harm caused, and the application is therefore considered contrary to Section 16 Of the NPPF (2021) and Policies CS08, CS12 and DM15 of the Local Plan.

Highway Safety

Following receipt of amended plans received during the course of this application, visibility splays can be demonstrated to accord with the required standard from the shared access point proposed approximately 150m south west of the junction of Hovell's Lane. Whilst this is an existing access point, the access will need to be significantly altered and widened to allow suitable access to the houses. The hard surfacing of this access road would further degrade the currently open and natural edge to the settlement and lead to adverse impacts on the character of the countryside.

Visibility splays are required to stretch for 2.4 x 120 metres and given the line of the adjacent highway, this will require the cutting back and trimming of existing hedgerows and trees in order to meet the required standard. The impact of this loss of trees/hedges and the overall impact on the street scene is a material planning consideration that bears weight in any decision.

The proposal can therefore illustrate highway access, turning areas and parking areas in accordance with the required standard and the proposal is considered to comply with Policies CS08, CS11 and DM15 of the Local Plan from a technical highway safety point of view.

Impact on Trees

The subject site is the subject of an area TPO and therefore all trees on site are protected. A TPO order prevents the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of any tree on site without the Local Planning Authority's prior consent.

Whilst the majority of the trees on site are outside of the red line area, the construction and consistent maintenance of the visibility splays required adjacent to the access will have an adverse impact on the current verdant nature of the street scene to the detriment of the character of the area as a whole. The construction of new dwellings and change of use of the surrounding land to residential will also lead to increased pressure on these trees with regard to removal or severe pruning upon first occupation of the dwelling and residential use of the land.

Whilst the Arboricultural Officer has not objected to the proposal, and the existing TPO allows some protection of the trees on site, the impact on trees contributes and adds to the overall impact on form and character of the area and on the surrounding street scene. The hard surfacing required to provide access to the dwelling, the removal of trees and trimming of hedges required will further harm to the setting of the Conservation Area which is contrary to policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact on Neighbours

The nearest existing dwellings are located to the West of the site with frontages facing Riverside. Northwold Hall is located further to the East. Given the separation distances involved, the proposed dwellings are not considered likely to lead to adverse impacts on these dwellings with regard to overlooking, overshadowing, overbearing or loss of privacy.

Plot 3 is sufficiently distanced from Plots 1 and 2 for there to be no likely impact on the amenity of the proposed dwellings either side.

The application therefore complies with Policy CS08 of Core Strategy and Policy DM15 of the SADMPP (2016) in regard to protecting residential amenity.

Other material considerations

Affordable Housing

This application, when combined with applications 21/01981/F and 21/01984/F comprises an area in excess of the threshold set out by Policy CS09 and therefore, as the overall site is capable of accommodating more than 5 dwellings, a financial contribution is required. The Agent has confirmed agreement to the principle of a S106 agreement being put in place to

secure this contribution (£36,000). The Housing Enabling Officer raised no objection on this basis.

Self-Build

Information provided within the application states an intention for the proposed dwellings to be Self-Build homes for the applicant and his extended family. Paragraph 61 of the revised NPPF (2018) states, in regard to delivering a sufficient supply of homes, that: 'the size, type, tenure of housing needed for different groups in the community should be assessed and reflected in planning policies... including but not limited to, those whose require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.' The LPA must 'have regard' to self-build opportunities and give enough suitable development permissions to meet the identified demand. However, given the information and justification provided as part of this application, it is not considered that the benefits of the intended self-build status of the proposed development outweigh the lack of justification for development in the countryside and the harm caused to designated heritage assets. Whilst the NPPF is a material consideration in planning decisions, it does not alter the statutory status of the development plan as the starting point for decision making. The lack of justification for the development leads to the development being considered contrary to the current policies of the Local Plan, more specifically Policy DM2 of the Site Allocations and Development Management Policies Plan (2016), and the harm caused to the Heritage Assets discussed above further deteriorates any community benefits.

Ecology

An ecological survey has been provided as part of this application which lists several mitigation measures including the following in relation to protecting habitats:

- Soft landscaping scheme including the planting of native hedgerows around the site
- A new pond is proposed to the north of the site which should be managed for wildlife
- Remaining land left as wildflower meadows
- Hedgerows and trees retained 'where possible'
- Construction in accordance with British Standards in regard to both Trees and Biodiversity and waterway protection

It should be noted that despite these features being noted within this report, only very limited information has come forward to show these additional mitigation measures on the approved plan. It is also of note that, given the extent of red line proposed, a number of these features, including any additional hedgerows and planting on the wider boundary and the construction of a pond to the north of the site are outside of the red line/applicant's ownership and therefore could not be controlled or conditioned as part of this application.

In regards to bats, the ecology report states that the development will result in low scale loss of potential roosting, foraging and commuting habitats through the clearance of vegetation and the increase in noise and light levels associated with the residential use of the land and construction of the dwelling however does not indicate any known presence of bat roosts within the two trees indicated to be removed. The tests of derogation are therefore not required in this instance. Conditions are required to ensure that construction and any felling of trees takes place only in accordance with the ecological survey recommendations which includes measures to be taken for any felled trees and lighting scheme guidance. Again, mention is made to new trees planted around the boundary of the site (referring to the parcel as a whole) however this could not be controlled as it is outside of the red line boundary.

Bat and bird boxes are proposed as enhancement measures on site and details of this could be conditioned as part of any application. These would need to be placed within the confines of the red line.

Pre-cautionary measures are also proposed to prevent any adverse impacts on Great Crested Newts – this includes the cutting of any vegetation on site, site clearance outside of hibernating season and other construction management techniques.

The tributary to the north of the site is suitable for white-clawed crayfish and the proposed works have the potential to pollute the waterways if the best working practices are not adhered to. To avoid a negative impact on the tributary to the north of the site, the ecological report proposes a protective buffer zone is implemented and construction works are carried out in accordance with the British Standards. Amended site plan received during the course of this application removed proposed drainage lines and replaced them with indicative lines to Riverside to the west of the site which maintains this buffer.

It should be noted that other legislation protects against harm to designated site and species however due to the potential impacts discussed above, conditions would be recommended as part of any approval to ensure that the proposed development is undertaken in accordance with the submitted survey. Natural England raises no objection.

Drainage

The application site is in Flood Zone 1 and therefore the sequential and exceptions tests are not required. Neighbour consultation responses regarding foul and surface water drainage are noted however it is considered that suitable detail could come forward via conditions in the event this application is approved. Proposed plans indicate treatment of water and discharge via pipework to the west of the site and, if consent is granted, conditions would be recommended to ensure that full drainage are provided.

A neighbour representation noted the need for permits from the Environment Agency. The Environment Agency raised no objection to the scheme. Permits are a separate requirement un-associated with the planning consent.

The Parish Council raised concerns of standing water on the site during Winter 2020/2021. These comments are noted and it is considered that proposed conditions to require full details and testing of proposed drainage are sufficient to address these concerns.

Subject to conditions, the application is therefore considered to comply with Paragraph 167 of the NPPF (2021) and Policy CS08 of the Core Strategy (2011).

Crime and Disorder

There are no known crime and disorder impacts associated with this application.

Other comments

In response to comments received from the Parish Council, concerns have been raised surrounding the possibility of future development if this application is granted and the potential for the scheme to set a precedent for further development which would further consolidate and erode the character of this part of Northwold and Little London. These comments are noted however cannot be considered as part of this application. Any future applications on or near the site would be assessed on their own merits and where relevant, would need to overcome the issues discussed above.

CPRE Norfolk object to the application based on the impact on the countryside, the principle of development being contrary to policy and the lack of justification for the construction of new dwellings in this position. These comments are noted and the points raised discussed above.

CAAP Panel provided objections to each of the three applications in principle and stated concern over the design of the dwellings as well as their impact on the designated heritage assets discussed above.

The Parish Council and the Agent both refer to the Emerging Local Plan. This is not currently considered to have weight in planning decisions; however, it should be noted that drafted policies continue to give significant weight to the protection of the countryside and the preservation of heritage assets.

The Agent also considers the site to meet the definition of Brownfield Land within the NPPF (2021). Whilst these comments are noted, the Local Planning Authority does not agree in this instance. The site has very limited built structures, with the majority of the site comprising solely open land and informal post and rail fencing. No significant areas of hardstanding are extant on site and the proposal therefore would not meet the definition of Brownfield Land outlined in Annex 2 of the NPPF.

The Agent also refers to the sustainable construction methods and the site exceeding building regulations requirements. Whilst these comments are noted, as discussed above, the design of the dwelling is not considered to be truly outstanding or innovating to an extent which would overcome the harm caused to the intrinsic character and beauty of the countryside or the harm caused to nearby heritage assets. The planting of additional trees/vegetation on site and the potential for the site's 'health and wellbeing' to be maintained in perpetuity as a result of the construction of a total of three dwellings in this location also does not provide justification for development of this nature.

CONCLUSION

All planning applications should be determined in accordance with the Current Local Plan unless material considerations indicate otherwise. There is a legal duty to consider the impact on the conservation area and the setting of Listed Buildings as Heritage Assets.

The application site is a greenfield site which is currently verdant in character and provides a soft setting for the Northwold Conservation Area and surrounding listed buildings. No justification has been provided as part of this application which is considered to outweigh the adverse impact on the countryside associated with the construction of a new dwelling outside of the development boundary and the application is therefore considered contrary to Policy DM2 of the SADMPP (2016).

In addition to being located outside of the development boundary and the principle of development being contrary to Policy DM2 of the SADMPP (2016), the scale, design, materials, and overall appearance of the dwelling does not respect the form and character of the area and is an inappropriate addition to this edge of settlement location which will lead to harm to the setting of the Northwold Conservation Area, nearby Listed Buildings and the unlisted parkland setting of Northwold Hall. The impact on the TPO trees which span across the entire site will further harm the setting of these heritage assets, the character and beauty of the countryside and the appearance of the street scene as a whole.

For the reasons discussed above, the proposal is considered contrary to the NPPF, Policies CS06, CS08 and CS12 of the Core strategy (2011) and Policies DM2 and DM15 of the SADMPP (2016).

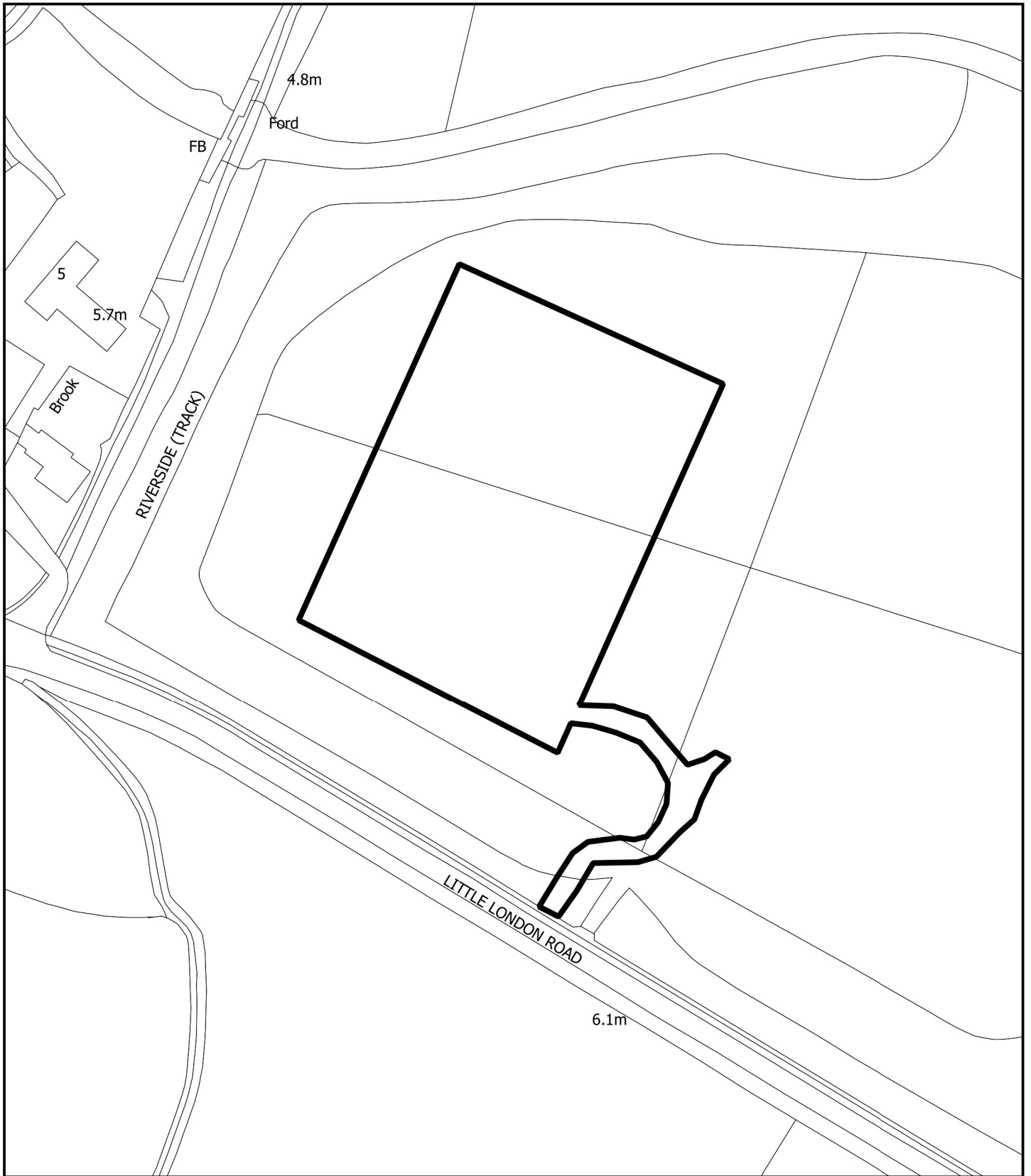
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside of the development boundary for Northwold where development is restricted to that identified as sustainable in rural areas. The Borough Council can currently demonstrate a Housing Land Supply of in excess of the required figure and no justification has been provided that outweighs the policies of the local plan. The proposal constitutes the inappropriate development of a greenfield site in the wider countryside for the purposes of Policy DM2 of the SADMPP (2016) and the provision of an additional dwelling in this location will not promote sustainable development or enhance or maintain the vitality of the rural community in accordance with Paragraph 79 of the NPPF (2021). The development is therefore considered contrary to the overarching aims of the NPPF (2021), Policies CS01, CS02, CS06 and CS08 of the Core Strategy (2011) and Policies DM1 and DM2 of the Site Allocations and Development Management Policies Plan (2016).
- 2 It is considered that the proposed development by virtue of its siting, scale and design as well as the associated works required to create necessary access and visibility splays along currently verdant Little London Lane would cause harm to the setting of designated heritage assets the Northwold Conservation Area and Grade II Listed Waterloo House and the parkland setting of non-designated Heritage Asset Northwold Hall. In accordance with paragraphs 200 and 203 of the NPPF, the harm created by the proposed development must be weighed against the public benefits of the proposal. Given the proposal's positioning outside the development boundary for Northwold, it is considered that the harm created by the proposed development would not be outweighed by the limited public benefit of a new dwelling. The proposal therefore fails to accord with paragraphs 194, 197, 200 & 203 of the NPPF, Core Strategy Policy CS12 and Policy DM15 of the SADMPP 2016.

21/01981/F

Land W of 3 Little London Road, Northwold, IP26 5NQ



Parish:	Northwold	
Proposal:	New two storey dwelling with rendered walls and high insulation with efficient heating (Plot 2)	
Location:	Land W of 3 Little London Road Northwold Norfolk IP26 5NQ	
Applicant:	Jody Grief	
Case No:	21/01981/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 8 December 2021

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

Neighbourhood Plan: No

Case Summary

The application seeks consent for the construction of a new dwelling on parkland to the immediate east of the Northwold Conservation Area at Little London Lane, Northwold.

This application has been submitted alongside applications ref 21/01983/F and 21/01984/F which relate to Plots 1 & 3 on the wider application site.

