

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



# **Planning Committee**

## **Agenda**

**Wednesday, 15th June, 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:** Wednesday, 15th June, 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 Meetings held on 9 and 12 May 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 - 127)**

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

**9. PLANNING ENFORCEMENT REPORT - QUARTER 1 (Pages 128 - 179)**

The Committee will be provided with an update on service performance for Planning Enforcement during the first quarter of 2022.

**10. DELEGATED DECISIONS (Pages 180 - 218)**

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

**To: Members of the Planning Committee**

Councillors F Bone, C Bower (Vice-Chair), A Bubb, C J Crofts,  
M de Whalley, C Hudson, B Lawton, C Manning, E Nockolds, T Parish,  
S Patel, 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 **Tuesday 21 June 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 Monday before the meeting will be emailed 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, **Tuesday 14 June 2022**. Please contact [borough.planning@west-norfolk.gov.uk](mailto: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](mailto:kathy.wagg@west-norfolk.gov.uk)

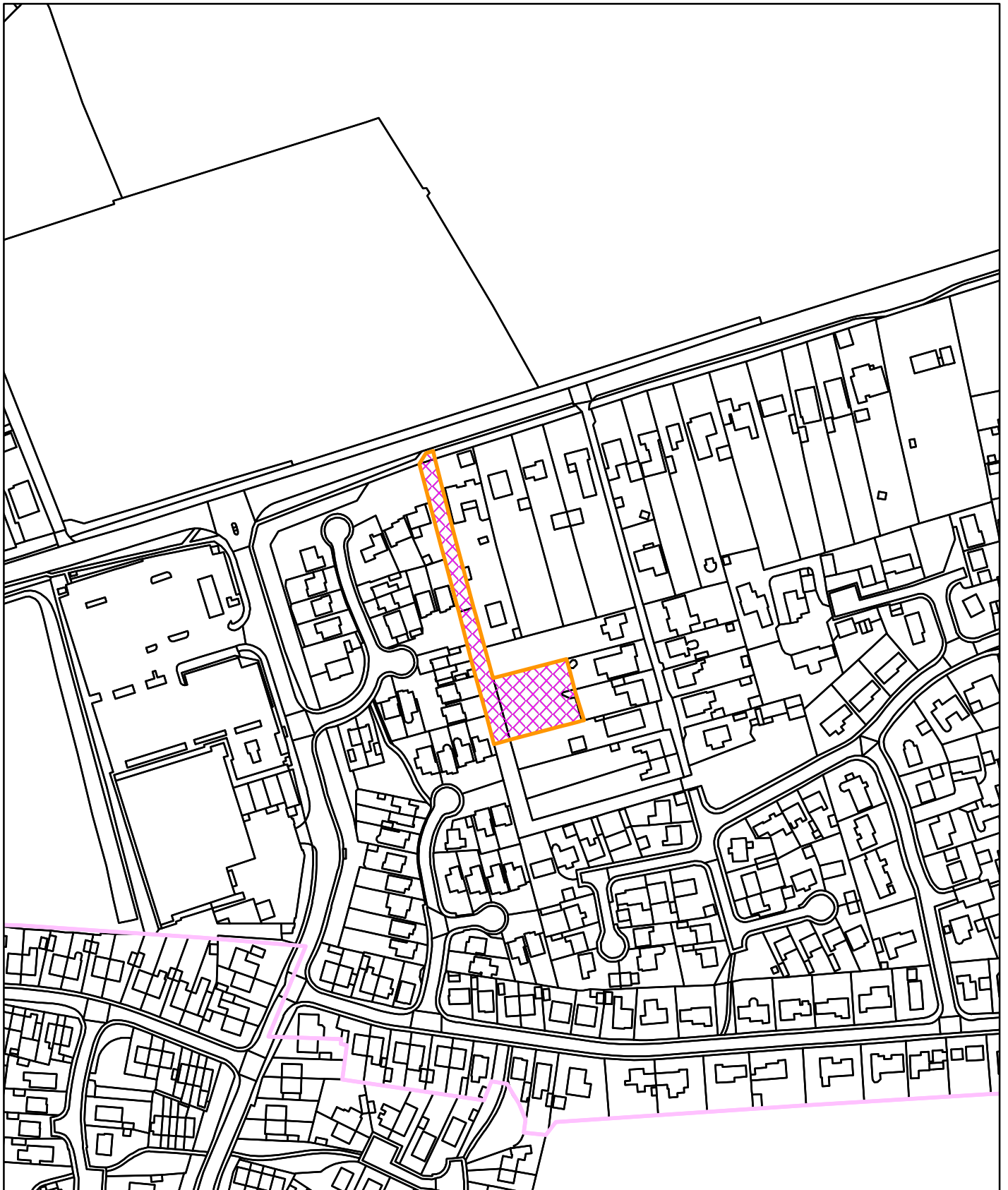
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE  
PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 15 JUNE 2022**

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/1</b>	<b>DEFERRED ITEMS</b>			
<b>8/1(a)</b>	<b>21/01004/F</b> Land Accessed W of 90 Grimston Road And W of 4 & 6 Green Lane Grimston Road South Wootton PE30 3NS 2 No. New Dwellings	<b>SOUTH WOOTTON</b>	<b>APPROVE</b>	<b>8</b>
<b>8/2</b>	<b>MAJOR DEVELOPMENTS</b>			
<b>8/2(a)</b>	<b>18/00940/OM</b> Church Farm Distribution Depot Northgate Way PE34 4LL Outline Application: Erection of 76 dwellings with means of site access following demolition of existing structures	<b>TERRINGTON ST CLEMENT</b>	<b>APPROVE</b>	<b>23</b>
<b>8/3</b>	<b>OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
<b>8/3(a)</b>	<b>21/01802/F</b> Malthouse Farm 2 Cheney Hill PE31 7EQ Proposed dwelling following sub-division and part removal of wall	<b>HEACHAM</b>	<b>APPROVE</b>	<b>54</b>
<b>8/3(b)</b>	<b>21/01127/F</b> Twelve Acre Farm Moor Drove (East) IP26 4JU Retrospective change of use of first floor agricultural building to residential dwelling.	<b>HOCKWOLD CUM WILTON</b>	<b>REFUSE</b>	<b>65</b>
<b>8/3(c)</b>	<b>22/00348/F</b> 29 Jermyn Road PE30 4AE Erection of two storey rear extension	<b>KINGS LYNN</b>	<b>APPROVE</b>	<b>76</b>
<b>8/3(d)</b>	<b>22/00573/CU</b> King's Lynn Football Club Ltd Tennyson Road PE30 5PB Change of use to allow non-football related entertainment events to be held on the premises for up to four times in one year	<b>KINGS LYNN</b>	<b>APPROVE</b>	<b>82</b>