Key Issues

- Principle of Development
- Planning History
- Design and Impact on Heritage Assets
- Highway Safety
- Impact on Trees
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks consent for the construction of a new dwelling on land adjacent to Northwold Hall, Little London Road, Northwold. The application site is wholly outside of the development boundary outlined within the SADMPP and adjacent to the Northwold Conservation Area boundary, which runs along Riverside to the West of the site.

SUPPORTING CASE

The plots are within an area of land adjoining Northwold Hall. This has been used for paddocks for well over 20 years and within the Northwold Hall are stables and the stable manager's bungalow, sand menage etc. You can see on Google Earth the paddock fencing is visible and is shown on OS maps.

The land is still used as horse paddocks.

This land has been cared for by the family since early 2000's and the delightful setting is also due to his stewardship. With regard to any previous arboricultural work, this has been carried out as part of the owner's risk management 'duty of care', and mainly in relation to the trees nearest the Highways frontage.

The applicant cherishes the setting, which is why the family wish to stay in Northwold. They wish to preserve the beautiful setting and enhance the flora and fauna within it.

The sites chosen for the plots are surrounded by a belt of trees, obscuring the proposed homes when viewed from the public highway, in summer obscuring them totally.

The site has two entrances in addition to the one to Northwold Hall, it is one of these existing entrances which has been chosen to serve the three plots, giving good visibility. The traffic movements would be 6 per house per day on Little London Road, and investigation has failed to find and recorded accidents over the last 20 years or more.

The design of the houses in each case was the applicant's preference and needs.

The form of the application in each case, was to look at Flora and Fauna first, starting with an Arboricultural Survey (AS), and a Preliminary Ecological Assessment (PEA). The reason for this was the first considerations in all of this to do the right thing. As regards the AS, the care of the trees is paramount, and the siting of the buildings is not regimented along an imaginary building line but organic to fit between the trees and follow the best contour. Alongside the PEA has highlighted the opportunities and considerations needed to be take into account when the houses are built.

There are sites in the locality where planning permission has been granted for areas within the curtilage of listed and settings buildings, within conservation areas and involving the removal of trees. This happens and there are good reasons why these events have taken place. These three applications are on the applicants' own land, they are hidden/ obscured from view, using an existing access onto a relatively quiet road. The applicants have made sure that the setting of the land will not be spoiled and the natural environment cared for in the future. They have given assurances to the Parish Council that they will legally prevent future infill development.

There is a new policy to support the development of small groups of houses on the edge of settlement boundaries, and to encourage custom and self-build homes too.

There will be continued use of paddocks to the west.

These buildings should be regarded as paragraph 80, in the context of all the factors including the lovely setting and of paragraph 80 of exceptional quality and design.

Given that the design, and this by law has to include practical Building Regulation compliance the features of these designs are considered to be outstanding, the setting too is distant and on entering the sites, the three will be seen clearly together with the trees and new plantings in front.

The applicants are pleased that this application will come forward to the planning committee, members with their knowledge and local experience, will be able to listen to their views and debate the issues in context of a bigger understanding.

PLANNING HISTORY

21/01983/F: PENDING CONSIDERATION: - Construction of a new dwelling - Plot 3 Northwold Hall

21/01984/F: PENDING CONSIDERATION : - The construction of a dwelling (Plot 1) - Land W of 3 Little London Road

21/01288/F: Application Withdrawn: 06/08/21 - Construction of a new dwelling - Plot 3 Northwold Hall

21/01178/F: Application Withdrawn: 06/08/21 - Construction of a new dwelling. - Plot 2 Northwold Hall

21/01177/F: Application Withdrawn: 06/08/21 - Construction of new dwelling - Plot 1 Northwold Hall

19/00007/O: Application Withdrawn: 21/02/19 - OUTLINE APPLICATION: Proposed Residential Development of 3no. Self-Build Plots - Land

19/00348/O: Application Refused: 05/06/19 - Outline Application: proposed residential development of 3no. self-build plots - Land W of 3 Little London Road – COMMITTEE DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECTION, with the following comments:

This application contains only two material changes to the withdrawn application 21/01178/F, namely a revised access layout and a reed bed incorporated into the drainage system

1. The application should be considered alongside application 21/01984/F, and 21/01983/F.
2. This is an application for three large houses to be occupied by family members. The Parish Council has concerns in respect of the long term future development of the site in the event of family members not occupying some or all of the properties. Any agreed covenants would apply to individual plots, not the whole site, resulting in the potential for further development.
3. The criteria within the 2011 Core Strategy and 2016 SADMPP applied to an earlier application for three houses (19/00348/O) still apply. It should be noted that this outline application was rejected.
4. The application is for a development in open countryside and outside the village development boundary, and therefore appears to contradict policies CS06 and DM2. It includes a driveway system for three large luxury houses spread across the Western half of historic parkland.

5. The development does not fulfil the requirements of the KL&WNBC emerging Local Plan, LP31(2), which states. "In exceptional circumstances the development of small groups of dwellings....may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community".

6. The development sets a precedent for infilling the open countryside between Northwold and Little London. This area is one of the major heritage sites of Northwold with an ancestry of at least a thousand years. It deserves to be protected.

7. The application does not fulfil the requirements of NPPF paragraph 80 (July 2021) regarding development of new isolated homes in the countryside.

8. The houses will be seen from the road in autumn/winter when the leaves have fallen.

9. The development land borders Northwold Conservation Area at Riverside and High Street. Therefore, there will be an impact on the Conservation Area and a listed building.

10. Storm water will discharge into the Northwold Stream, potentially adding - even if by a minor degree - to the water level. There is also a risk of foul water and waste discharging into the river if the local treatment plants fail. It is recognised that the revised drainage system includes a reed bed, but this is too close to the river and the plans do not show any pumping system

11. Standing water was observed over part of Plot 2 for an extended period during Winter 2020/21.

12. The planned single access point (for three large houses) is on a narrow single carriageway road with a 60mph limit, creating a further road safety issue within the Parish due to increased traffic entering and exiting the development on this stretch of road, including heavy vehicles during the construction stage. This area was under flood water for a significant period of time early in 2021, creating a further potential hazard. This was not merely due to blockage of carriageway drainage grilles by leaves.

13. Widening the existing access and creating the required visibility splay makes the entrance more obtrusive and damages and/or removes trees and a section of the frontage hedge.

14. The development of three large houses will significantly increase vehicular movement and safety issues on a single carriageway road with a current speed limit of 60mph. The likely route for vehicles to and from the site to the main A134 is Hovell's lane. A significant section of this is a single track road with no passing places. The other section contains residential properties which are within the conservation area. Its junction with High Street is narrow and on a "blind spot" bend.

On the basis of the above points, Northwold and Whittington Parish Council formally objects to planning application 21/01981/F.

If, however, the application is agreed, the Parish Council requests that;

1. Major restrictions on future development on the site are imposed,
2. That the applicant agrees to fund the implementation of a 30mph speed limit from the village sign on the Eastern end of Little London Road (near Little London Farm House) up to the current 30mph sign near Riverside.

Highways Authority: NO OBJECTION, subject to conditions relating to the laying out of access/parking area and retention of visibility splays.

Natural England: NO OBJECTION - the proposed development will not have significant adverse impacts on designated sites

Environment Agency: NO COMMENT

Environmental Quality: NO OBJECTION with respect to contaminated land

CPRE Norfolk: OBJECTION, the comments summarised as follows:

- Outside Development Boundary and unjustified impact on countryside
- Not isolated or innovative as per Para.80(e) of the NPPF (2021)
- Impact on Conservation Area
- Loss of important hedgerows
- No need for new dwellings in line with sufficient housing supply figure
- Unsustainable location
- Does not overcome reasons for refusal on 19/00348/O

Arboricultural Officer: NO OBJECTION IN PRINCIPLE, however noting the following comments:

'A TPO has been served, numbered 2/TPO/00626, to protect the trees on, and around, the entire site. Whilst the proposals don't appear to have a detrimental effect on the trees, I am concerned that increased pressure on the trees, for either removal or severe pruning, would occur after first occupancy of the proposed dwellings. I also have concerns regarding the access onto the site, this would create a large opening onto, what is essentially, a country lane, extra vehicle movements could lead to the removal of further stretches of hedgerow'

CAAP OBJECTION, on the following grounds:

The Panel were united in their views against any development on the three sites in principle, due to the harm it would cause to both designated heritage assets in terms of the setting of the Northwold Conservation Area and the listed buildings at the edge of Northwold Conservation Area. Additionally, it was considered that the parkland could be viewed as a non-designated heritage asset, as it clearly was historic parkland and the impact of the proposed development on that parkland would cause harm.

The Panel also expressed concern that any consent in these locations could set a precedent for further erosion of the setting of the Northwold Conservation Area emphasising the positive contribution the approach along Little London Road into Northwold provided to the significance of the Conservation Area.

Even though the Panel was against the three applications in principle, the design was also considered to be inappropriate.

Conservation Officer: OBJECTION, with the following comments, summarised in relation to this application only:

The three applications (21/01981/F, 21/01983/F and 21/01984/F) seek consent for three substantial houses in parkland/agricultural land to the southeast of the village. The site is immediately adjacent to the Northwold Conservation Area, and diagonally opposite the Grade II listed Waterloo House and therefore the impact upon these designated heritage assets will need to be considered.

The Northwold Conservation Area Character Statement highlights that the character of the conservation area is firmly linked to the “mature historic landscape of trees grass verges, rough tracks, hedgerows and paddocks which are located between, around and behind the buildings. The association of buildings and landscape both within the village and also when seen from outside which gives Northwold Conservation Area its essential quality” Moreover the statement emphasises specific importance to the landscape to the east of the conservation area: the application site “Views out of the conservation area are delightful and give glimpses of farmland and water meadows to the north and surrounding agriculture to the southeast and west. Finally there are also attractive views of the conservation area from the Little London Road to the east.” The statement goes on to reaffirm the importance of the application site, highlighting the “eastern node..... is also very attractive.....to the north east a mature treed landscape which provides a definite visual stop to the conservation area”.

The Planning (Listed Buildings and Conservation Areas) Act 1990 highlights the statutory duty to preserve and enhance the character and appearance of a conservation area. At heart of the NPPF is the conservation of the historic environment (para8 (c)). The historic environment section sets out the desirability of preserving and enhancing heritage assets and of new development making a positive contribution to local character and distinctiveness. (Para 190). Great weight should be given to the conservation of heritage assets and any harm requires clear and convincing justification (paragraph 200). Where an application would result in harm this should be weighed against public benefits of the proposal (Para 202).

The construction of three substantial houses in this sensitive location will substantially erode this mature historic landscape, detract from important views in and out of the conservation area and destroy the definite visual stop to the conservation area created by the mature treed landscape. This development will cause harm to the setting and therefore significance of the Northwold Conservation area and on this basis should be refused. Such a proposal is contrary to the NPPF as outlined above, and is not outweighed in any way by public benefits.

The setting above also provides the setting for the listed Waterloo house which looks diagonally out to the mature treed landscape described above. The development of three houses will detract from this setting causing harm to the significance of this heritage asset and on this basis should also be refused.

The proposed location of the three houses, causes substantial harm through the erosion of this landscape setting to the village. The proposed houses compete and seriously erode the parkland landscape setting to the conservation area. The proposed three houses however are also alien in their physical appearance/design and therefore their relationship with the rest of the village and conservation area.

Proposed Plot 2 is deep in form, and other than the single storey extension to the rear offers no relief in height and mass. The front elevation is dominated by the overly deep protruding central bay in which the central window and door form one large disproportionate architectural feature. The use of stone to the front and the steps leading to it exacerbate this visual dominance. Windows and their positions do not display the unity seen elsewhere providing a disjointed appearance. The proposal does not display the restrained architectural detail seen elsewhere in Northwold and as such the house competes with this established architectural hierarchy and appearance.

Housing Enabling Officer NO OBJECTION IN PRINCIPLE, affordable housing contribution required, stating the following comments (summarised):

Under policy DM8 – Delivering Affordable Housing on Phased Development, I consider these three sites to be linked.

As this site is over 0.5ha it is deemed as major development Policy CS09 applies. In this instance a financial contribution of £36,000 is required. This is calculated as 3no units times 20% affordable housing – 0.6 units, times £60,000 per unit. A S.106 Agreement will be required to secure the affordable housing contribution.

REPRESENTATIONS

TWENTY THREE letters raising **OBJECTIONS** to the scheme, the comments summarised as follows:

- Previous history on site has not been overcome
- Outside Development Boundary and in the wider countryside
- Does not constitute a rural exception site as defined in the NPPF
- Not isolated or outstanding design as per Para.80 of the NPPF
- Visibility splays would require cutting back and removal of historic hedgerows to the detriment of the visual amenities of Little London Road and the Conservation Area
- Impact on Greenfield site
- Impact on Conservation Area and Listed Buildings
- Impact of views from Little Wissey and the PROW
- Not outstanding design and out of keeping with local vernacular
- Impact of continued ribbon development on character of area and wildlife and setting a precedent for additional development along Little London Road
- Flooding and drainage concerns surrounding flooding of site in 2020
- Impact on ecology/habitats both on site and directly adjacent at the Little Wissey
- Impact of proposed treated foul water drainage to a ditch which is often dry and associated impacts on residents and use of PROW,

ONE NEUTRAL letter was received from the landowner, which related primarily to the serving of the TPO and the impact on this.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

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:

Planning History

Principle of Development

Design and Impact on Heritage Assets

Highway Safety

Impact on Trees

Other Material Considerations

The Site and Application

The application is for the construction of a new dwelling proposed on parkland surrounding Northwold Hall, accessed via Little London Road, Northwold. Two other houses are proposed under individual applications, ref 21/01983/F and 21/01984/F.

The application site comprises part of a total of approximately 4ha of Parkland to the west of Northwold Hall which is currently used for the keeping of horses. The south boundary is formed by Little London Road, the west by Riverside and the associated track/Public Right of Way and to the north by a river known as the Little Wissey, a tributary to the River Wissey. The PROW to the west of the site allows long views of the site from this direction, through established tree cover along this boundary.

With boundaries comprising primarily mature deciduous vegetation, the site is a prominent part of the street scene throughout the year, with increased openness and longer views provided in the winter months as a result of sparse vegetation on the boundary trees and hedgerows.

Planning History

An outline application in the west corner of the site, adjacent to the junction of Hovells Lane and High Street was refused under application ref 19/00348/O at Planning Committee in June 2019. Whilst of a different scale and nature, the material planning considerations and local plan policy context remains the same as this application.

The current application is required to address the reasons for refusal of the previous application, which are:

1. The site lies outside of the development boundary for Northwold where development is restricted to that identified as sustainable in rural area. No justification has been provided that outweighs the policies of the local plan and the development is therefore considered contrary to policies CS06 of the Core Strategy (2011) and DM2 of the Site Allocations and Development Management Policies Plan (2016).

2. It is considered that the proposed development by virtue of its siting would cause harm to the setting of designated heritage assets (the Northwold Conservation Area and Grade II Listed Waterloo House). In accordance with paragraph 196 of the NPPF, the harm created by the proposed development must be weighed against the public benefits of the proposal. Given the proposal's positioning outside the development boundary for Northwold, it is considered that the harm created by the proposed development would not be outweighed by the limited public benefit of a net gain of three dwellings. The proposal therefore fails to accord with paragraphs 190, 193, 194 & 196 of the NPPF and Core Strategy Policy CS12 of the LDF.

Principle of Development

Plot 2 is located in the centre of the site, with Plot 1 to the east and Plot 3 to the west and is sited approximately 110m from the development boundary outlined on inset map G59 of the Site Allocations and Development Management Policies Plan (2016).

In line with Policy DM2 of the SADMPP (2016), proposed new dwellings outside of the development boundary are considered to be within the wider countryside where additional justification is required.

The Agent has put forward Paragraph 80 of the National Planning Policy Framework (2021) as justification for the construction of the new dwelling(s) – specifically in regard to 'exceptional design'. It should be noted that this paragraph of the NPPF relates solely to the development of isolated homes and, given the site's proximity to houses along High Street and Hovell's Lane and to Northwold Hall and Little London Lane to the east, the application site is not isolated as per the definition provided by the Braintree Court of Appeal decision.

Paragraph 134b of the NPPF (2021) states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability and help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of the surroundings. Conversely – Para134 also states that development that is not well designed should be refused.

The Borough Council can currently demonstrate a Housing Supply of 7.96 years and decisions should therefore be made in accordance with the Development Plan unless material considerations indicate otherwise. The site's impact on its surroundings, namely the setting of the Conservation Area and nearby Listed Buildings, as well as the non-designated parkland setting of Northwold Hall to the east is discussed in more detail in the relevant section of this report. However, the proposed design, which includes the development of a greenfield site in the wider countryside, is not considered to be innovative or outstanding to any extent and the design is therefore not considered to warrant approval of a new dwelling in the countryside which is contrary to the provisions of the Local Plan.

Design and Impact on Heritage Assets

The eastern node of the Conservation Area which is directly adjacent to the site, is described in the Northwold Character Statement, which states that this part of the Conservation Area is attractive, and that the mature 'treed' landscape (referring to the parkland setting) provides a definite visual stop to the Conservation Area. Riverside, the track which runs north between the dwellings facing the site and the west boundary of the site itself, is considered to form an important edge to the conservation area and the open verdant nature of the wider application site adds greatly to this edge of settlement setting. This existing parkland also provides part of the viewpoint from Waterloo House, the listed building to the southwest of

the site and the site therefore contributes to the setting of this listed building as well as to the setting of the Conservation Area as a whole.

Plot 2 is the centre dwelling of three total proposed (See applications 21/01983/F and 21/01984/F for plots 1 & 3). The dwelling is large with a significant footprint and an attached garage, gym and utility area projecting at single storey to the rear. A two-storey porch/entryway is centred on the front elevation, with feature glazing and stone detailing. Feature dentil coursing/eaves detailing, and stone quoins are also indicated on the proposed plans however no material details are shown for the proposed brick and/or stonework. Whilst the agent notes that, as a whole, the dwelling is not intended to be 'faux Georgian' in appearance and instead represent an 'interpretation of symmetrical modern design', the dwelling does make use of some traditional Georgian features as shown in the fenestration and detailing proposed.

As with the other dwellings proposed on the wider site, the front elevation is large and imposing, with centralised front door below pediment detailing, with stone quoins and brick detailing along the eaves and a hipped roof with a central area containing Solar PV panels.

The total ridge height measures approximately 7.7m with eaves to approximately 6.3m.

Proposed side elevations have less consistency, symmetry, or pattern provided in terms of the positioning of windows/fenestration as well as less detailing of any stonework. The east and north elevations in particular show little respect to the traditional layout and appearance of Georgian style dwellings with random window sizes and positioning on those elevations.

The dwelling (as well as those proposed under 21/01983/F and 21/01984/F) is proposed in established parkland which surrounds Northwold Hall, currently used for 'horsiculture'. According to historic data and mapping, this land has remained free of any development since the publication of the original first edition Ordnance Survey Maps in the mid-1800s.

Part of Northwold's identity and character revolves around consistency in the design and form of the historic buildings, with dwellings typically comprising a simple two or three storey design and often incorporating boundary walls and groups of outbuildings which create a sense of enclosure and relate back to the village's agricultural past. There is a unity of architectural character through the use of repeated materials and the vast majority of dwellings benefit from simple and balanced elevations with symmetry and consistent fenestration.

Within the Northwold Conservation Area certain larger properties display the grandeur of their historic position within the village history and hierarchy, and reflect this through more polite architectural detail in addition to their scale and mass. All such buildings in the village however overwhelmingly reflect use of local materials and are characterised by a restrained application of the architectural detail of the period. Even where extravagant details such as porticos are used, the scale and detail of these features reflect and respect the village, its development and rural location. Variety is added through simple brick dentil courses and brick detailing as well as window treatments which are typical to the 18th and 19th Century. Scale and mass of the properties are varied, reflecting the use of different parts of each property.

Proposed Plot 2 is deep in form, and other than the single storey extension to the rear the design offers no relief in height and mass. The front elevation is dominated by the overly deep protruding central bay in which the central window and door form one large disproportionate architectural feature. The use of stone to the front and the steps leading to it exacerbates this visual dominance. Windows and their positions do not display the unity seen elsewhere and lead to an overall disjointed appearance. The proposal does not

display the restrained architectural detail seen elsewhere in Northwold and as such the house competes with this established architectural hierarchy and appearance.

The Conservation Area Character Statement refers to the settlement of Northwold being formed on a bed of cretaceous chalk and part of the character of the settlement is derived from the use of this stone for building (known as Chalk Clunch). Precise details of proposed materials could be conditioned as part of any approval on site, however it is apparent that the scale and opposing nature of the dwelling and the detailing proposed, as well as the extent of associated garden land will permanently and irrevocably impact on the openness of the site and the verdant setting of the Conservation Area.

This part of Little London Road contributes significantly to the setting of this end of the Conservation Area. Views out of the Conservation Area typically give glimpses of the mature landscapes beyond the village. The views provided from the junction of Hovell's Lane and Little London Road to the east of the site, combined with the views provided from the line of the PROW which runs along the west boundary of the site will be significantly altered as a result of the construction of new dwellings and their respective garden land.

Paragraph 199 of the NPPF states that when assessing the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 goes on to state that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development in its setting), should require clear and convincing justification. In accordance with paragraph 202 of the NPPF, the limited public benefits provided by the proposed scheme, which is also contrary to established policy on the location of development, are not considered to outweigh the harm to the significance of the heritage assets.

Whilst only one dwelling is proposed under this application and each application should be considered on its own merits, it is important to note that a total of three dwellings are proposed and that the material considerations are duplicated for each plot. The construction of three new dwellings in this Mock-Georgian manor house style, each in a row, is not a typical or standard sight in the countryside, where historic manor houses of this scale would each be set in substantial grounds – as per Northwold Hall to the immediate east. A small group of such dwellings is not representative of the time period the design imitates and further detracts from the scheme as a whole.

It is noted that existing mature hedgerows and trees along site boundaries are shown to be retained post-development however the construction of residential properties on this land, when considered in association with the scale and design of the dwelling, the size of proposed curtilage and the extent of hard surfacing proposed to allow access to each plot, will lead to significant and substantial harm to the setting of the adjacent Conservation Area and Grade II Listed Buildings to the detriment of the form and character of the street scene as a whole. The benefits of the construction of a new dwelling outside of the development boundary and in a location that is therefore fundamentally contrary to the provisions of the Local Plan does not outweigh the harm caused, and the application is therefore considered contrary to Section 16 Of the NPPF (2021) and Policies CS08, CS12 and DM15 of the Local Plan.

Highway Safety

Following receipt of amended plans received during the course of this application, visibility splays can be demonstrated to accord with the required standard from the shared access point proposed approximately 150m south west of the junction of Hovell's Lane. Whilst this is an existing access point, the access will need to be significantly altered and widened to allow

suitable access to the houses. The hard surfacing of this access road would further degrade the currently open and natural edge to the settlement and lead to adverse impacts on the character of the countryside.

Visibility splays are required to stretch for 2.4 x 120 metres and given the line of the adjacent highway, this will require the cutting back and trimming of existing hedgerows and trees in order to meet the required standard. The impact of this loss of trees/hedges and the overall impact on the street scene is a material planning consideration that bears weight in any decision.

The proposal can therefore illustrate highway access, turning areas and parking areas in accordance with the required standard and the proposal is considered to comply with Policies CS08, CS11 and DM15 of the Local Plan from a technical highway safety point of view.

Impact on Trees

The subject site is the subject of an area TPO and therefore all trees on site are protected. A TPO order prevents the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of any tree on site without the Local Planning Authority's prior consent.

Whilst the majority of the trees on site are outside of the red line area, the construction and consistent maintenance of the visibility splays required adjacent to the access will have an adverse impact on the current verdant nature of the street scene to the detriment of the character of the area as a whole. The construction of new dwellings and change of use of the surrounding land to residential will also lead to increased pressure on these trees with regard to removal or severe pruning upon first occupation of the dwelling and residential use of the land.

Whilst the Arboricultural Officer has not objected to the proposal and the existing TPO allows some protection of the trees on site, the impact on trees contributes and adds to the overall impact on form and character of the area and on the surrounding street scene. The hard surfacing required to provide access to the dwelling, the removal of trees and trimming of hedges required will further harm to the setting of the Conservation Area which is contrary to policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact on Neighbours

The nearest existing dwellings are located to the West of the site with frontages facing Riverside. Northwold Hall is located further to the East. Given the separation distances involved, the proposed dwellings are not considered likely to lead to adverse impacts on these dwellings with regard to overlooking, overshadowing, overbearing or loss of privacy.

Plot 2 is sufficiently distanced from Plots 1 and 3 for there to be no likely impact on the amenity of the proposed dwellings either side.

The application therefore complies with Policy CS08 of Core Strategy and Policy DM15 of the SADMPP (2016) in regard to protecting residential amenity.

Other material considerations

Affordable Housing

This application, when combined with applications 21/01983/F and 21/01984/F comprises an area in excess of the threshold set out by Policy CS09 and therefore, as the overall site is capable of accommodating more than 5 dwellings, a financial contribution is required. The Agent has confirmed agreement to the principle of a S106 agreement being put in place to secure this contribution (£36,000). The Housing Enabling Officer raised no objection on this basis.

Self-Build

Information provided within the application states an intention for the proposed dwellings to be Self-Build homes for the applicant and his extended family. Paragraph 61 of the revised NPPF (2018) states, in regard to delivering a sufficient supply of homes, that: 'the size, type, tenure of housing needed for different groups in the community should be assessed and reflected in planning policies... including but not limited to, those whose require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.' The LPA must 'have regard' to self-build opportunities and give enough suitable development permissions to meet the identified demand. However, given the information and justification provided as part of this application, it is not considered that the benefits of the intended self-build status of the proposed development outweigh the lack of justification for development in the countryside and the harm caused to designated heritage assets. Whilst the NPPF is a material consideration in planning decisions, it does not alter the statutory status of the development plan as the starting point for decision making. The lack of justification for the development leads to the development being considered contrary to the current policies of the Local Plan, more specifically Policy DM2 of the Site Allocations and Development Management Policies Plan (2016), and the harm caused to the Heritage Assets discussed above further deteriorates any community benefits.

Ecology

An ecological survey has been provided as part of this application which lists several mitigation measures including the following in relation to protecting habitats:

- Soft landscaping scheme including the planting of native hedgerows around the site
- A new pond is proposed to the north of the site which should be managed for wildlife
- Remaining land left as wildflower meadows
- Hedgerows and trees retained 'where possible'
- Construction in accordance with British Standards in regard to both Trees and Biodiversity and waterway protection

It should be noted that despite these features being noted within this report, only very limited information has come forward to show these additional mitigation measures on the approved plan. It is also of note that, given the extent of red line proposed, a number of these features, including any additional hedgerows and planting on the wider boundary and the construction of a pond to the north of the site are outside of the red line/applicant's ownership and therefore could not be controlled or conditioned as part of this application.

In regards to bats, the ecology report states that the development will result in low scale loss of potential roosting, foraging and commuting habitats through the clearance of vegetation and the increase in noise and light levels associated with the residential use of the land and construction of the dwelling however does not indicate any known presence of bat roosts

within the two trees indicated to be removed. The tests of derogation are therefore not required in this instance. Conditions are required to ensure that construction and any felling of trees takes place only in accordance with the ecological survey recommendations which includes measures to be taken for any felled trees and lighting scheme guidance. Again, mention is made to new trees planted around the boundary of the site (referring to the parcel as a whole) however this could not be controlled as it is outside of the red line boundary.

Bat and bird boxes are proposed as enhancement measures on site and details of this could be conditioned as part of any application. These would need to be placed within the confines of the red line.

Pre-cautionary measures are also proposed to prevent any adverse impacts on Great Crested Newts – this includes the cutting of any vegetation on site, site clearance outside of hibernating season and other construction management techniques.

The tributary to the north of the site is suitable for white-clawed crayfish and the proposed works have the potential to pollute the waterways if the best working practices are not adhered to. To avoid a negative impact on the tributary to the north of the site, the ecological report proposes a protective buffer zone is implemented and construction works are carried out in accordance with the British Standards. Amended site plan received during the course of this application removed proposed drainage lines and replaced them with indicative lines to Riverside to the west of the site which maintains this buffer.

It should be noted that other legislation protects against harm to designated site and species however due to the potential impacts discussed above, conditions would be recommended as part of any approval to ensure that the proposed development is undertaken in accordance with the submitted survey. No objection has been raised by Natural England.

Drainage

The application site is in Flood Zone 1 and therefore the sequential and exceptions tests are not required. Neighbour consultation responses regarding foul and surface water drainage are noted however it is considered that suitable detail could come forward via conditions in the event this application is approved. Proposed plans indicate treatment of water and discharge via pipework to the west of the site and, if consent is granted, conditions would be recommended to ensure that full drainage are provided.

A neighbour representation noted the need for permits from the Environment Agency. The Environment Agency raised no objection to the scheme. Permits are a separate requirement un-associated with the planning consent.

The Parish Council raised concerns of standing water on the site during Winter 2020/2021. These comments are noted and it is considered that proposed conditions to require full details and testing of proposed drainage are sufficient to address these concerns.

Subject to conditions, the application is therefore considered to comply with Paragraph 167 of the NPPF (2021) and Policy CS08 of the Core Strategy (2011).

Crime and Disorder

There are no known crime and disorder impacts associated with this application.

Other comments

In response to comments received from the Parish Council and neighbours, concerns have been raised surrounding the possibility for future development if this application is granted and the potential for the scheme to set a precedent for further development which would further consolidate and erode the character of this part of Northwold and Little London. These comments are noted however cannot be considered as part of this application. Any future applications on or near the site would be assessed on their own merits and where relevant, would need to overcome the issues discussed above.

CPRE Norfolk object to the application based on the impact on the countryside, the principle of development being contrary to policy and the lack of justification for the construction of new dwellings in this position. These comments are noted and the points raised discussed above.

CAAP Panel provided objections to each of the three applications in principle and stated concern over the design of the dwellings as well as their impact on the designated heritage assets discussed above.

The Parish Council and the Agent both refer to the Emerging Local Plan. This is not currently considered to have weight in planning decisions; however, it should be noted that drafted policies continue to give significant weight to the protection of the countryside and the preservation of heritage assets.

The Agent also considers the site to meet the definition of Brownfield Land within the NPPF (2021). Whilst these comments are noted, the Local Planning Authority does not agree in this instance. The site has very limited built structures, with the majority of the site comprising solely open land and informal post and rail fencing. No significant areas of hardstanding are extant on site and the proposal therefore would not meet the definition of Brownfield Land outlined in Annex 2 of the NPPF.

The Agent also refers to the sustainable construction methods and the site exceeding building regulations requirements. Whilst these comments are noted, as discussed above, the design of the dwelling is not considered to be truly outstanding or innovating to an extent which would overcome the harm caused to the intrinsic character and beauty of the countryside or the harm caused to nearby heritage assets. The planting of additional trees/vegetation on site and the potential for the site's 'health and wellbeing' to be maintained in perpetuity as a result of the construction of a total of three dwellings in this location also does not provide justification for development of this nature. The application is therefore contrary to paragraph 134 of the NPPF (2021).

CONCLUSION

All planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. There is a legal duty to consider the impact on the conservation area and the setting of Listed Buildings as Heritage Assets.

The application site is a greenfield site which is currently verdant in character and provides a soft setting for the Northwold Conservation Area and surrounding listed buildings. No justification has been provided as part of this application which is considered to outweigh the adverse impact on the countryside associated with the construction of a new dwelling outside of the development boundary and the application is therefore considered contrary to Policy DM2 of the SADMPP (2016).

In addition to being located outside of the development boundary and the principle of development being contrary to Policy DM2 of the SADMPP (2016), the scale, design, materials, and overall appearance of the dwelling does not respect the form and character of the area and is an inappropriate addition to this edge of settlement location which will lead to harm to the setting of the Northwold Conservation Area, nearby Listed Buildings and the unlisted parkland setting of Northwold Hall. The impact on the TPO trees which span across the entire site will further harm the setting of these heritage assets, the character and beauty of the countryside and the appearance of the street scene as a whole.