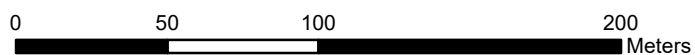
<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/3(e)</b>	<b>22/00266/RM</b> Plot 1 Adj 40 Marshland Street, Terrington St Clement PE34 4NE RESERVED MATTERS: Proposed new dwelling and garage and associated works	<b>TERRINGTON ST CLEMENT</b>	<b>APPROVE</b>	<b>94</b>
<b>8/3(f)</b>	<b>22/00346/F</b> Land E and NE of The Stet, School Road, St John's Fen End PE14 7SJ Construction of timber stables for non-commercial purposes	<b>TERRINGTON ST JOHN</b>	<b>APPROVE</b>	<b>105</b>
<b>8/3(g)</b>	<b>21/02418/O</b> Thriftfields Cotts Lane Tilney All Saints PE34 4SL OUTLINE APPLICATION SOME MATTERS RESERVED: Erection of two dwellings	<b>TILNEY SAINTS</b>	<b>ALL APPROVE</b>	<b>112</b>

# 21/01004/F

Land W 90 Grimston Rd and W of 4/6 Green La Grimston Rd South Wootton PE30 3NS



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



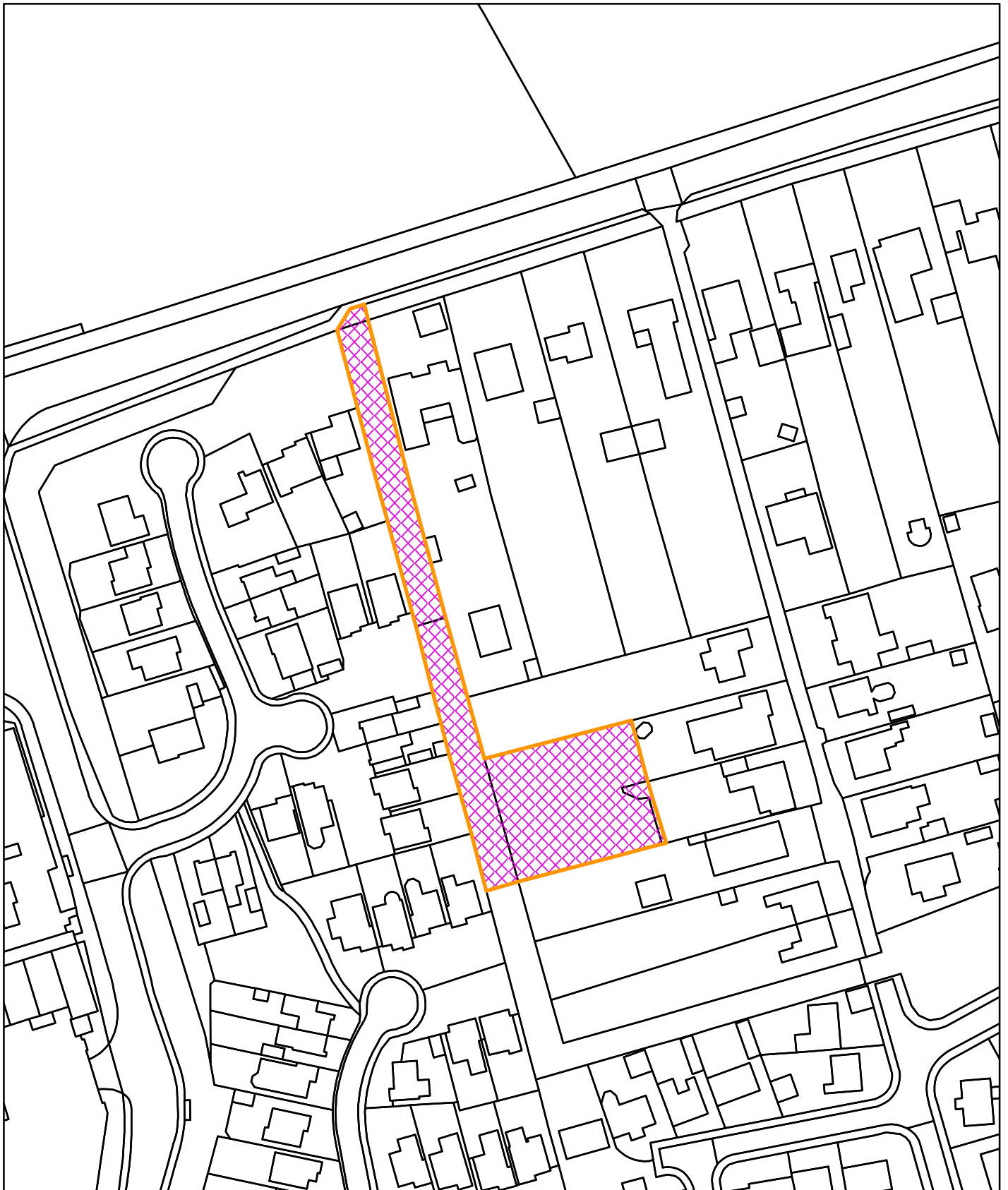
01/06/2022



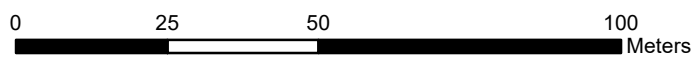


21/01004/F

Land W 90 Grimston Rd and W of 4/6 Green La Grimston Rd South Wootton PE30 3NS



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



01/06/2022

9



<b>Parish:</b>	<b>South Wootton</b>	
<b>Proposal:</b>	<b>2 No. New Dwellings</b>	
<b>Location:</b>	<b>Land Accessed W of 90 Grimston Road And W of 4 &amp; 6 Green Lane Grimston Road South Wootton Norfolk</b>	
<b>Applicant:</b>	<b>MBN Property Developments Ltd</b>	
<b>Case No:</b>	<b>21/01004/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 10 August 2021 Extension of Time Expiry Date: 11 April 2022</b>

**Reason for Referral to Planning Committee** – Parish Council comments at variance with the office recommendation, referred to Committee by Sifting Panel and the application as deferred by Planning Committee on 4<sup>th</sup> April 2022.

**Neighbourhood Plan:** Yes

### Members Update

This application was deferred at Planning Committee on 4th April 2022 to allow submission of additional overshadowing information. Additional guidance has been provided by the Agent which demonstrates that the height of the buildings proposed will not lead to adverse impacts on adjoining dwellings. Updates are discussed in bold.

### Case Summary

The application site comprises a parcel of semi-pasture land, measuring approximately 2140 square metres and is situated to the west of Green Lane, South Wootton. The land is currently unused and is accessed via an existing track located on the southern side of Grimston Road.

Full planning permission is sought for the construction of 2 no. two storey dwellings. The site benefits from an extant Outline consent (20/01124/O – all matters reserved) for the construction of 2 no. dwellings.

The application site is within the development boundary outlined in both the Local Plan and the South Wootton Neighbourhood Plan (SWNP).

### Key Issues

- \* Principle of development;
- \* Impact on Form and Character;

- \* Impact on Neighbour Amenity;
- \* Impact on Highway Safety;
- \* Other Material Considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site comprises a parcel of semi-pasture land, measuring approximately 2140 square metres and is situated to the west of Green Lane, South Wootton. The land is currently unused and is accessed via an existing track located on the southern side of Grimston Road.

Full planning permission is sought for the construction of 2 no. detached two storey dwellings.

The site benefits from an extant Outline consent (20/01124/O) for the construction of 2 no. dwellings. A condition was imposed on the outline consent limiting the height of the approved dwellings to no more than 1.5 storeys, in the interests of the amenities of the locality.

The proposed dwellings are identical in scale and design but will be handed within their respective plots. They both comprise 4 bedrooms and are shown to have adequate on-site parking and turning to their frontages.

They have been designed with a hipped roof and the overall height of both dwellings is approximately 7.3m to the ridge and approximately 4.8m to the eaves. They each have a forward projection which is lower in height, measuring approx. 6.4m to the ridge, but have a matching eaves height to the main bulk of the property.

The proposed dwellings are orientated with their principle elevations facing west and are sited approx. 21m from the western boundary, accommodating the access, parking and turning areas. The private rear gardens measure approx. 12.4m. Plot 1 is sited approx. 1.8m from the northern site boundary; Plot 2 is approx. 1.5m from the southern site boundary and they have a separation distance from one another of approx. 3.4m.

A 1.8m close boarded timber fence is proposed to all boundaries of the site and between the new dwellings.

It is proposed to use 'Traditional Red Blend Mix' facing brickwork, dark slate coloured Clay Pantiles and uPVC windows and doors.

## **SUPPORTING CASE**

**Alongside amended plans showing the outline of a chalet style dwelling imposed on the previous elevation, the Agent has provided the following statement in support.**

The attached plan shows the outline of a typical standard chalet in comparison to the two storey dwelling proposed. In order to achieve the half storey of first floor accommodation, the roof of a chalet style dwelling would need to be at a greater pitch, resulting in a higher ridge.

There would likely be very little difference in the ridge heights of a chalet and our two-storey house (see section). However, the length of the full height of the ridge on our hipped roof would only be about 3m whilst the ridge on a chalet would run the whole length of the building (see elevation).

I also attach two photos from Woodland Gardens and one from the Reffley which demonstrate very little difference in ridge heights between chalet and two-storey dwellings. Both estates have a good mixture of both types of dwellings with very little discernible difference on the visual impact from either.

In short, from a shadowing point of view, there is little difference between a chalet and a low pitched two-storey dwelling.

The overshadowing diagram I have shown is from the BRE - Site Layout Planning for Daylight and Sunlight. This is the initial formula applied to development. If any part of an existing building is encroached by the 25 degree zone, then further detailed assessment should be made. If the building is outside of this zone, then no further assessment is recommended. The existing buildings sit some 20m outside of this zone. The zone is wholly on the applicant's site. I also attach a fact sheet that sets out this rule in a simpler manner than the BRE document (which I only have in paper form).

A full daylight and sunlight assessment seems unnecessary and looks to be an onerous and complex.

## **PLANNING HISTORY**

20/01124/O: Application Permitted: 05/11/20 – DELEGATED - OUTLINE APPLICATION  
ALL MATTERS RESERVED: Proposed 2No Dwellings - Land Accessed W of 90 Grimston Road And W of 4 & 6 Green Lane, Grimston Road, South Wootton

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT -**

The Parish Council still objects to this Planning Application as it does not adhere to the South Wootton Neighbourhood Plan under the following Policies:

#### **H 3 Infill Developments**

Infill plots or the sub-division of existing large gardens within the village development boundary may be acceptable where the character, due to building densities in the surrounding neighbourhood, is not compromised. It is felt that two large properties in this area is not suitable, they would create overlooking and loss of privacy to surrounding properties. The Parish Council would like to see proposals for bungalows.

#### **H 2 Encouraging High Quality Design**

Layouts for new development should be designed to the highest possible standard, taking account of the characteristic of the village, and dependant on site size.

- make sensitive use of natural landscape.

Planning Committee  
15 June 2022

- provide for sustainable water management and run-off from rainfall recognising the current increased incidence of higher than average rainfall.
- incorporate Sustainable Drainage Systems where appropriate.

The Parish Council does not feel that 2, large two storey properties are appropriate for this area.

#### Policy E1 – Landscape

Woodland and tree belts, the quality of existing residential areas amongst mature trees, and hedgerows shall be protected during the development period and retained as part of local distinctiveness, and, where appropriate, should be enhanced as part of any adjacent development.

The Parish Council would like to see hedgerows and mature trees protected.

**Highways Authority: NO OBJECTION** subject to conditions relating to upgrading the access to NCC standards; the removal of PD rights for gates etc across the access; and the laying out of the on-site parking and turning area.

**Environmental Health & Housing – Environmental Quality: NO COMMENT**

**Natural England: NO COMMENT.**

**Arboricultural Officer: No objection subject to standard landscaping works condition**

## REPRESENTATIONS

**EIGHT** representations received from local residents **OBJECTING** on the following grounds:

Highway safety: -

- Increase traffic;
- Potential accidents;
- Suitable turning circle for a fire engine;
- Passing place.