For the reasons discussed above, the proposal is considered contrary to the NPPF, Policies CS06, CS08 and CS12 of the Core strategy (2011) and Policies DM2 and DM15 of the SADMPP (2016).

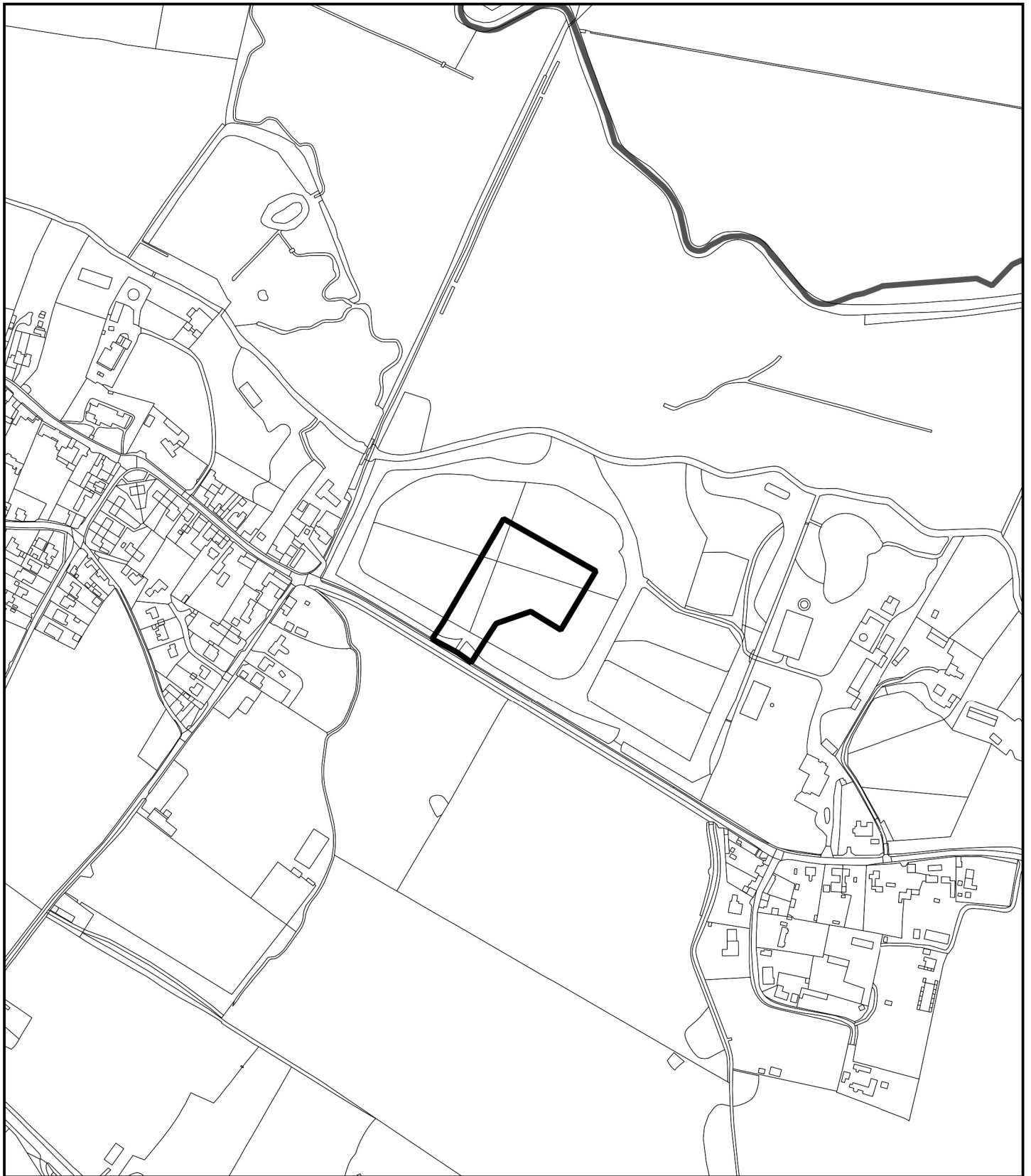
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside of the development boundary for Northwold where development is restricted to that identified as sustainable in rural areas. The Borough Council can currently demonstrate a Housing Land Supply of in excess of the required figure and no justification has been provided that outweighs the policies of the local plan. The proposal constitutes the inappropriate development of a greenfield site in the wider countryside for the purposes of Policy DM2 of the SADMPP (2016) and the provision of an additional dwelling in this location will not promote sustainable development or enhance or maintain the vitality of the rural community in accordance with Paragraph 79 of the NPPF (2021). The development is therefore considered contrary to the overarching aims of the NPPF (2021), Policies CS01, CS02, CS06 and CS08 of the Core Strategy (2011) and Policies DM1 and DM2 of the Site Allocations and Development Management Policies Plan (2016).
- 2 It is considered that the proposed development by virtue of its siting, scale and design as well as the associated works required to create necessary access and visibility splays along currently verdant Little London Lane would cause harm to the setting of designated heritage assets the Northwold Conservation Area and Grade II Listed Waterloo House and the parkland setting of non-designated Heritage Asset Northwold Hall. In accordance with paragraphs 200 and 203 of the NPPF, the harm created by the proposed development must be weighed against the public benefits of the proposal. Given the proposal's positioning outside the development boundary for Northwold, it is considered that the harm created by the proposed development would not be outweighed by the limited public benefit of a new dwelling. The proposal therefore fails to accord with paragraphs 194, 197, 200 & 203 of the NPPF, Core Strategy Policy CS12 and Policy DM15 of the SADMPP 2016.

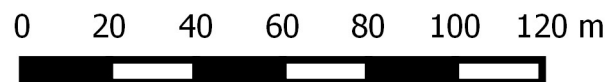
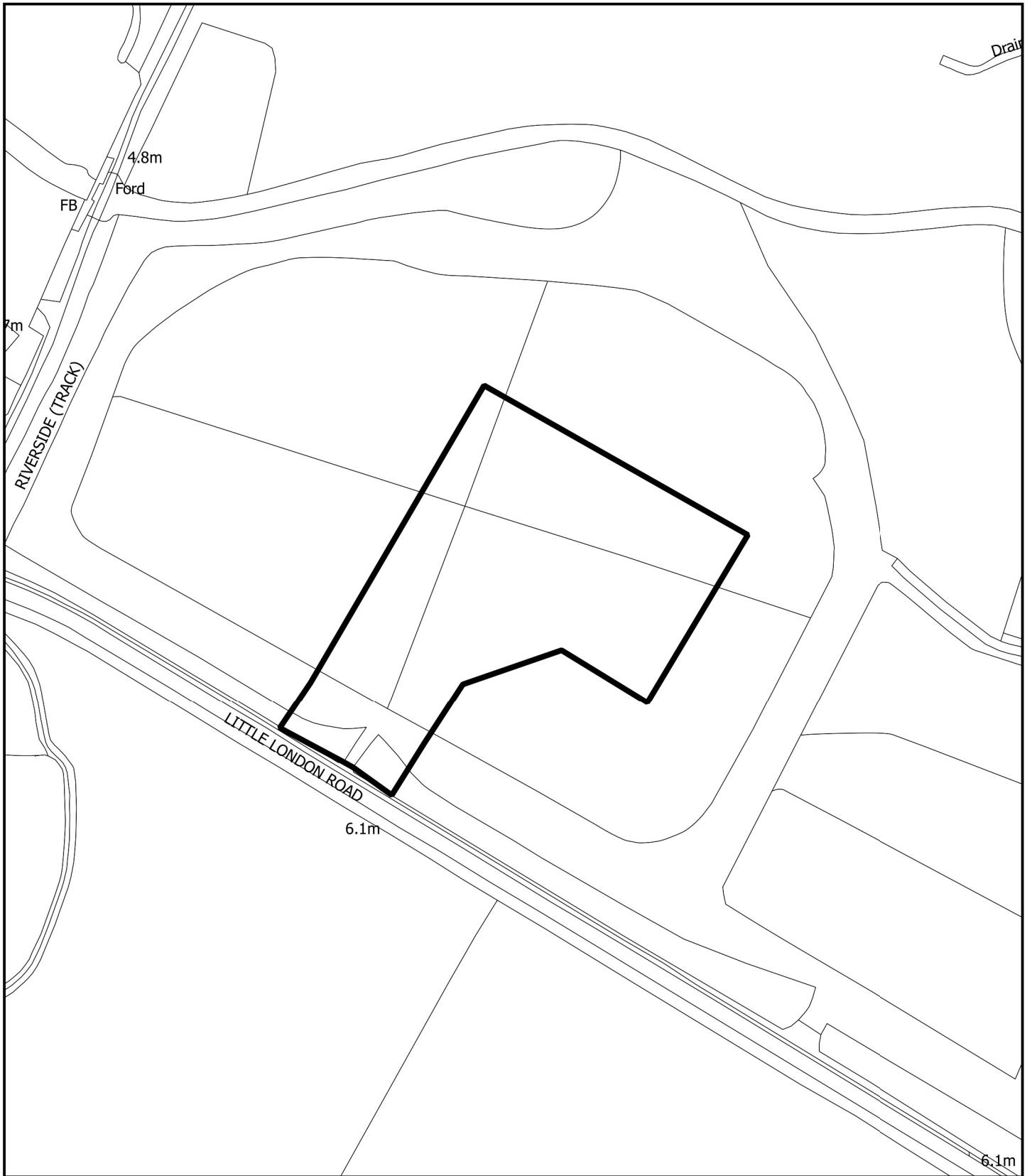
21/01984/F

Land W of 3 Little London Road, Northwold, IP26 5NQ



21/01984/F

Land W of 3 Little London Road, Northwold, IP26 5NQ



AGENDA ITEM NO 8.2(f)

Parish:	Northwold	
Proposal:	The construction of a dwelling (Plot 1)	
Location:	Land W of 3 Little London Road Northwold Norfolk IP26 5NQ	
Applicant:	Mr Malcolm Grief	
Case No:	21/01984/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 8 December 2021

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

Neighbourhood Plan: No

Case Summary

The application seeks consent for the construction of a new dwelling on parkland to the immediate east of the Northwold Conservation Area at Little London Lane, Northwold.

This application has been submitted alongside applications ref 21/01981/F and 21/01983/F which relate to Plots 2 & 3 on the wider application site.

Key Issues

Principle of Development
 Planning History
 Design and Impact on Heritage Assets
 Highway Safety
 Impact on Trees
 Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks consent for the construction of a new dwelling on land adjacent to Northwold Hall, Little London Road, Northwold. The application site is wholly outside of the development boundary outlined within the SADMPP and adjacent to the Northwold Conservation Area boundary, which runs along Riverside to the West of the site.

SUPPORTING CASE

The plots are within an area of land adjoining Northwold Hall. This has been used for paddocks for well over 20 years and within the Northwold Hall are stables and the stable manager's bungalow, sand menage etc. You can see on Google Earth the paddock fencing is visible and is shown on OS maps.

The land is still used as horse paddocks.

This land has been cared for by the family since early 2000's and the delightful setting is also due to his stewardship. With regard to any previous arboricultural work, this has been carried out as part of the owner's risk management 'duty of care', and mainly in relation to the trees nearest the Highways frontage.

The applicant cherishes the setting, which is why the family wish to stay in Northwold. They wish to preserve the beautiful setting and enhance the flora and fauna within it.

The sites chosen for the plots are surrounded by a belt of trees, obscuring the proposed homes when viewed from the public highway, in summer obscuring them totally.

The site has two entrances in addition to the one to Northwold Hall, it is one of these existing entrances which has been chosen to serve the three plots, giving good visibility. The traffic movements would be 6 per house per day on Little London Road, and investigation has failed to find and recorded accidents over the last 20 years or more.

The design of the houses in each case was the applicant's preference and needs.

The form of the application in each case, was to look at Flora and Fauna first, starting with an Arboricultural Survey (AS), and a Preliminary Ecological Assessment (PEA). The reason for this was the first considerations in all of this to do the right thing. As regards the AS, the care of the trees is paramount, and the siting of the buildings is not regimented along an imaginary building line but organic to fit between the trees and follow the best contour. Alongside the PEA has highlighted the opportunities and considerations needed to be take into account when the houses are built.

There are sites in the locality where planning permission has been granted for areas within the curtilage of listed and settings buildings, within conservation areas and involving the removal of trees. This happens and there are good reasons why these events have taken place. These three applications are on the applicants' own land, they are hidden/ obscured from view, using an existing access onto a relatively quiet road. The applicants have made sure that the setting of the land will not be spoiled and the natural environment cared for in the future. They have given assurances to the Parish Council that they will legally prevent future infill development.

There is a new policy to support the development of small groups of houses on the edge of settlement boundaries, and to encourage custom and self-build homes too.

There will be continued use of paddocks to the west.

These buildings should be regarded as paragraph 80, in the context of all the factors including the lovely setting and of paragraph 80 of exceptional quality and design.

Given that the design, and this by law has to include practical Building Regulation compliance the features of these designs are considered to be outstanding, the setting too is distant and on entering the sites, the three will be seen clearly together with the trees and new plantings in front.

The applicants are pleased that this application will come forward to the planning committee, members with their knowledge and local experience, will be able to listen to their views and debate the issues in context of a bigger understanding.

PLANNING HISTORY

21/01983/F: PENDING CONSIDERATION: - Construction of a new dwelling - Plot 3 Northwold Hall

21/01981/F: PENDING CONSIDERATION: - New two storey dwelling with rendered walls and high insulation with efficient heating (Plot 2) - Land W of 3

21/01288/F: Application Withdrawn: 06/08/21 - Construction of a new dwelling - Plot 3 Northwold Hall

21/01178/F: Application Withdrawn: 06/08/21 - Construction of a new dwelling. - Plot 2 Northwold Hall

21/01177/F: Application Withdrawn: 06/08/21 - Construction of new dwelling - Plot 1 Northwold Hall

19/00007/O: Application Withdrawn: 21/02/19 - OUTLINE APPLICATION: Proposed Residential Development of 3no. Self-Build Plots - Land

19/00348/O: Application Refused: 05/06/19 - Outline Application: proposed residential development of 3no. self-build plots - Land W of 3 Little London Road - COMMITTEE DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECTION, with the following comments:

This application contains only two material changes to the withdrawn application 21/01177/F, namely a revised access layout and a reed bed incorporated into the drainage system

1. The application should be considered alongside application 21/01981/F, and 21/01983/F.
2. This is an application for three large houses to be occupied by family members. The Parish Council has concerns in respect of the long term future development of the site in the event of family members not occupying some or all of the properties. Any agreed covenants would apply to individual plots, not the whole site, resulting in the potential for further development.
3. The criteria within the 2011 Core Strategy and 2016 SADMPP applied to an earlier application for three houses (19/00348/O) still apply. It should be noted that this outline application was rejected.
4. The application is for a development in open countryside and outside the village development boundary, and therefore appears to contradict policies CS06 and DM2. It includes a driveway system for three large luxury houses spread across the Western half of historic parkland.

5. The development does not fulfil the requirements of the KL&WNBC emerging Local Plan, LP31(2), which states. "In exceptional circumstances the development of small groups of dwellings....may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community".

6. The development sets a precedent for infilling the open countryside between Northwold and Little London. This area is one of the major heritage sites of Northwold with an ancestry of at least a thousand years. It deserves to be protected.

7. The application does not fulfil the requirements of NPPF paragraph 80 (July 2021) regarding development of new isolated homes in the countryside.

8. The houses will be seen from the road in autumn/winter when the leaves have fallen.

9. The development land borders Northwold Conservation Area at Riverside and High Street. Therefore, there will be an impact on the Conservation Area and a listed building.

10. Storm water will discharge into the Northwold Stream, potentially adding - even if by a minor degree - to the water level. There is also a risk of foul water and waste discharging into the river if the local treatment plant fails. It is recognised that the revised drainage system includes a reed bed, but this is too close to the river and the plans do not show any pumping system

11. The planned single access point (for three large houses) is on a narrow

single carriageway road with a 60mph speed limit, creating a further road safety issue within the Parish due to increased traffic entering and exiting the development on this stretch of road, including heavy vehicles during the construction stage. This area was under flood water for a significant period of time early in 2021, creating a further potential hazard. This was not merely due to blockage of carriageway drainage grilles by leaves.

12. Widening the existing access and creating the required visibility splay makes the entrance more obtrusive and damages and/or removes trees and a section of the frontage hedge.

13. The development of three large houses will significantly increase vehicular movement and safety issues on a single carriageway road with a current speed limit of 60mph. The likely route for vehicles to and from the site to the main A134 is Hovell's lane. A significant section of this is a single track road with no passing places. The other section contains residential properties which are within the conservation area. Its junction with High Street is narrow and on a "blind spot" bend.

On the basis of the above points, Northwold and Whittington Parish Council formally objects to planning application 21/01984/F.

If, however, the application is agreed, the Parish Council requests that;

1. major restrictions on future development on the site are imposed,

2. that the applicant agrees to fund the implementation of a 30mph speed limit from the village sign on the Eastern end of Little London Road (near Little London Farm House) up to the current 30mph sign near Riverside.

Highways Authority: NO OBJECTION, subject to conditions relating to the laying out of access/parking area and retention of visibility splays.

Natural England: NO OBJECTION - the proposed development will not have significant adverse impacts on designated sites

Environment Agency: NO COMMENT

Environmental Quality: NO OBJECTION with respect to contaminated land

CPRE Norfolk: OBJECTION, the comments summarised as follows:

- Outside Development Boundary and unjustified impact on countryside
- Not isolated or innovative as per Para.80(e) of the NPPF (2021)
- Impact on Conservation Area
- Loss of important hedgerows
- No need for new dwellings in line with sufficient housing supply figure
- Unsustainable location
- Does not overcome reasons for refusal on 19/00348/O

Arboricultural Officer: NO OBJECTION IN PRINCIPLE, however noting the following comments:

'A TPO has been served, numbered 2/TPO/00626, to protect the trees on, and around, the entire site. Whilst the proposals don't appear to have a detrimental effect on the trees, I am concerned that increased pressure on the trees, for either removal or severe pruning, would occur after first occupancy of the proposed dwellings. I also have concerns regarding the access onto the site, this would create a large opening onto, what is essentially, a country lane, extra vehicle movements could lead to the removal of further stretches of hedgerow'

CAAP OBJECTION, on the following grounds:

The Panel were united in their views against any development on the three sites in principle, due to the harm it would cause to both designated heritage assets in terms of the setting of the Northwold Conservation Area and the listed buildings at the edge of Northwold Conservation Area. Additionally, it was considered that the parkland could be viewed as a non-designated heritage asset, as it clearly was historic parkland and the impact of the proposed development on that parkland would cause harm.

The Panel also expressed concern that any consent in these locations could set a precedent for further erosion of the setting of the Northwold Conservation Area emphasising the positive contribution the approach along Little London Road into Northwold provided to the significance of the Conservation Area.

Even though the Panel was against the three applications in principle, the design was also considered to be inappropriate.

Conservation Officer: OBJECTION, with the following comments summarised in relation to this application only:

The three applications (21/01981/F, 21/01983/F and 21/01984/F) seek consent for three substantial houses in parkland/agricultural land to the southeast of the village. The site is immediately adjacent to the Northwold Conservation Area, and diagonally opposite the Grade II listed Waterloo House and therefore the impact upon these designated heritage assets will need to be considered.

The Northwold Conservation Area Character Statement highlights that the character of the conservation area is firmly linked to the “mature historic landscape of trees grass verges, rough tracks, hedgerows and paddocks which are located between, around and behind the buildings. The association of buildings and landscape both within the village and also when seen from outside which gives Northwold Conservation Area its essential quality” Moreover the statement emphasises specific importance to the landscape to the east of the conservation area: the application site “Views out of the conservation area are delightful and give glimpses of farmland and water meadows to the north and surrounding agriculture to the southeast and west. Finally there are also attractive views of the conservation area from the Little London Road to the east.” The statement goes on to reaffirm the importance of the application site, highlighting the “eastern node..... is also very attractive.....to the north east a mature treed landscape which provides a definite visual stop to the conservation area”.

The Planning (Listed Buildings and Conservation Areas) Act 1990 highlights the statutory duty to preserve and enhance the character and appearance of a conservation area. At heart of the NPPF is the conservation of the historic environment (para8 (c)). The historic environment section sets out the desirability of preserving and enhancing heritage assets and of new development making a positive contribution to local character and distinctiveness. (Para 190). Great weight should be given to the conservation of heritage assets and any harm requires clear and convincing justification (paragraph 200). Where an application would result in harm this should be weighed against public benefits of the proposal (Para 202).

The construction of three substantial houses in this sensitive location will substantially erode this mature historic landscape, detract from important views in and out of the conservation area and destroy the definite visual stop to the conservation area created by the mature treed landscape. This development will cause harm to the setting and therefore significance of the Northwold Conservation area and on this basis should be refused. Such a proposal is contrary to the NPPF as outlined above, and is not outweighed in any way by public benefits.

The setting above also provides the setting for the listed Waterloo house which looks diagonally out to the mature treed landscape described above. The development of three houses will detract from this setting causing harm to the significance of this heritage asset and on this basis should also be refused.

The proposed location of the three houses, causes substantial harm through the erosion of this landscape setting to the village. The proposed houses compete and seriously erode the parkland landscape setting to the conservation area. The proposed three houses however are also alien in their physical appearance/design and therefore their relationship with the rest of the village and conservation area.

Plot 1 in particular is even deeper in form and once again offers no relief in height or mass. The dominant protruding central bay is replicated and when combined with the proposed pediments further exacerbate the dominance of the houses. Grandiose quoins to corners along with egg and dart detail or large consoles to eaves also ensure these proposed houses compete with the restrained established architectural hierarchy and balance the rest of the village and conservation area display. This causes harm and detracts from the positive contribution that the buildings noted within the conservation area provide to its significance.

Housing Enabling Officer: NO OBJECTION IN PRINCIPLE, affordable housing contribution required, stating the following comments (summarised):

Under policy DM8 – Delivering Affordable Housing on Phased Development, I consider these three sites to be linked.

As this site is over 0.5ha it is deemed as major development Policy CS09 applies. In this instance a financial contribution of £36,000 is required. This is calculated as 3no units times 20% affordable housing – 0.6 units, times £60,000 per unit. A S.106 Agreement will be required to secure the affordable housing contribution.

REPRESENTATIONS

TWENTY THREE letters raising **OBJECTIONS** to the scheme, the comments summarised as follows:

- Previous history on site has not been overcome
- Outside Development Boundary and in the wider countryside
- Does not constitute a rural exception site as defined in the NPPF
- Not isolated or outstanding design as per Para.80 of the NPPF
- Visibility splays would require cutting back and removal of historic hedgerows to the detriment of the visual amenities of Little London Road and the Conservation Area
- Impact on Greenfield site
- Impact on Conservation Area and Listed Buildings
- Impact of views from Little Wissey and the PROW
- Not outstanding design and out of keeping with local vernacular
- Impact of continued ribbon development on character of area and wildlife and setting a precedent for additional development along Little London Road
- Flooding and drainage concerns surrounding flooding of site in 2020
- Impact on ecology/habitats both on site and directly adjacent at the Little Wissey
- Impact of proposed treated foul water drainage to a ditch which is often dry and associated impacts on residents and use of PROW,

ONE NEUTRAL Letter was received from the landowner, which related primarily to the serving of the TPO and the impact on this.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

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:

Planning History

Principle of Development

Design and Impact on Heritage Assets

Highway Safety

Impact on Trees

Other Material Considerations

The Site and Application

The application is for the construction of a new dwelling proposed on parkland surrounding Northwold Hall, accessed via Little London Road, Northwold. Two other houses are proposed under individual applications, ref 21/01983/F and 21/01984/F.

The application site comprises part of a total of approximately 4ha of Parkland to the west of Northwold Hall which is currently used for the keeping of horses. The south boundary is formed by Little London Road, the west by Riverside and the associated track/Public Right of Way and to the north by a river known as the Little Wissey, a tributary to the River Wissey. The PROW to the west of the site allows long views of the site from this direction, through established tree cover along this boundary.

With boundaries comprising primarily mature deciduous vegetation, the site is a prominent part of the street scene throughout the year, with increased openness and longer views provided in the winter months as a result of sparse vegetation on the boundary trees and hedgerows.

Planning History

An outline application in the west corner of the site, adjacent to the junction of Hovells Lane and High Street was refused under application ref 19/00348/O at Planning Committee in June 2019. Whilst of a different scale and nature, the material planning considerations and local plan policy context remains the same as this application.

In accordance with the Scheme of Delegation, the current application is required to address the reasons for refusal of the previous application, which are:

1. The site lies outside of the development boundary for Northwold where development is restricted to that identified as sustainable in rural area. No justification has been provided that outweighs the policies of the local plan and the development is

therefore considered contrary to policies CS06 of the Core Strategy (2011) and DM2 of the Site Allocations and Development Management Policies Plan (2016).

2. It is considered that the proposed development by virtue of its siting would cause harm to the setting of designated heritage assets (the Northwold Conservation Area and Grade II Listed Waterloo House). In accordance with paragraph 196 of the NPPF, the harm created by the proposed development must be weighed against the public benefits of the proposal. Given the proposal's positioning outside the development boundary for Northwold, it is considered that the harm created by the proposed development would not be outweighed by the limited public benefit of a net gain of three dwellings. The proposal therefore fails to accord with paragraphs 190, 193, 194 & 196 of the NPPF and Core Strategy Policy CS12 of the LDF.

Principle of Development

Plot 1 is located is located the furthest East in the site, with Plots 2 and 3 the west and is sited approximately 200m from the development boundary outlined on inset map G59 of the Site Allocations and Development Management Policies Plan (2016).

In line with Policy DM2 of the SADMPP (2016), proposed new dwellings outside of the development boundary are considered to be within the wider countryside where additional justification is required.

The Agent has put forward Paragraph 80 of the National Planning Policy Framework (2021) as justification for the construction of the new dwelling(s) – specifically in regard to 'exceptional design'. It should be noted that this paragraph of the NPPF relates solely to the development of isolated homes and, given the site's proximity to houses along High Street and Hovell's Lane and to Northwold Hall and Little London Lane to the east, the application site is not isolated as per the definition provided by the Braintree Court of Appeal decision.

Paragraph 134b of the NPPF (2021) states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability and help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of the surroundings. Conversely – Para134 also states that development that is not well designed should be refused.

The Borough Council can currently demonstrate a Housing Supply of 7.96 years and decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The site's impact on its surroundings, namely the setting of the Conservation Area and nearby Listed Buildings, as well as the non-designated parkland setting of Northwold Hall to the east is discussed in more detail in the relevant section of this report - However, the proposed design, which includes the development of a greenfield site in the wider countryside, is not considered to be innovative or outstanding to any extent and the design is therefore not considered to warrant approval of a new dwelling in the countryside which is contrary to the provisions of the Local Plan.

Design and Impact on Heritage Assets

The eastern node of the Conservation Area which is directly adjacent to the site, is described in the Northwold Character Statement, which states that this part of the Conservation Area is attractive, and that the mature 'treed' landscape (referring to the parkland setting) provides a definite visual stop to the conservation area. Riverside, the track which runs north between the dwellings facing the site and the west boundary of the site itself is considered to form an important edge to the conservation area and the open verdant nature of the wider application site adds greatly to this edge of settlement setting. This existing parkland also

provides part of the viewpoint from Waterloo House, the listed building to the southwest of the site and the site therefore contributes to the setting of this listed building as well as to the setting of the Conservation Area as a whole.

Plot 1 is the eastern-most dwelling of three total proposed (See applications 21/01981/F and 21/01983/F for plots 2 & 3). The dwelling is large with a significant footprint and an attached garage projection at single storey via a covered walkway to the west. A two-storey porch/entryway is centred on the front elevation, with feature glazing and brick and stone detailing. Feature dentil coursing/eaves detailing, and stone quoins are also indicated on the proposed plans with proposed materials including 'dressed chalk or limestone'. Conditions would be required to ensure full details of the proposed stone and brickwork comes forward prior to the external materials being completed on site.

Whilst the agent notes that, as a whole, the dwelling is not intended to be 'faux Georgian' in appearance and instead has chosen to be influenced by this type of design, the dwelling does make use of some traditional Georgian features as shown in the fenestration and detailing proposed.

As with the other dwellings proposed on the wider site, the front elevation is large and imposing, with centralised front door below pediment detailing, with stone quoins and brick detailing along the eaves and a hipped roof with a central area containing Solar PV panels.

The total ridge height measures approximately 8.4m with eaves to approximately 6.5m

Proposed side elevations have less detailing of any stonework however retain some balance in regard to the overall fenestration, albeit with significant blank space between windows as a result of the scale of the dwelling.

The dwelling (as well as those proposed under 21/01983/F and 21/01981/F) is proposed in established parkland which surrounds Northwold Hall, currently used for 'horsiculture'. According to historic data and mapping, this land has remained free of any development since the publication of the original first edition Ordnance Survey Maps in the mid-1800s.

Part of Northwold's identity and character revolves around consistency in the design and form of the historic buildings, with dwellings typically comprising a simple two or three storey design and often incorporating boundary walls and groups of outbuildings which create a sense of enclosure and relate back to the village's agricultural past. There is a unity of architectural character through the use of repeated materials and the vast majority of dwellings benefit from simple and balanced elevations with symmetry and consistent fenestration.

Within the Northwold Conservation Area certain larger properties display the grandeur of their historic position within the village history and hierarchy, and reflect this through more polite architectural detail in addition to their scale and mass. All such buildings in the village however overwhelmingly reflect use of local materials and are characterised by a restrained application of the architectural detail of the period. Even where extravagant details such as porticos are used, the scale and detail of these features reflect and respect the village, its development and rural location. Variety is added through simple brick dentil courses and brick detailing as well as window treatments which are typical to the 18th and 19th Century. Scale and mass of the properties are varied, reflecting the use of different parts of each property.

Plot 1 is the largest of the three total proposed and is even deeper in form, once again offering no relief in height or mass. The dominant protruding central bay is again a prominent feature which further exacerbates the dominance of the house within the

landscape. Grandiose quoins to corners along with egg and dart detail or large consoles to eaves ensure the proposed dwelling competes with the restrained established architectural hierarchy and balance the rest of the village and conservation area display. This causes harm and detracts from the Conservation Area as a whole.

The Conservation Area Character Statement refers to the settlement of Northwold being formed on a bed of cretaceous chalk and part of the character of the settlement is derived from the use of this stone for building (known as Chalk Clunch). Precise details of proposed materials could be conditioned as part of any approval on site, however it is apparent that the scale and opposing nature of the dwelling and the detailing proposed, as well as the extent of associated garden land will permanently and irrevocably impact on the openness of the site and the verdant setting of the Conservation Area.

This part of Little London Road contributes significantly to the setting of this end of the Conservation Area. Views out of the Conservation Area typically give glimpses of the mature landscapes beyond the village. The views provided from the junction of Hovell's Lane and Little London Road to the east of the site, combined with the views provided from the line of the PROW which runs along the west boundary of the site will be significantly altered as a result of the construction of new dwellings and their respective garden land.

Paragraph 199 of the NPPF states that when assessing the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 goes on to state that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development in its setting), should require clear and convincing justification. In accordance with paragraph 202 of the NPPF, the limited public benefits provided by the proposed scheme, which is also contrary to established policy on the location of development, are not considered to outweigh the harm to the significance of the heritage assets.

Whilst only one dwelling is proposed under this application and each application should be considered on its own merits, it is important to note that a total of three dwellings are proposed and that the material considerations are duplicated for each plot. The construction of three new dwellings in this Mock-Georgian manor house style, each in a row, is not a typical or standard sight in the countryside, where historic manor houses of this scale would each be set in substantial grounds – as per Northwold Hall to the immediate east. A small group of such dwellings is not representative of the time period the design imitates and further detracts from the scheme as a whole.