Impact on Amenity:

- Bedrooms will now be within 2 metres of the new access road;
- This distance is not acceptable;
- Overlooking;
- Impacted view / outlook;
- Impact on the comfort of neighbouring homes and gardens;
- Why can't 2 bungalows be proposed
- Resulting in increased noise and disruption;
- New homes within this small field area would tower over my garden;
- Garden would feel very enclosed;
- Green Lane is a very quiet, private and peaceful road;
- Enjoying listening to the birds, watching the deer and other animals roam the land;
- Impact natural sunlight into home and garden;
- There is only 12.5 metres distance between the rear of the new builds and the fence to the rear of numbers 4 and 6 Green Lane, not 30m;

- A total of only 25.1 metres from the rear of the proposed dwellings to neighbouring dwelling;
- Construction noise;
- Construction workers entering site via Green Lane;
- Bonfire smoke;
- Radio on very loud disturbing both local residents as well as wildlife;
- Debris being piled up along the fence line and with heavy rain some has now slumped down inside my boundary line;
- machinery parked within a few metres of our house each night;
- Surely this is a fire hazard;
- Exhaust fumes fill our bathroom and bedroom;
- Condition 5 of 20/01124/O stated that the properties shall be no more than 1.5 storeys;
- In no way does the amended roof pitch soften the impact of being overlooked from upper storey windows;
- The new developments should be restricted to 1.5 storey
- Request a condition that all 2nd storey windows overlooking the 1 and 1.5 storey building to the east and south-east (Green Lane) be fitted with obscured glass.

#### Landscape:

- Would like assurances that any new fencing would be installed on the actual line of the old wire fencing which has long been in non-existent state;
- The hedge should not be cut back to our newly installed fence line;
- The new access road will remove all of green field site and associated hedging;
- The site has only ever been used for agricultural purposes;
- Grazing by small numbers of livestock;
- Therefore this is currently a greenfield site and should thus remain so;
- Would be a change of use of 'green space amenity';
- The 1997 Hedgerow Protection Act would require an application for the removal of hedging that is well over 30 years old;
- The most valued in the British countryside by native species (Hawthorn), brambles;
- there is also an Ash tree which may be in danger of loss;
- The machinery being used is damaging trees and hedgerow;
- A mature apple tree located on the plot and hedging between the front of the new developments and the access lane has been removed over the past week.

#### Wildlife:

- Substantial wild hedging with extensive wildlife;
- Detrimental effect of the local wildlife that currently use the area;
- Flora and fauna;
- Currently able to enjoy this space and the animals living within it;
- Refer to the South Wootton Neighbourhood Plan 2015-2026 Section 7.1 Policies For The Environment -Corridors for Wildlife etc;
- The area concerned has always maintained a healthy/thriving population of Hedgehogs;
- Hedgehogs have recently been classed as an endangered species;
- This proposal would only add to the likelihood of their extinction in this country;
- The destruction of this well-established habitat cannot be compensated for by the creation of new elsewhere;
- Appears to have displaced the wildlife normally seen this time of year;
- Drainage: -;
- Where will the drainage from the new access road / paths go to?

- Already experience surface water flooding;
- Increase localised flood risk

Form and Character:

- Green lane is small private road which consists of only bungalows;
- The village is fast losing identity;

Other:

- New homes at knight's hill - why do we need more;
- Site plan & location map continue to be incorrect as does not show the correct extent of building works carried out to our property and adjacent properties;
- Suggest a less than professional planning application process;
- and lack of site assessment;
- Raises questions as how compliance to the proposed development will be enforced i.e. the proper construction of an entry/exit point at the junction with Grimston Road.

**ONE** representation received with **NEUTRAL** comments, as follows: -

- Enquires what has been proposed in relation to the existing boundaries either side of the access road to the new properties;
- In the past the previous owner kept the boundaries regularly cut back and down to an acceptable height;
- As of late this has not taken place and the boundaries are now in a bad state;
- The hedges are very very old and unruly and very quickly get out of control;
- Will the new owner be taking out these boundaries and replacing them with new strong fences?
- If not what are they proposing as regards their upkeep?

**ONE ADDITIONAL REPRESENTATION** received, the comments summarised as follows:

- **Apple tree previously removed**
- **Digging ongoing on site which could harm existing hedges and foundations**

## **LDF CORE STRATEGY POLICIES**

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM22 - Protection of Local Open Space

### **NEIGHBOURHOOD PLAN POLICIES**

Policy H1 - Growth Areas

Policy H2 - Encouraging High Quality Design

Policy H3 - Infill Developments

Policy H4 - Local Character

### **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 as follows: -

- Principle of development;
- Impact on Form and Character;
- Impact on Neighbour Amenity;
- Impact on Highway Safety;
- Other Material Considerations

#### **Principle of Development:**

The site is located within the development boundary and the principle of development on the site was established through the granting of outline consent (20/01124/O) in November 2020.

However, the outline consent restricted the new dwellings to be no more than 1.5 storeys in height and the current application proposes two storey properties. As such, consideration is given as to whether two no. two storey dwellings would be acceptable on the site.

#### **Form and Character:**

The application site is served by an existing access off Grimston Road, via a long narrow track to the west of No. 90. The site is located behind and to the south of the linear development of Grimston Road and directly to the west of Nos. 4 and 6 Green Lane.



The general character of the area is mixed. The immediate vicinity comprises two storey detached dwellings to the north on Grimston Road and to the west on Stody Drive, and bungalows and 1.5 storey dwellings on Green Lane.

In terms of the visual impact, the proposed dwellings, given their modest height 7.3m would not be overly visible from the main road given their siting behind 90 Grimston Road and the existing screening afforded from mature roadside trees.

Nonetheless, any glimpses of the new dwellings will be seen in context with the two storey properties fronting Grimston Road and those in the background on Stody Drive and beyond.