It is noted that existing mature hedgerows and trees along site boundaries are shown to be retained post-development however the construction of residential properties on this land, when considered in association with the scale and design of the dwelling, the size of proposed curtilage and the extent of hard surfacing proposed to allow access to each plot, will lead to significant and substantial harm to the setting of the adjacent Conservation Area and Grade II Listed Buildings to the detriment of the form and character of the street scene as a whole. The benefits of the construction of a new dwelling outside of the development boundary and in a location that is therefore fundamentally contrary to the provisions of the Local Plan does not outweigh the harm caused, and the application is therefore considered contrary to Section 16 Of the NPPF (2021) and Policies CS08, CS12 and DM15 of the Local Plan.

Highway Safety

Following receipt of amended plans received during the course of this application, visibility splays can be demonstrated to accord with the required standard from the shared access

point proposed approximately 150m south west of the junction of Hovell's Lane. Whilst this is an existing access point, the access will need to be significantly altered and widened to allow suitable access to the houses. The hard surfacing of this access road would further degrade the currently open and natural edge to the settlement and lead to adverse impacts on the character of the countryside.

Visibility splays are required to stretch for 2.4 x 120 metres and given the line of the adjacent highway, this will require the cutting back and trimming of existing hedgerows and trees in order to meet the required standard. The impact of this loss of trees/hedges and the overall impact on the street scene is a material planning consideration that bears weight in any decision.

The proposal can therefore illustrate highway access, turning areas and parking areas in accordance with the required standard and the proposal is considered to comply with Policies CS08, CS11 and DM15 of the Local Plan from a technical highway point of view.

Impact on Trees

The subject site is the subject of an area TPO and therefore all trees on site are protected. A TPO order prevents the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of any tree on site without the Local Planning Authority's prior consent.

Whilst the majority of the trees on site are outside of the red line area, the construction and consistent maintenance of the visibility splays required adjacent to the access will have an adverse impact on the current verdant nature of the street scene to the detriment of the character of the area as a whole. The construction of new dwellings and change of use of the surrounding land to residential will also lead to increased pressure on these trees with regard to removal or severe pruning upon first occupation of the dwelling and residential use of the land.

Whilst the Arboricultural Officer has not objected to the proposal, and the existing TPO allows some protection of the trees on site, the impact on trees contributes and adds to the overall impact on form and character of the area and on the surrounding street scene. The hard surfacing required to provide access to the dwelling, the removal of trees and trimming of hedges required will further harm to the setting of the Conservation Area which is contrary to policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact on Neighbours

The nearest existing dwellings are located to the West of the site with frontages facing Riverside. Northwold Hall is located further to the East. Given the separation distances involved, the proposed dwellings are not considered likely to lead to adverse impacts on these dwellings with regard to overlooking, overshadowing, overbearing or loss of privacy.

Plot 1 is sufficiently distanced from Plots 2 and 3 for there to be no likely impact on the amenity of the proposed dwellings either side.

The application therefore complies with Policy CS08 of Core Strategy and Policy DM15 of the SADMPP (2016) in regard to protecting residential amenity.

Other material considerations

Affordable Housing

This application, when combined with applications 21/01981/F and 21/01983/F comprises an area in excess of the threshold set out by Policy CS09 and therefore, as the overall site is capable of accommodating more than 5 dwellings, a financial contribution is required. The Agent has confirmed agreement to the principle of a S106 agreement being put in place to secure this contribution (£36,000). The Housing Enabling Officer raised no objection on this basis.

Self-Build

Information provided within the application states an intention for the proposed dwellings to be Self-Build homes for the applicant and his extended family. Paragraph 61 of the revised NPPF (2018) states, in regard to delivering a sufficient supply of homes, that: 'the size, type, tenure of housing needed for different groups in the community should be assessed and reflected in planning policies... including but not limited to, those whose require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.' The LPA must 'have regard' to self-build opportunities and give enough suitable development permissions to meet the identified demand. However, given the information and justification provided as part of this application, it is not considered that the benefits of the intended self-build status of the proposed development outweigh the lack of justification for development in the countryside and the harm caused to designated heritage assets. Whilst the NPPF is a material consideration in planning decisions, it does not alter the statutory status of the development plan as the starting point for decision making. The lack of justification for the development leads to the development being considered contrary to the current policies of the Local Plan, more specifically Policy DM2 of the Site Allocations and Development Management Policies Plan (2016), and the harm caused to the Heritage Assets discussed above further deteriorates any community benefits.

Ecology

An ecological survey has been provided as part of this application which lists several mitigation measures including the following in relation to protecting habitats:

- Soft landscaping scheme including the planting of native hedgerows around the site
- A new pond is proposed to the north of the site which should be managed for wildlife
- Remaining land left as wildflower meadows
- Hedgerows and trees retained 'where possible'
- Construction in accordance with British Standards in regard to both Trees and Biodiversity and waterway protection

It should be noted that despite these features being noted within this report, only very limited information has come forward to show these additional mitigation measures on the approved plan. It is also of note that, given the extent of red line proposed, a number of these features, including any additional hedgerows and planting on the wider boundary and the construction of a pond to the north of the site are outside of the red line and therefore could not be controlled or conditioned as part of this application.

In regards to bats, the ecology report states that development will result in low scale loss of potential roosting, foraging and commuting habitats through the clearance of vegetation and the increase in noise and light levels associated with the residential use of the land and construction of the dwelling however does not indicate any known presence of bat roosts within the two trees indicated to be removed. The tests of derogation are therefore not required in this instance. Conditions are required to ensure that construction and any felling of trees takes place only in accordance with the ecological survey recommendations which includes measures to be taken for any felled trees and lighting scheme guidance. Again,

mention is made to new trees planted around the boundary of the site (referring to the parcel as a whole) however this could not be controlled as it is outside of the red line boundary.

Bat and bird boxes are proposed as enhancement measures on site and details of this could be conditioned as part of any application. These would need to be placed within the confines of the red line.

Pre-cautionary measures are also proposed to prevent any adverse impacts on Great Crested Newts – this includes the cutting of any vegetation on site, site clearance outside of hibernating season and other construction management techniques.

The tributary to the north of the site is suitable for white-clawed crayfish and the proposed works have the potential to pollute the waterways if the best working practices are not adhered to. To avoid a negative impact on the tributary to the north of the site, the ecological report proposes a protective buffer zone is implemented and construction works are carried out in accordance with the British Standards. Amended site plan received during the course of this application removed proposed drainage lines and replaced them with indicative lines to Riverside to the west of the site which maintains this buffer.

It should be noted that other legislation protects against harm to designated site and species however due to the potential impacts discussed above, conditions would be recommended as part of any approval to ensure that the proposed development is undertaken in accordance with the submitted survey. Natural England raise no objection to the proposal.

Drainage

The application site is in Flood Zone 1 and therefore the sequential and exceptions tests are not required. Neighbour consultation responses regarding foul and surface water drainage are noted however it is considered that suitable detail could come forward via conditions in the event this application is approved. Proposed plans indicate treatment of water and discharge via pipework to the west of the site and, if consent is granted, conditions would be recommended to ensure that full drainage are provided.

A neighbour representation noted the need for permits from the Environment Agency. The Environment Agency raised no objection to the scheme. Permits are a separate requirement un-associated with the planning consent.

The Parish Council raised concerns of standing water on the site during Winter 2020/2021. These comments are noted and it is considered that proposed conditions to require full details and testing of proposed drainage are sufficient to address these concerns. Subject to conditions, the application is therefore considered to comply with Paragraph 167 of the NPPF (2021) and Policy CS08 of the Core Strategy (2011).

Crime and Disorder There are no known crime and disorder impacts associated with this application.

Other comments

In response to comments received from the Parish Council, concerns have been raised surrounding the possibility of future development if this application is granted and the potential for the scheme to set a precedent for further development which would further consolidate and erode the character of this part of Northwold and Little London. These comments are noted however cannot be considered as part of this application. Any future applications on or near the site would be assessed on their own merits and where relevant, would need to overcome the issues discussed above.

CPRE Norfolk object to the application based on the impact on the countryside, the principle of development being contrary to policy and the lack of justification for the construction of new dwellings in this position. These comments are noted and the points raised discussed above.

CAAP Panel provided objections to each of the three applications in principle and stated concern over the design of the dwellings as well as their impact on the designated heritage assets discussed above

The Parish Council and the Agent both refer to the Emerging Local Plan. This is not currently considered to have weight in planning decisions; however, it should be noted that drafted policies continue to give significant weight to the protection of the countryside and the preservation of heritage assets.

The Agent also considers the site to meet the definition of Brownfield Land within the NPPF (2021). Whilst these comments are noted, the Local Planning Authority does not agree in this instance. The site has very limited built structures, with the majority of the site comprising solely open land and informal post and rail fencing. No significant areas of hardstanding are extant on site and the proposal therefore would not meet the definition of Brownfield Land outlined in Annex 2 of the NPPF.

The Agent also refers to the sustainable construction methods and the site exceeding building regulations requirements. Whilst these comments are noted, as discussed above, the design of the dwelling is not considered to be truly outstanding or innovating to an extent which would overcome the harm caused to the intrinsic character and beauty of the countryside or the harm caused to nearby heritage assets. The planting of additional trees/vegetation on site and the potential for the site's 'health and wellbeing' to be maintained in perpetuity as a result of the construction of a total of three dwellings in this location also does not provide justification for development of this nature.

CONCLUSION

All planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. There is a legal duty to consider the impact on the conservation area and the setting of Listed Buildings as Heritage Assets.

The application site is a greenfield site which is currently verdant in character and provides a soft setting for the Northwold Conservation Area and surrounding listed buildings. No justification has been provided as part of this application which is considered to outweigh the adverse impact on the countryside associated with the construction of a new dwelling outside of the development boundary and the application is therefore considered contrary to Policy DM2 of the SADMPP (2016).

In addition to being located outside of the development boundary and the principle of development being contrary to Policy DM2 of the SADMPP (2016), the scale, design, materials, and overall appearance of the dwelling does not respect the form and character of the area and is an inappropriate addition to this edge of settlement location which will lead to harm to the setting of the Northwold Conservation Area, nearby Listed Buildings and the unlisted parkland setting of Northwold Hall. The impact on the TPO trees which span across the entire site will further harm the setting of these heritage assets, the character and beauty of the countryside and the appearance of the street scene as a whole.

For the reasons discussed above, the proposal is considered contrary to the NPPF, Policies CS06, CS08 and CS12 of the Core strategy (2011) and Policies DM2 and DM15 of the SADMPP (2016).

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside of the development boundary for Northwold where development is restricted to that identified as sustainable in rural areas. The Borough Council can currently demonstrate a Housing Land Supply of in excess of the required figure and no justification has been provided that outweighs the policies of the local plan. The proposal constitutes the inappropriate development of a greenfield site in the wider countryside for the purposes of Policy DM2 of the SADMPP (2016) and the provision of an additional dwelling in this location will not promote sustainable development or enhance or maintain the vitality of the rural community in accordance with Paragraph 79 of the NPPF (2021). The development is therefore considered contrary to the overarching aims of the NPPF (2021), Policies CS01, CS02, CS06 and CS08 of the Core Strategy (2011) and Policies DM1 and DM2 of the Site Allocations and Development Management Policies Plan (2016).
- 2 It is considered that the proposed development by virtue of its siting, scale and design as well as the associated works required to create necessary access and visibility splays along currently verdant Little London Lane would cause harm to the setting of designated heritage assets the Northwold Conservation Area and Grade II Listed Waterloo House and the parkland setting of non-designated Heritage Asset Northwold Hall. In accordance with paragraphs 200 and 203 of the NPPF, the harm created by the proposed development must be weighed against the public benefits of the proposal. Given the proposal's positioning outside the development boundary for Northwold, it is considered that the harm created by the proposed development would not be outweighed by the limited public benefit of a new dwelling. The proposal therefore fails to accord with paragraphs 194, 197, 200 & 203 of the NPPF, Core Strategy Policy CS12 and Policy DM15 of the SADMPP 2016..

PLANNING COMMITTEE – 7 FEBRUARY 2022

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the January Planning Committee Agenda and the February agenda. 117 decisions issued 109 decisions issued under delegated powers with 8 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 21/12/21 – 24/01/22

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	2	1	1		1	50%	60%	2	1
Minor	39	34	5	32		82%	80%	3	2
Other	76	75	1	69		91%	80%	0	0
Total	117	110	7						

Planning Committee made 8 of the 117 decisions, 7%

PLANNING COMMITTEE - 7 FEBRUARY 2022

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
25.10.2021	18.01.2022 Application Permitted	21/02067/F	The Old Dairy Stanhoe Road Bircham Tofts Norfolk Replacement outbuilding with storage and studio/gym (within the curtilage of Pond Farmhouse - listed building)	Bircham
19.10.2021	04.01.2022 Application Permitted	21/02031/F	7 Anchorage View Brancaster King's Lynn Norfolk Second Storey Side Extension with rear Balcony	Brancaster

27.10.2021	23.12.2021 Application Permitted	21/02110/F	Reddings Main Road Brancaster Staithe King's Lynn Demolish and replace existing conservatory, extend adjoining raised decking. New garden studio building. New areas of paving to extend and replace timber decking.	Brancaster
01.11.2021	23.12.2021 Application Permitted	21/02115/F	28 The Close Brancaster Staithe Norfolk PE31 8BS Single and Two Storey Rear Extensions	Brancaster
03.11.2021	22.12.2021 Application Permitted	21/02148/F	Old Mill House Mill Road Brancaster King's Lynn Variation of condition 2 of planning permission 20/01496/F to provide alternative aesthetic with contrasting materials	Brancaster
04.11.2021	21.01.2022 Application Permitted	21/02161/F	Mill House Cottage Mill Road Brancaster King's Lynn Demolition of existing side extension and front porch, reducing floor level to afford ground floor levels to align. Construct two storey side extension over existing footprint plus additional newly acquired land. Construct new front porch complete with attached shower room. Remove all internal first floor non-loadbearing partitions. Remove and take away existing staircase.	Brancaster

17.11.2021	18.01.2022 Application Permitted	21/02226/F	Duffields Main Road Brancaster King's Lynn Proposed dormer and alterations to dwelling and outbuilding	Brancaster
17.11.2021	12.01.2022 Application Permitted	21/02236/F	32 The Close Brancaster Staithe Norfolk PE31 8BS Single Storey rear extension to dwelling house.	Brancaster
20.12.2021	19.01.2022 Tree Application - No objection	21/00254/TREECA	Broad Lane House Broad Lane Brancaster King's Lynn Tree in a Conservation Area: T1 Ash Remove	Brancaster
19.04.2021	07.01.2022 Application Permitted	21/00734/LB	The Garden House 24 Front Street Burnham Market Norfolk LISTED BUILDING APPLICATION: Renovation of existing building and Conversion of Attic into habitable space with the addition of velux on the south facing roof plane	Burnham Market
06.10.2021	22.12.2021 Application Permitted	21/01950/F	Crossing Cottage Joan Shorts Lane Burnham Market King's Lynn The construction of an agricultural building for secure storage and maintenance of orchard and grass cutting machinery	Burnham Market

19.10.2021	22.12.2021 Application Permitted	21/02038/F	Woodcroft Herrings Lane Burnham Market King's Lynn Retrospective Application Assemble gabion cages to act as a boundary wall and entrance to the property. Fill cages with flints and small sacks of potting compost. Introduce a variety of plants common to the area in the top and front elevations of the cages for the purpose of producing a soft landscaped living wall. Attach gate posts and hang gates.	Burnham Market
29.11.2021	14.01.2022 Tree Application - No objection	21/00252/TREECA	Burnham House 86 Market Place Burnham Market Norfolk T1 tulip tree, crown raise and clean out. T2 walnut, deadwood, thin at tips, raise 6m. T3 holly 8m raise. T4 holm oaks 3m crown radius reduction focused at house and road, deadwood. T5 holly height reduction by half to about 4.5m and reshape	Burnham Market
07.12.2021	19.01.2022 Tree Application - No objection	21/00251/TREECA	Grounds of Castle Acre Priory Priory Road Castle Acre Norfolk Please see included tree inspection report excerpt for full details of proposed works. TIPL= Tilia platyphyllos= large leafed lime	Castle Acre

29.11.2021	18.01.2022 Application Permitted	21/02336/F	Kudos Market Lane Crimplysham King's Lynn Conversion of garage to form additional residential accommodation ancillary to existing dwelling	Crimplysham
01.11.2021	21.12.2021 Was Lawful	21/02117/LDE	Carpenters Cabin Sluice Road Denver Downham Market Use of Carpenters Cabin as a separate residential dwelling unit	Denver
22.11.2021	17.01.2022 Application Permitted	21/02249/F	19 Bank Road Dersingham King's Lynn Norfolk Retrospective planning for the addition of new windows to the side elevations, new velux's on the front elevation and extension to the rear of the property.	Dersingham
27.10.2021	22.12.2021 Application Permitted	21/02126/F	Land And Buildings To The South of Pound Lane KINGS LYNN Norfolk Variation of Condition 16 of Planning Permission 16/00866/OM: Proposals for 33 new dwellings with means of access from the public highway from Pound Lane and a pedestrian route off Well Street with all other matters reserved for approval	Docking

18.11.2021	13.01.2022 Tree Application - No objection	21/00242/TREECA	2 Ashwood Sandy Lane Docking Norfolk T1 Beech - Fell, excessive shading and potential damage to old wall. Replant 5 new species in area adjacent within a conservation area	Docking
29.11.2021	24.01.2022 Application Permitted	21/02331/F	3 Stanhoe Road Docking King's Lynn Norfolk Side extension to dwelling house	Docking
21.10.2020	12.01.2022 Application Permitted	20/01716/F	The Barn Johnson Yard Paradise Road Downham Market Conversion of existing light industrial building into two dwellings	Downham Market
18.10.2021	13.01.2022 Application Permitted	21/02017/A	WaffleOpolis 7 Wales Court Downham Market Norfolk Advert Application: 1 x internally illuminated fascia sign, 1 x non illuminated fascia sign, 1 x projecting sign and window details	Downham Market
05.11.2021	22.12.2021 Application Permitted	21/02179/F	13 Victory Road Downham Market Norfolk PE38 9RU Extension and alterations to dwelling	Downham Market
05.11.2021	22.12.2021 Application Permitted	21/02180/F	17 High Hatters Close Downham Market Norfolk PE38 9RP Extension + Alterations to Dwelling	Downham Market

23.11.2021	13.01.2022 TPO Work Approved	21/00140/TPO	Laburnum House 42 Railway Road Downham Market Norfolk 2/TPO/00393 and Conservation Area: Holly Trees (T1-T9) Fell. Possible Elm Tree (T10) fell replace with another tree. Horse Chestnut (T11) crown lift. Oak (T12) crown lift. Cherry (T13) crown lift.	Downham Market
07.12.2021	17.01.2022 GPD HH extn - Not Required	21/02354/PAGPD	Park View Mill Lane Downham Market Norfolk Single storey rear extension which extends beyond the rear wall by 6.3m with a maximum height of 3.9m and a height of 2.87m to the eaves.	Downham Market
17.05.2021	22.12.2021 Application Permitted	21/01125/F	3 Watermans Way Salters Lode Downham Market Norfolk Two storey and single storey extensions to existing dwelling and construction of new access	Downham West
20.01.2021	21.12.2021 Application Permitted	21/00182/F	Broomsthorpe Hall Tatterford Road Broomsthorpe East Rudham Variation of Condition 9 of Planning Permission 13/00514/F: Conversion of redundant agricultural buildings to 6 residential dwellings	East Rudham

08.11.2021	14.01.2022 Tree Application - No objection	21/00235/TREECA	24 Back Lane East Rudham Norfolk PE31 8TQ T1 - Eucalyptus 50% in width and height. G1 - Leylandii row to remove. Reduce by 50% all trees within cluster and remove two Spruce trees.	East Rudham
03.02.2021	20.01.2022 Application Permitted	21/00186/F	Holland House Lynn Road East Winch King's Lynn Construction of a new dwelling following demolition of existing outbuilding	East Winch
07.10.2021	21.12.2021 Prior Approval - Approved	21/01954/PACU3	Willow Spring Barn Main Road West Bilney KINGS LYNN Change of use prior approval from agricultural building to 2 smaller dwellings	East Winch
18.11.2021	19.01.2022 Application Refused	21/02235/O	Three Ways Gayton Road East Winch King's Lynn Outline application with some matters reserved for subdivision of residential curtilage and erection of a dwelling	East Winch
29.04.2021	18.01.2022 Application Permitted	21/00838/F	Land East of The Great Barn Meadowgate Lane Emneth Wisbech Proposed Agricultural Building	Emneth
06.10.2021	19.01.2022 Application Permitted	21/01952/F	96 Lodge Road Feltwell Thetford Norfolk Conversion of store to dwelling with an extension.	Feltwell

16.11.2021	14.01.2022 Application Refused	21/02232/O	Land W of Gardeners Cottage Lodge Road Feltwell Norfolk Outline Application: Erection of 1No. Dwelling	Feltwell
15.12.2021	11.01.2022 Application Permitted	18/01320/NMAM_1	Long Lane Farm 30 Long Lane Feltwell Thetford NON-MATERIAL AMENDMENT for Planning Permission 18/01320/OM: Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing	Feltwell
21.12.2021	19.01.2022 Tree Application - No objection	21/00255/TREECA	The Bungalow High Street Fincham King's Lynn Eucalyptus (T1) & Fir Tree (T2) - next to each other behind and very close to outbuilding in rear garden. Both over 20 metres in height, planted many years ago by previous owner. Also very close to high voltage electrical cables going through garden to transformer. Remove for safety reasons. Moved to premises June 2021.	Fincham
03.11.2021	23.12.2021 Application Permitted	21/02145/F	South of Pond View Bircham Road Fring KINGS LYNN Retrospective garage on existing car parking area	Fring
08.11.2021	04.01.2022 Application Permitted	21/02188/F	Jubilee Hall Farm Jubilee Hall Lane Gayton KINGS LYNN VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00195/F: Proposed new dwelling	Gayton

06.12.2021	14.01.2022 Hedge Application - no objection	21/00054/HEDGE	Hedge At Grimston Road Gayton Norfolk Application for Hedgerow Removal Notice to remove the stretch of hedge indicated on attached plan	Gayton
09.12.2021	14.01.2022 TPO Work Approved	21/00147/TPO	Trenches 107 Lynn Road Grimston King's Lynn (2/TPO/00106/) T1 - Horse Chestnut, to fell.	Grimston
15.10.2021	22.12.2021 Prior Approval - Refused	21/02027/PACU6	70 South Beach Road Heacham King's Lynn Norfolk Notification for Prior Approval for change of use of agricultural building to a flexible use (Small Hotel (C1)) (Schedule 2, Part 3, Class R)	Heacham
18.11.2021	13.01.2022 Application Permitted	21/02238/F	24 Robin Hill Heacham Norfolk PE31 7SS Construction of swimming pool and outdoor kitchen	Heacham
13.07.2021	21.12.2021 Application Permitted	21/01427/F	5 Church Road Ten Mile Bank Downham Market Norfolk Two storey side extension and single storey rear extension	Hilgay
14.10.2021	18.01.2022 Application Permitted	21/02009/F	28 Park Road Hunstanton Norfolk PE36 5BY Single Storey Extension	Hunstanton
21.10.2021	04.01.2022 Application Permitted	21/02054/F	14 Queens Drive Hunstanton Norfolk PE36 6EZ Retention of Garden Buildings	Hunstanton
26.11.2021	20.01.2022 Application Permitted	21/02285/F	16 Kings Road Hunstanton Norfolk PE36 6ET Extensions and alterations to existing Dwelling	Hunstanton

07.10.2021	22.12.2021 Application Permitted	21/01969/F	Land Around Pond And W of 30 Hill Road Davy Field Hill Road Ingoldisthorpe VARIATION OF CONDITIONS 1 AND 2 OF PERMISSION 21/01691/F: Residential development and new public amenity area	Ingoldisthorpe
17.11.2021	13.01.2022 Application Permitted	21/02229/F	Tree Tops 108 Lynn Road Ingoldisthorpe King's Lynn Demolition of old single skin outbuildings to allow for new functional extension and internal works.	Ingoldisthorpe
04.05.2020	22.12.2021 Application Permitted	20/00655/LB	Probation Office 6 - 7 Purfleet Quay King's Lynn Norfolk Listed building application for the replacement of a single window and frame on the west elevation of the building	King's Lynn
26.06.2020	23.12.2021 Application Permitted	20/00939/LB	Lloyds 23 High Street King's Lynn Norfolk Listed Building Consent: Replace external front elevation render. Replace or repair and redecorate external timber windows. Repair two chimney stacks.	King's Lynn
25.08.2020	11.01.2022 Application Permitted	20/01286/A	Vacant 9 High Street King's Lynn Norfolk Advertisement application: Retention of 1x non-illuminated fascia sign and 1x hanging sign	King's Lynn

16.08.2021	12.01.2022 Application Permitted	21/01624/F	Warehouse South Quay King's Lynn Norfolk Series of urgent repairs works to ensure the existing warehouse remains secure and weathertight, alongside the demolition of the existing steel portal frame and associated concrete structures and the removal of existing asbestos elements	King's Lynn
16.08.2021	13.01.2022 Application Permitted	21/01625/LB	Warehouse South Quay King's Lynn Norfolk Listed Building application for a series of urgent repairs works to ensure the existing warehouse remains secure and weathertight, alongside the demolition of the existing steel portal frame and associated concrete structures and the removal of existing asbestos elements	King's Lynn
08.09.2021	07.01.2022 Application Refused	21/01800/F	65 Milton Avenue King's Lynn Norfolk PE30 2QQ Retrospective Fence in front of house.	King's Lynn
05.10.2021	22.12.2021 Application Permitted	21/01929/F	Lloyds 23 High Street King's Lynn Norfolk Refurbishment and replacement of external windows. Repairs to front elevation brickwork and replacement render to front elevation	King's Lynn

06.10.2021	22.12.2021 Application Permitted	21/01938/F	Kings Lynn Residential Home Kettlewell Lane King's Lynn Norfolk Extending 3 no bedrooms to the rear of the property to accommodate ensuite shower/wc.	King's Lynn
22.10.2021	22.12.2021 Application Permitted	21/02064/F	The College of West Anglia Tennyson Avenue King's Lynn Norfolk Refurbished external elevations of the Agg Shed to include new disabled access and removal of asbestos cladding and change the building use from storage to education.	King's Lynn
25.10.2021	13.01.2022 Application Permitted	21/02106/F	4 Grays Close King's Lynn Norfolk PE30 2DB Erection of Outbuilding	King's Lynn
27.10.2021	22.12.2021 Was Lawful	21/02112/LDE	King's Lynn Power Station Willow Road Willows Business Park King's Lynn Lawful Development Certificate: A Certificate is sought in order to obtain the local authority's written confirmation that the planning permission 18/01267/FM has been lawfully commenced. The planning permission is governed by condition1 which requires that the planning permission must be begun before 3 years from 1 November 2018	King's Lynn

28.10.2021	04.01.2022 Application Permitted	21/02098/F	11 Tennyson Avenue King's Lynn Norfolk PE30 2QG Conversion of dwellinghouse to 2no 2-bed flats	King's Lynn
02.11.2021	22.12.2021 Application Permitted	21/02142/F	26 Baldwin Road King's Lynn Norfolk PE30 4AN Single storey rear extension to provide outside kitchen/dining area	King's Lynn
04.11.2021	23.12.2021 Application Permitted	21/02155/F	Parkview Apartments Blackfriars Road King's Lynn Norfolk Proposed 3 No. lightwells and all associated works. (Resubmission of approved application 15/01489/F)	King's Lynn
11.11.2021	12.01.2022 Application Permitted	21/02182/LB	Probation Office 6 - 7 Purfleet Quay King's Lynn Norfolk Replacement windows	King's Lynn
15.11.2021	13.01.2022 TPO Partial	21/00135/TPO	2 Willow Park King's Lynn Norfolk PE30 3BP 2/TPO/00014: T1 - Scots Pine: Tree is too large. Sought to dismantle, process and remove	King's Lynn
23.11.2021	18.01.2022 Application Permitted	21/02255/F	135 Wootton Road Gaywood King's Lynn Norfolk Construction of detached games room within grounds of dwelling and replacement of timber garden shed with brick garden store	King's Lynn

09.12.2021	04.01.2022 Application Refused	18/00683/NMAM_1	Land S of Extons Place And E of Kings Avenue Rollesby Road Hardwick Industrial Estate King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00683/FM: Construction of 16 Light Industrial / Storage and Distribution Units (Class B1 and / or Class B8)	King's Lynn
09.12.2021	24.01.2022 Application Permitted	21/02360/LB	Vacant 26 High Street King's Lynn Norfolk Construction of new lightweight demountable partitions within existing office space. Removal of existing modern addition previous tenants dibond signage and replacement with new white dibond panel to match existing, excluding branding. None of the listed merits of this property are being effected by the proposed works	King's Lynn
08.09.2021	14.01.2022 Application Permitted	21/01777/F	1 Middle Farm Barns Church Lane Little Massingham KINGS LYNN Single storey extension to rear of house, to create new bedroom and ensuite, with doorway from existing dwelling.	Little Massingham

14.04.2021	21.12.2021 Application Permitted	21/00710/F	Belmont The Street Marham King's Lynn The construction of 3 No. dwellings following the demolition of existing house including the construction of a new shared access, the relocation of a bus shelter and the restoration of a retaining boundary wall	Marham
26.10.2021	21.12.2021 Application Permitted	21/02086/F	The Gables The Street Marham King's Lynn Proposed single storey extension to rear / side of dwelling	Marham
09.12.2021	17.01.2022 GPD HH extn - Not Required	21/02420/PAGPD	Mulberry Lodge The Street Marham KINGS LYNN Single storey rear extension which extends beyond the rear wall by 4.8m with a maximum height of 3.94m and a height of 3m to the eaves	Marham
20.05.2021	23.12.2021 Prior Approval - Approved	21/01165/PACU3	Sherwood Warehouse School Road Marshland St James Wisbech Prior Notification for change of use from agricultural building to 2 larger dwellings	Marshland St James
07.10.2021	07.01.2022 Application Permitted	21/01949/F	Colonial House 81 Smeeth Road Marshland St James Wisbech Detached annexe and new gated entrance	Marshland St James

30.10.2018	23.12.2021 Inspectorate Decision - Footpath	18/01938/S257	Land W of Crown Street N of Hall Farm Bungalow Hall Farm Drive Methwold Norfolk Application for Public Footpath to be stopped up and that in substitution an alternative highway be created over the land at Crown Street, Methwold	Methwold
29.10.2021	22.12.2021 Prior Approval - Not Required	21/02141/PACU3	Romney Hut Cooks Farm Severalls Road Methwold Hythe Notification for Prior Approval for change of use of agricultural barn (Romney Hut) to dwelling (Schedule 2, Part 3, Class Q)	Methwold
08.10.2021	07.01.2022 Prior Approval - Refused	21/01955/PACU3	Land West of Sunset School Road Middleton Notification for Prior Approval: Change of Use of Agricultural Building to one Dwellinghouse (Schedule 2, Part 3, Class Q)	Middleton
29.11.2021	24.01.2022 Application Permitted	21/02294/F	Coral Lodge Wormegay Road Blackborough End King's Lynn Demolition of single storey side and part balcony of existing dwelling, construction of car port and amendment to retained balcony balustrade	Middleton