**At Planning Committee in April, Members raised concern over the total height of the dwellings in regard to form and character. The Agent has provided an amended plan together with street scene photos of elsewhere in the Borough (Woodland Gardens and Reffley) which demonstrate that the total height of a chalet bungalow could be equivalent to that of a two-storey house. As discussed above, with the range of dwellings sizes and styles in the immediate vicinity combined with the restricted height of the dwellings proposed the development is considered to accord with the form and character of the area.**

**An amended plan was provided as part of Late Reps which clarifies the removal of a hedgerow along the southern boundary of the site. This hedge, previously shown on the plan, was outside of the applicant's control. It is also confirmed that all other existing hedging and trees are to be retained. The Arboricultural Officer has confirmed that he has no objection to the proposal and a suitably worded condition can offer adequate tree protection during construction.**

Policies H.2, H.3 and H.4 of the South Wootton Neighbourhood Plan (2015-2026) requires that new development takes into account the character of the existing village. Whilst the proposed dwellings will back onto Green Lane to the east which comprises smaller scale properties, the proposal is considered to accord with the prevailing context and local character of the wider area.

As such it is considered that the proposed development for 2 x two storey dwellings relates adequately to the building characteristics of the area, in terms of scale, density, layout and access, in accordance with Local Plan Policies CS08 and DM15 and the provisions of the NPPF, in particular section 12.

### **Neighbour Amenity:**

The principle of residential development on the site was deemed acceptable in the granting of outline consent. It was considered that given the orientation of surrounding dwellings, the proposal would be unlikely to lead to adverse impacts on neighbouring dwellings. However, given that the dwellings to the immediate east of the proposed plots comprise single storey or chalet bungalows, it was considered necessary to restrict the scale of future development to no more than 1.5 storeys, to limit the potential impact on those adjoining properties and in order to accord with the SWNP.

Policy H.3 of the SWNP states that 'the proposed development would not have significant harmful impacts on the amenities of surrounding residential properties and other activities.'

The condition restricting the development to 1.5 storeys on the outline consent, arose as scale and appearance was not considered as part of the original application. However, the current application is for full planning permission enabling a thorough assessment of the proposal on site. When considering the separation distances involved, together with the fact

that the applicant has reduced the height of the new dwellings by 1m, it is not considered that the proposed dwellings would cause significant harmful impacts on the amenities of surrounding residential properties, in accordance with the abovementioned Neighbourhood Plan Policy.

The overall height of the proposed dwellings is 7.3m and 4.8m to the eaves. 1.5 storey dwellings can easily be of a similar height, and certainly upper floor windows within a chalet style bungalow are often at the same height as the first-floor windows of the proposed development. The proposed dwellings would be sited approx. 12.4m from their eastern boundaries. No.4 Green Lane is sited approx. 12.2m from the shared boundary and No.6 approx. 16.8m from its western boundary adjoining the application site. That equates to a total separation distance of between 24.6m and 29.2m between the rear elevation of the new dwellings and that of the adjoining neighbouring dwellings which is fully acceptable in planning terms.

The proposed dwellings would also be sited approx. 21m from the western boundary of the site and the properties adjacent on Stody Drive are a further 10m from that boundary.

The separation distances involved, combined with the height reduction and the roof configuration being hipped, would further reduce the mass of the development and any subsequent impact.

In terms of third party comments, it is acknowledged that the occupants of Green Lane, particularly Nos. 4 and 6 have become accustomed to uninterrupted sunlight and view over the parcel of land, and that the introduction of two new dwellings will result in a degree of impact. However, any impact would also be experienced from the development of 1.5 storey dwellings.

In respect of the view, there is no 'right to a private view' that the planning system should protect. The Planning System is in place to protect the public interest. Therefore the loss of a view is not a material planning consideration and thus does not warrant refusal of the application. Nonetheless, the level of impact on outlook from a neighbouring property is a material consideration.

The properties on Green Lane are sited to the east of the proposed development, meaning they will still benefit from sufficient natural light given the direction of the sun. Taking this into consideration, together with the separation distances involved, it is your officer's opinion that any resulting impact on the amenities of neighbouring residents, in terms of loss of light, overshadowing, overlooking or overbearing impact, would be minimal and is therefore acceptable.

The Agent has shown the BRE guidance IP 5/92 for over shadowing on the site section plan submitted, which demonstrates that there will be no material impact.

**Additional information has been provided by the Agent to demonstrate the potential impact in terms of overshadowing/loss of light on the adjacent bungalows (west). Alongside illustrating the generous spacing between rear elevations, these plans indicate that the overshadowing will largely affect the amenity areas of the proposed dwellings, with no direct overshadowing of the adjacent bungalows as a result of the separation distances of in excess of 24m between units.**

It is therefore considered that the proposal accords with the Local Plan Policies CS08 and DM15, the provisions of the NPPF, paragraph 130, and the SWNP Policies. The comments of third parties cannot therefore be supported.

## Highway Safety:

Whilst a reserved matter, in principle the use of the existing access off Grimston Road was considered to be acceptable at outline stage.

As part of the current application, it is proposed to upgrade the existing track to NCC standards and provide a minimum distance 4.5m for the first 10m. This would be conditioned.

Following the submission of amended plans showing the access drive central to the existing track; the upgrade of the turning head to serve the new dwellings and to accord with fire appliance standards; and provision of adequate parking for up to three spaces per dwelling, the Local Highway Officer raises no objection to the current application on highway safety grounds.

The proposal therefore complies with Policies CS08 and CS11 of the Core Strategy and Policy DM15 of the SADMPP.

## Other Material Considerations:

### *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 will not have a material impact upon crime and disorder.

### *Landscape Character: -*

In regard to the loss of agricultural land and the impact on wildlife, the principle of the development of two dwellings was established by the outline consent. The application site is located within the development boundary and it was considered that the change of use to residential and subsequent loss of green space would be acceptable in principle. The loss of this small parcel of private agricultural land, bordered on all sides by residential development of a fairly significant nature, was not deemed to pose an impact that would warrant refusal of the application.

The application site is not identified as an important green space or site with landscape character in the proposals map within the SWNP which requires to be protected during development.

However, given the nature of the site, and the fact that it would have a degree of biodiversity value, any loss can be compensated for by replacement planting, and as such a landscaping condition is recommended, in accordance with Policy E1 of the SWNP and the provisions of the NPPF.

Furthermore, notwithstanding the fact that the submitted plans indicate a 1.8m close boarded timber fence to be erected to all boundaries of the application site, details of such will be conditioned in order to ensure that 'wildlife corridors' are included within the design. **This (Condition 4) has been amended to include a reference to protecting the ecological interests in line with discussions at Planning Committee.**

It is therefore considered that the proposal complies with Local Plan Policies CS12, DM22, section 15 of the NPPF and the abovementioned SWNP Policy.