25.11.2021	14.01.2022 TPO Work Approved	21/00142/TPO	Church of St Mary Church Street North Creake Norfolk 2/TPO/00137: T1-T6 Common Line - Lift crowns to 6m above ground level all round, not removing branches greater than 150mm diameter. Clean out basal suckers and ivy on lower trunks. Clean out dead wood and congested epicormic shoots in central crowns. Works intended to remove nuisance and improve appearance/condition of the trees.	North Creake
03.11.2021	21.12.2021 Application Permitted	21/02146/F	North Runcton Rectory 42 Rectory Lane North Runcton Norfolk Creation of a new vehicle access	North Runcton
30.09.2021	24.01.2022 Application Permitted	21/01899/F	18 Wheatley Drive North Wootton King's Lynn Norfolk Demolition of existing garage/conservatory, proposed single storey front/side extensions, detached single carport and widening of existing access	North Wootton
06.10.2021	21.01.2022 Application Permitted	21/01937/F	17 The Howards North Wootton King's Lynn Norfolk .Extensions and Alterations to dwelling with ground works made good where incidental to the development proposals.	North Wootton
20.10.2021	21.12.2021 Application Permitted	21/02043/F	The Grange Hall Road Outwell Wisbech Garage conversion and erection of a detached double garage	Outwell

25.10.2021	22.12.2021 Application Permitted	21/02070/CU	3 Lakes Langhorns Lane Outwell Wisbech Change of use of agricultural land to residential garden land and proposed snooker room	Outwell
26.10.2021	06.01.2022 Application Permitted	21/02107/F	Low Marsh Meadows Marsh Road Outwell Wisbech Proposed cattle shelter	Outwell
02.11.2021	23.12.2021 Application Permitted	21/02134/F	16 Cottons Head Outwell Norfolk PE14 8AW Single storey extension to front, rear and side of dwelling	Outwell
09.11.2021	23.12.2021 Application Permitted	21/02175/F	Little Abbey Farm Golden Gym Pentney Norfolk Proposed machinery shed	Pentney
25.11.2021	18.01.2022 Application Permitted	21/02298/F	Kerwell Narborough Road Pentney King's Lynn Single storey side extension.	Pentney
23.11.2021	24.01.2022 Application Permitted	21/02256/F	36 Church Lane Roydon King's Lynn Norfolk New extensions and retention of existing porch	Roydon
28.04.2021	18.01.2022 Application Refused	21/00819/F	Storage Land Rivendale Watlington Road Runcton Holme Revised design of already approved application under 19/01225/F for the conversion of barn to dwelling	Runcton Holme
21.10.2021	15.12.2021 Application Permitted	21/02053/F	17 Ffolkes Place Runcton Holme King's Lynn Norfolk Single storey rear and side extensions with new garage	Runcton Holme

25.10.2021	14.12.2021 Application Permitted	21/02075/F	Old Police House 16 Westgate Street Shouldham King's Lynn Single storey extension to the rear of the property	Shouldham
05.03.2021	22.12.2021 Application Permitted	21/00428/F	13 Hall Road Snettisham Norfolk PE31 7LU Conversion of existing outbuilding to residential annex and addition of porch to main dwelling	Snettisham
16.11.2021	11.01.2022 Application Permitted	21/02217/F	5 Strickland Avenue Snettisham King's Lynn Norfolk Single storey rear and side extensions and associated works	Snettisham
24.11.2021	18.01.2022 Application Permitted	21/02268/F	Church View 23A Manor Lane Snettisham KINGS LYNN Proposed rear extension (redesign) and replacement of existing windows and doors	Snettisham
29.11.2021	24.01.2022 Application Permitted	21/02291/F	8 Shelduck Drive Snettisham King's Lynn Norfolk Proposed Single Storey Extension	Snettisham
21.12.2021	18.01.2022 Application Permitted	21/00375/NMA_1	24A Common Road Snettisham King's Lynn Norfolk NON-MATERIAL AMENDMENT of Planning Permission 21/00375/F: Construction of 3 dwellings following sub-division	Snettisham
12.10.2021	22.12.2021 Application Permitted	21/01974/F	The Old Stables 101 Burnham Road South Creake Norfolk New garden party wall and abutment details for approved planning reference 21/00385/F	South Creake

12.10.2021	21.12.2021 Application Permitted	21/01975/LB	The Old Stables 101 Burnham Road South Creake Norfolk New garden party wall and abutment details for approved planning reference 21/00385/F	South Creake
03.11.2021	22.12.2021 Application Permitted	21/02174/F	8 Bacton Close South Wootton King's Lynn Norfolk Proposed extension to entrance hall and first floor extension over garage and entrance.	South Wootton
15.11.2021	13.01.2022 Application Permitted	21/02202/F	Thistle Dew 71 Nursery Lane South Wootton Norfolk New detached low pitch triple garage	South Wootton
16.11.2021	14.01.2022 TPO Approved Work	21/00136/TPO	31 Castle Rising Road South Wootton King's Lynn Norfolk 2/TPO/00066: T1 Ash Tree - Fell to ground level due to excessive, heavy dieback in upper crown and over extension over the road and neighbouring property	South Wootton
23.11.2021	18.01.2022 Application Permitted	21/02254/F	15 Meadow Road South Wootton King's Lynn Norfolk Two-storey side extension and alterations to dwelling	South Wootton
18.10.2021	12.01.2022 Consent Required Not	21/02039/PART14	Potato Marketing Board Lynn Road Southery Downham Market Prior approval for installation of roof mounted 528kW solar PV system comprising of 1392 x Canadian Solar 380W modules	Southery
20.08.2021	17.01.2022 Application Permitted	21/01702/F	Grange Cottage Docking Road Stanhoe Norfolk Replacement dwelling and garage	Stanhoe

06.07.2021	24.01.2022 Application Permitted	21/01415/F	Dukes Head 1 Wretton Road Stoke Ferry Norfolk Change of use to create 4 new dwellings and new 4 bay garage block	Stoke Ferry
18.11.2021	13.01.2022 Tree Application - No objection	21/00241/TREECA	Street Record The Moorings Stoke Ferry Norfolk Various tree work to a line of willows	Stoke Ferry
09.11.2021	05.01.2022 Application Permitted	21/02176/F	Green Acres 37 The Drove Barroway Drove Norfolk Extension to the side of the property	Stow Bardolph
14.10.2021	21.12.2021 Application Permitted	21/01998/F	The Old Vicarage Downham Road Stradsett King's Lynn Removal of roof to modern side extension and extension to the west and north to form new larger extension to form annexe to existing house; replacement of modern uPVC windows with timber; 2no. new dormer windows to the south elevation and new windows and doors to east, north and west elevations.	Stradsett
05.10.2021	22.12.2021 Not Lawful	21/01930/LDP	The Stockyard Creake Road Syderstone King's Lynn Lawful Development Certificate: Construction of a cart shed as per the attached drawings	Syderstone
11.10.2021	13.01.2022 Application Permitted	21/01960/F	Marrason Creake Road Syderstone King's Lynn Proposed two storey and single storey rear extension	Syderstone

02.11.2021	23.12.2021 Would be Lawful	21/02135/LDP	Homefields Low Lane Terrington St Clement Norfolk Application for a Lawful Development Certificate for the proposed construction of a detached summer house and open air swimming pool, both ancillary to an existing detached dwelling	Terrington St Clement
03.11.2021	07.01.2022 Application Permitted	21/02150/F	9 Bullock Road Terrington St Clement King's Lynn Norfolk Single storey extension to right hand side of existing building, demolition of existing double garage and construct one and a half storey annex in place, ground floor of annex to incorporate 2No car garage spaces. Construction of brick privacy wall between proposed extension an annex to form garden area to rear. Erection of gate to existing site access	Terrington St Clement
23.11.2021	17.01.2022 Prior Approval - Approved	21/02289/PACU3	Warwick House 48 Tuxhill Road Terrington St Clement King's Lynn Proposed Conversion of Existing Barn to a Residential Dwelling.	Terrington St Clement
09.04.2021	23.12.2021 Application Permitted	21/00690/F	Bella Close Terrington St John Norfolk Proposed Chalet Dwelling	Terrington St John
12.10.2021	24.01.2022 Prior Approval - Refused	21/01982/PACU3	Czar Trees School Road Terrington St John Wisbech Notification for Prior Approval for change of use of agricultural barn/outbuilding to dwelling (Schedule 2, Part 3, Class Q)	Terrington St John

29.10.2021	22.12.2021 Application Permitted	21/02109/F	Lazy Winds Ship Lane Thornham Norfolk Proposed one and a half storey front and rear extensions, single storey rear extension and internal alterations	Thornham
10.11.2021	11.01.2022 Application Permitted	21/02196/F	Homelea The Green Thornham Hunstanton Single storey extension to south and west of house including alterations to roof and internal alterations.	Thornham
09.12.2021	18.01.2022 AG Notification NOT REQD Prior -	21/02366/AG	Lyng Farm Ringstead Road Thornham Norfolk Prior Notification: Lean-to extension to existing agricultural building.	Thornham
10.05.2021	12.01.2022 Application Permitted	21/00899/F	Norfolk Cars Limited Shepherdsgate Barn Shepherdsgate Road Tilney All Saints Change of use from B1 use to B1 and Sui Generis (Car Sales). Proposed new build incorporating vehicle preparation area (Sui Generis) and Office Space (B1)	Tilney All Saints
26.07.2021	19.01.2022 Application Permitted	21/01524/F	The Granary 33 Church Road Tilney St Lawrence KINGS LYNN Proposed barn conversion to a single dwelling.	Tilney St Lawrence

19.10.2021	05.01.2022 Application Permitted	21/02065/F	33 St Johns Road Tilney St Lawrence Norfolk PE34 4QJ Retrospective permission for replacement of wooden shed in the front drive with a new wooden shed on a concrete and brick base.	Tilney St Lawrence
25.10.2021	22.12.2021 Application Permitted	21/02072/F	Woodstock Workhouse Lane Tilney St Lawrence King's Lynn PROPOSED SINGLE STOREY REAR EXTENSION	Tilney St Lawrence
28.10.2021	13.01.2022 TPO Partial	21/00127/TPO	Islington Hall Islington Green Tilney All Saints King's Lynn 2/TPO/00212: No2 and No7 2 x Horse Chestnut Trees - Fell as unsafe. Replace with lime tree. No8 Horse Chestnut Tree - Fell or heavy reduction	Tilney St Lawrence
02.11.2021	21.12.2021 Application Permitted	21/02132/F	The Corner Shop 1 St Johns Road Tilney St Lawrence Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01837/F: Proposed extension to the Village Shop and alterations to the existing entrance	Tilney St Lawrence
04.11.2021	06.01.2022 Application Permitted	21/02157/F	71C School Road Tilney St Lawrence King's Lynn Norfolk Creation of a New Vehicle Access	Tilney St Lawrence
15.11.2021	13.01.2022 TPO Approved Work	21/00134/TPO	The Hollies 82 St Johns Road Tilney St Lawrence Norfolk 2/TPO/02173 & 2/TPO/02174: T1 Sycamore - 3 metre crown reduction	Tilney St Lawrence

26.11.2021	21.12.2021 Application Permitted	19/00619/NMA_1	20 Westfields Tilney St Lawrence King's Lynn Norfolk NON-MATERIAL AMNEDMENT OF PLANNING PERMISSION 19/00619/F: Detached two storey dwelling with garage	Tilney St Lawrence
30.11.2021	23.12.2021 Application Permitted	21/01542/NMA_1	89 High Road Tilney cum Islington Norfolk PE34 3BL NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 21/01542/RM: RESERVED MATTERS: Outline application for proposed semi-detached houses	Tilney St Lawrence
12.07.2021	22.12.2021 Application Permitted	21/01459/F	Buildings East of School Road Upwell Norfolk Conversion and extension of garage showroom and store into a dwelling	Upwell
05.10.2021	05.01.2022 Not Lawful	21/01928/LDE	The Cottage Welney Road Lakes End Norfolk LAWFUL DEVELOPMENT CERTIFICATE: Keeping and breeding of up to 16 dogs.	Upwell
19.11.2021	13.01.2022 Tree Application - No objection	21/00245/TREECA	The Rectory 5 New Road Upwell Wisbech T1 - Ash to cut back overhanging branches back enough - 400 mm to allow wall to be erected within a Conservation Area	Upwell

06.12.2021	20.01.2022 Was_ Would be Lawful	21/02382/LDE	Roycelands 15 Townsend Road Upwell Wisbech Application for a Lawful Development Certificate for the existing use as dwellinghouse without occupancy restriction conditions	Upwell
01.11.2021	13.01.2022 TPO Work Approved	21/00126/TPO	Ashdown 15A Kirk Road Walpole St Andrew Norfolk (2/TPO/00003) T1- Ash, to fell as there looks to be a hollow about 15 feet up. It has a few historic rip outs as well as whilst the garage and house was being built/renovated the ash dropped a limb on top of the static caravan	Walpole
26.11.2021	20.01.2022 Application Permitted	21/02316/F	Highfields Lynn Road Walpole Highway Wisbech Proposed conversion of open-ended car port attached to dwelling to enclosed garage, including extension to front.	Walpole Highway
14.10.2021	22.12.2021 Application Permitted	21/02023/F	Jalamona 31 Burrett Road Walsoken Wisbech Single storey front extension and alterations to dwelling	Walsoken
01.11.2021	13.01.2022 Application Permitted	21/02113/F	The Old Manor House 5 Church Road Watlington King's Lynn Conversion of Garage to Annexe	Watlington
01.11.2021	13.01.2022 Application Permitted	21/02114/LB	The Old Manor House 5 Church Road Watlington King's Lynn Listed Building Application: Conversion of Garage to Annexe	Watlington

29.10.2021	21.12.2021 Application Permitted	21/02108/F	Ash Cottage Flegg Green Wereham King's Lynn Construction of single-storey extension	Wereham
04.11.2021	06.01.2022 Was Lawful	21/02156/LDE	Northfield The Row Wereham King's Lynn Application for a Lawful Development Certificate for the existing occupation of Northfield, Wereham in non compliance with condition 2 of planning permission 2/81/1168/F (Agricultural Occupancy Condition)	Wereham
16.11.2021	11.01.2022 Application Permitted	21/02212/LB	Vicarage House Church Road Wereham King's Lynn Proposed exterior lighting and window boxes installed to principal elevation (retrospective)	Wereham
08.09.2021	24.01.2022 Application Permitted	21/01778/F	Abbey Farm Abbey Barn River Road West Acre Single storey extension and new gas tank on east side of Abbey Barn	West Acre
08.09.2021	24.01.2022 Application Permitted	21/01779/LB	Abbey Farm Abbey Barn River Road West Acre Single storey extension and new gas tank on east side of Abbey Barn	West Acre
19.10.2021	05.01.2022 Application Permitted	21/02037/F	Abbey Lodge Station Road West Dereham Norfolk Single storey rear extension to dwelling	West Dereham

21.10.2021	07.01.2022 Application Permitted	21/02092/F	Garden House 41 River Road West Walton Wisbech Proposed annexe for occupation by a family member in conjunction with the existing dwelling house	West Walton
30.09.2021	23.12.2021 Application Permitted	21/01905/F	Bull Cottage Lynn Road Setchey King's Lynn New summer house in garden	West Winch
01.10.2021	22.12.2021 Application Permitted	21/01906/F	Market Cottage Lynn Road Setchey King's Lynn Erection of 2m high fence within the grounds of a Listed Building.	West Winch
26.10.2021	13.01.2022 Application Permitted	21/02088/F	7 Clover Walk Wiggshall St Germans King's Lynn Norfolk Proposed Extension.	Wiggshall St Germans
15.10.2021	05.01.2022 Application Permitted	21/02007/F	The Hollies 9 Church Road Wiggshall St Mary Magdalen King's Lynn Proposed Single Storey Side Extension	Wiggshall St Mary Magdalen
12.08.2021	22.12.2021 Application Permitted	21/01631/F	Land Rear of 1 To 7 Napthans Lane Wimbotsham Norfolk Proposed construction of 4 dwellings and garage	Wimbotsham
13.10.2021	11.01.2022 Application Permitted	21/01991/F	40 West Way Wimbotsham King's Lynn Norfolk New front porch, 2 storey extension and new render externally	Wimbotsham
01.11.2021	21.12.2021 Application Permitted	21/02124/F	Oak Tree Chequers Road Wretton Norfolk Replacement roof with height increase and two storey extension to dwelling	Wretton