### *Third Party Comments: -*

Planning Committee  
15 June 2022

All third party representations have been taken into full consideration in the recommendation of this application, majority of which have been addressed above in the report.

Some matters raised are principle issues which would have been addressed at outline stage and as such are not relevant in the determination of the current full application.

In regard to the noise during construction, given the scale of the proposed development, it is not considered necessary or reasonable to impose conditions restricting construction hours.

In relation to concerns regarding vehicle noise along the access track, it currently provides unrestricted agricultural use and it was not considered that its use to serve two dwellings would result in any material harm during the determination of the outline application.

However, it is acknowledged that the access track is in close proximity to the side and rear elevations of adjoining dwellings to the west, therefore a condition is recommended for details of the surfacing materials to be submitted to limit any noise and disturbance to neighbouring residents.

Drainage is a principle issue which would have been controlled at outline stage if it was considered to be a material issue. It is reasonable to expect a development of the scale proposed will adequately connect to the mains drains and dispose of surface water by soakaway, which is confirmed within the application form.

In response to concerns over incorrect measurements of neighbouring gardens and the separation distance involved; the initial 30m separation distance was quoted because measurements were taken from the location map submitted and shows No. 4 before it had been altered / extended. On reviewing an updated plan, the true measurements of 24.6 and 29.2 have been reflected above in the report.

In terms of the out of date location plan, it would have been taken from an old OS Map and the Agent is not obligated to show an updated plan of surrounding properties, only for the purposes of the application site.

**Additional neighbour representations were received following the previous meeting which related to the loss of an existing apple tree and ongoing works on site resulting in impacts to existing hedges and foundations. These comments are noted, the apple tree on site is not protected. All building operations on site prior to the granting of consent take place at the Applicant's own risk.**

## **CONCLUSION**

Decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The main issue is whether the construction of 2 no. two storey dwellings would be appropriate on the site notwithstanding the restrictive height condition on the original outline consent.

It is your officer's opinion that the proposed two storey dwellings would cause no material impact to residential amenity to the extent that would have a significant harmful effect on their living conditions, due to the modest height of the proposed houses and satisfactory separation distances involved. Furthermore, it is considered that the proposed two storey dwellings are in keeping with the local context and prevailing character of the area.

It therefore considered that the proposal accords with Local Plan Policies CS08, CS11, CS12, DM15, DM17 and DM22; the provisions of the NPPF and the SWNP Policies E1, H1, H2, H3 and H4.

## RECOMMENDATION:

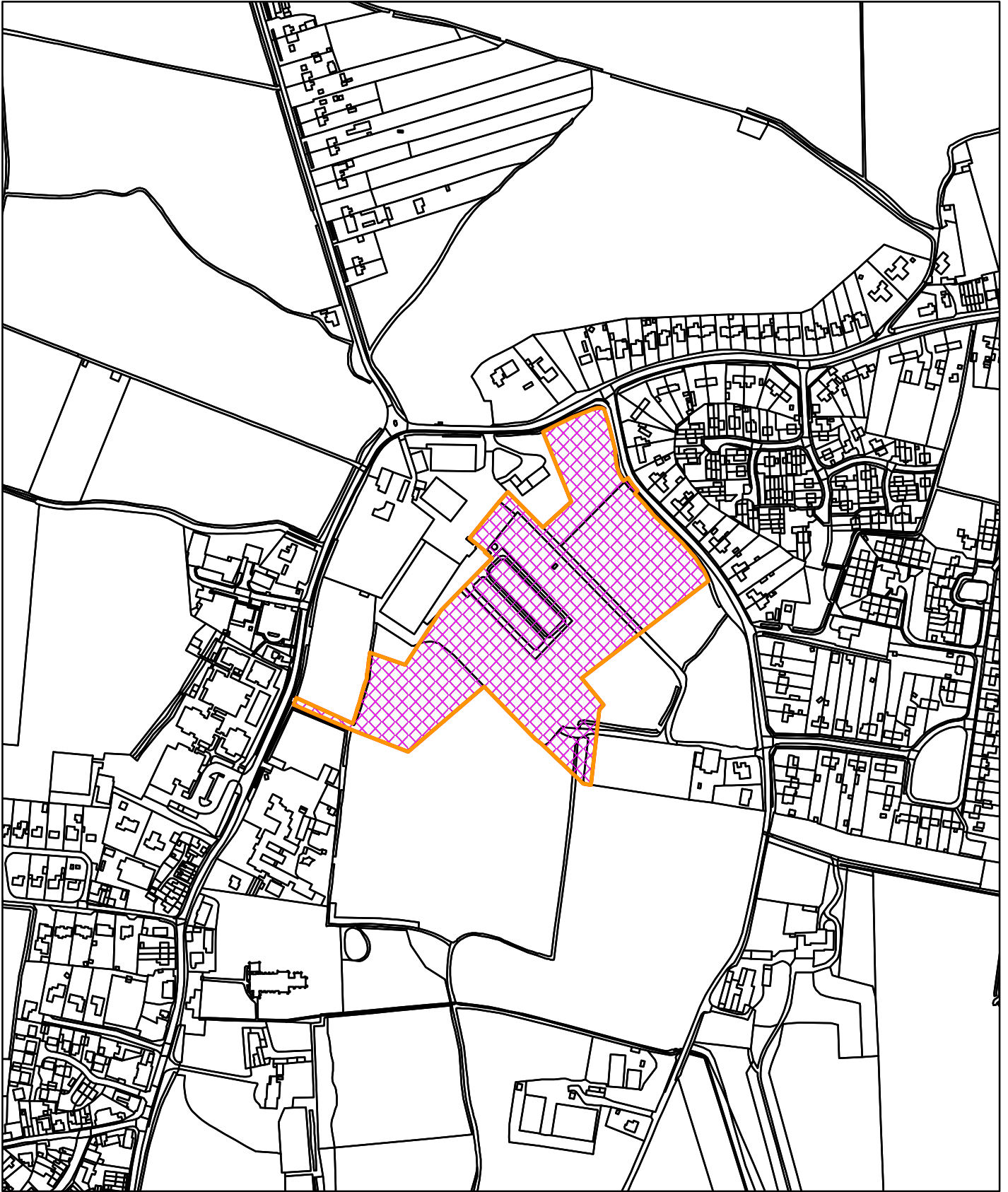
**APPROVE** subject to the imposition of the following condition(s):

- 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:  
  
1463-15a (Proposed Daylight Assessment)  
1463-14 Received 25th March 2022(Proposed site and Location Plan);  
1463-11B (Proposed Plot 1);  
1463-12B (Proposed Plot 2).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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.
- 3 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 4 Condition: Notwithstanding the details on the submitted plans, 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, **including measures in place to provide a wildlife corridor**. 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.
- 4 Reason: To ensure that the development is compatible with the amenities of the locality **and in the interests of ecology in accordance with the NPPF**.
- 5 Condition: Prior to the first occupation of the development hereby permitted the vehicular access indicated for improvement shall be upgraded ( widened ) to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction TRAD 2 specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. 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 carriageway.

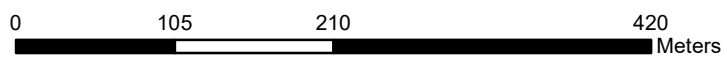
- 5 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 6 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 6 Reason: In the interests of highway safety.
- 7 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, demarcated, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 8 Condition: No development shall commence on site until the existing tree(s) and hedgerows shown to be retained on the approved plan (including those on third party land to the north-west of the site access) have been protected by adequate TPZ fencing to British Standard 5837. The TPZ fencing shall be erected before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The 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: 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
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

18/00940/OM

Church Farm Distribution Depot, Northgate Way, Terrington St Clement, PE34 4LL



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



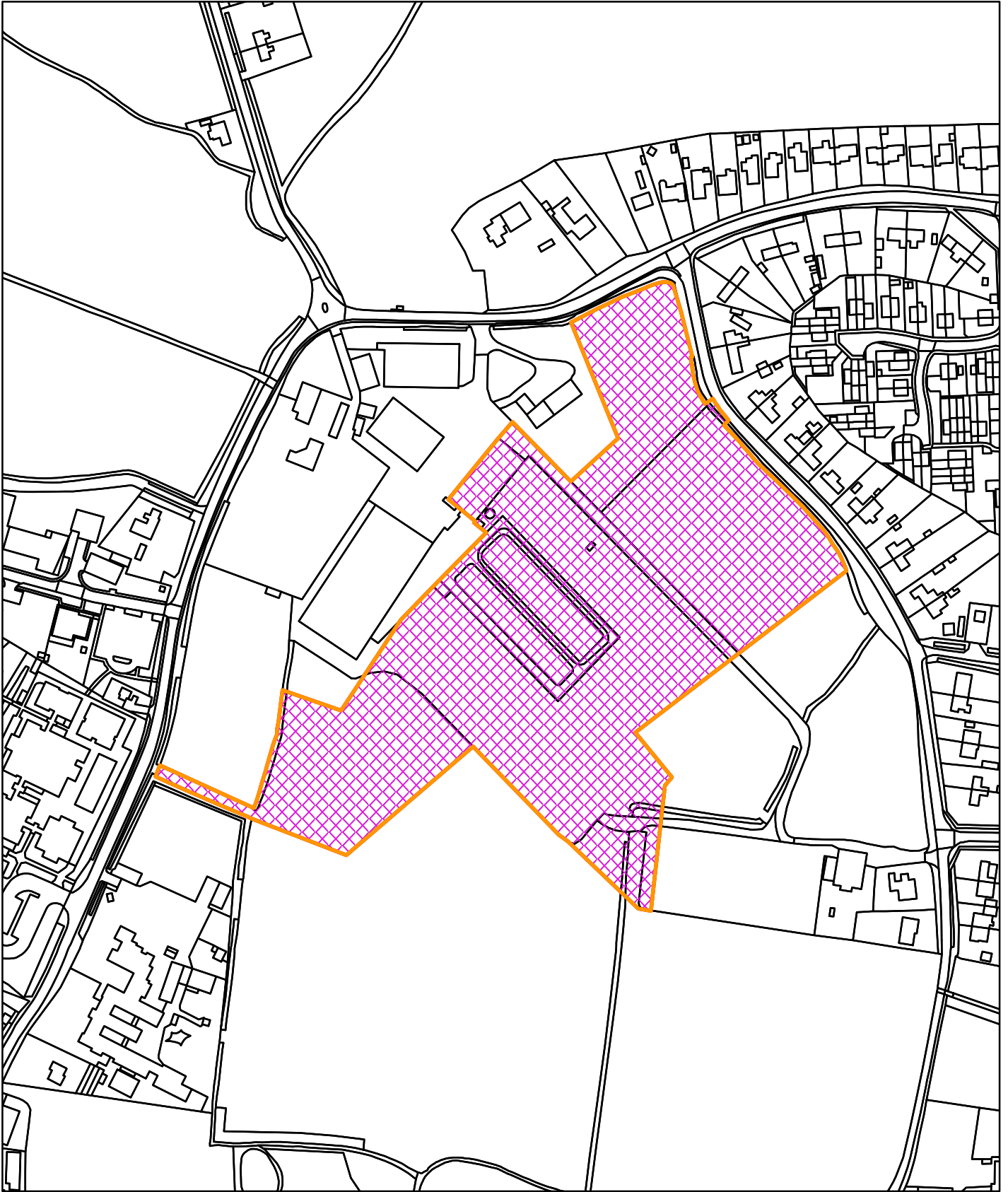
06/06/2022

23

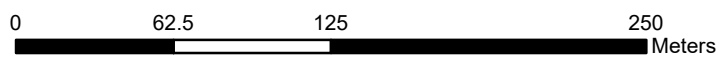


18/00940/OM

Church Farm Distribution Depot, Northgate Way, Terrington St Clement, PE34 4LL



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



06/06/2022

24





**AGENDA ITEM NO.8/2(a)**

<b>Parish:</b>	<b>Terrington St Clement</b>	
<b>Proposal:</b>	<b>Outline Application: Erection of 76 dwellings with means of site access following demolition of existing structures</b>	
<b>Location:</b>	<b>Church Farm Distribution Depot Northgate Way Terrington St Clement Norfolk</b>	
<b>Applicant:</b>	<b>Heyford Development Ltd And The Landowners</b>	
<b>Case No:</b>	<b>18/00940/OM (Outline Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 5 September 2018 Extension of Time Expiry Date: 22 June 2022</b>

**Reason for Referral to Planning Committee** – Officer recommendation is contrary to Parish Council recommendation and referred by Assistant Director

**Neighbourhood Plan:** No

### **Case Summary**

The application is in outline for residential development on a site measuring approximately 4.87ha south of Northgate Way and west of Benn’s Lane, Terrington St Clement.

The site lies outside the development boundary for Terrington St Clement. The vast majority of the site was previously used as a nursery (c. 90%) with about 60% of that area falling within Use Class B2 as granted by a Certificate of Lawful Use in 2010. The remainder (10%) is classified as countryside. The vast majority of the site is therefore classed as previously developed land (brownfield.)

However, the site represents the Local Authority’s Preferred Option for housing in the emerging Local Plan (as shown on Terrington St Clement Inset Map in the Local Plan Review Pre-Submission Stage, 2021 document (LPRPSS)) and adjoins current allocation G93.3. Policy TSC1 – Terrington St Clement Land south of Northgate Way and west of Benn’s Lane of the LPRPSS specifically relates to development of this site.

The Draft Plan was submitted to the Secretary of State for Levelling Up, Housing and Communities (SoS) on 29th March 2022, who will appoint a Planning Inspector to undertake an independent examination of the Plan, supporting documentation and Regulation 19 consultation feedback.

All matters are reserved except access, although the description of the development and indicative plans show a quantum of 76 dwellings.

The site lies within Flood Zones 2 and 3 on the Local Authority’s Strategic Flood Risk Assessment, and the Environment Agency’s Tidal River Hazard Map where the site is shown to potentially flood between 0.5 and 1m in the event of a breach event.

Planning Committee  
15 June 2022

Terrington St Clement Conservation Area lies approximately 165m (as the crow flies) to the southwest of the site with the Grade 1 Listed Church approximately 234m in the same direction.

### **Key Issues**

Principle of Development  
Form and Character and Impact on Heritage Assets  
Highway Safety  
Flood Risk and Drainage  
Residential Amenity  
Open Space  
Affordable Housing and Other Contributions  
Other Material Considerations

### **Recommendation**

**(A) APPROVE** subject to conditions and completion of a suitable Section 106 Agreement to secure affordable housing and open space provision within 4 months of the date of the resolution to approve.

**(B) REFUSE** in the event that a suitable Section 106 Agreement to secure affordable housing and open space provision is not completed within 4 months of the resolution to approve.

## **THE APPLICATION**

The vast majority of the site was previously used as a nursery (c. 90%) with about 60% of that area falling within Use Class B2 as granted by a Certificate of Lawful Use in 2010. The remainder (10%) is classified as countryside. The vast majority of the site is therefore classed as previously developed land (brownfield.)

The north and northwest part of the site abuts Church Farm, the southwest countryside, the southeast the existing allocation that benefits from planning permission granted under application 16/02230/OM and the east Benn's Lane.

A buffer area with planting is indicatively proposed between the site and Church Farm.

Parts of the western and southern edges adjoin open fields. This boundary is currently open.

The parameter and indicative plans show 76 dwellings, areas of open space including a children's play area and an attenuation pond.

The principal access to the site is proposed from Northgate Way with a secondary link to the allocation to the south inductively shown. A cycle and pedestrian route to Churchgate Way to the west is also indicatively shown.

## **SUPPORTING CASE**

None supplied at time of writing report.

Planning Committee  
15 June 2022

## PLANNING HISTORY

### *This site:*

08/00289/OM: Application Refused: 17/06/08 - Extension of house and construction of 24 additional dwellings for residents who form an assisted living community

### *Adjacent allocation:*

21/00589/RMM: Application Refused: 20/01/22 - Reserved Matters Application for 43 dwellings - Appeal Valid

16/02230/OM: Application Permitted: 04/04/18 - OUTLINE APPLICATION SOME MATTERS RESERVED: Demolition of existing structures and for the erection of up to 44 dwellings (Use Class C3) with means of site access from Benns Lane

### *Crossing both sites:*

10/00727/LDE: Was Lawful: 24/06/10 - Certificate of lawfulness - Use of the land and buildings for B2 Industrial use

2/97/1174/F: Application Permitted: 29/09/97 - Siting of 10 blocks of polythene tunnels

2/97/1173/AG: Application Not Required: 26/08/97 - Creation of reservoir and new roadways

2/97/0311/F: Application Permitted: 16/06/97 - Erection of 5 blocks of polythene tunnels

2/95/0951/F: Application Permitted: 03/10/95 - Retention of polythene multi-bay growing tunnels

## RESPONSE TO CONSULTATION

**Parish Council:** **OBJECT** The Parish Council fully support the Highways objections to the proposal.

The Applicant does not address the impact of the vehicular movements from the development after the construction phase which will have an impact on the village as a whole in particular Benn's Lane.

The problems with a high volume of traffic using Benn's Lane, including HGV's has recently been proven during the recent works to a school crossing. Despite signage and advice, drivers used Benn's Lane as a short cut and this resulted in HGVs having to back up the narrow lanes and many accidents were narrowly avoided.

NCC erected "No HGV" signs at either end of Benn's Lane during the works and such signs should be displayed permanently.

The infrastructure of the village cannot cope with the continual influx of additional vehicular movements and demands on services.

Planning Committee  
15 June 2022

The sale of existing new homes in the village is stalling and additional dwellings should not be built if existing new dwellings are not being bought.

There is a specialist water system within the drainage installed by a neighbouring property which has not been highlighted.

There are serious concerns with regard to the water courses.

There are concerns that a "rat run " will be constructed within the site.

The change of access will not address the problems of vehicles taking Benn's Lane as a short cut.

The Council also re-iterate their previous objections to any development of this site and support their parishioners with their objections to the application.

**Highways Authority: NO OBJECTION** As you will be aware the County Council have consistently stated that we do not support further development at this location, largely due to the sub-standard nature of the southern end of Benn's Lane.

However, the amended proposal provides an acceptable access direct to Northgate Way, not Benn's Lane. Whilst, this would not prevent vehicular traffic from using Benn's Lane, Northgate Way is constructed to an acceptable width for this scale of development. Therefore, access to the wider highway network is clearly possible without the need to use Benn's Lane and any impact on it is likely to be minimal.

As a consequence, despite our longstanding view of development in this location, the County Council no longer considers we could substantiate a recommendation of refusal.

Therefore, should the Borough Council deem this application to be acceptable, in relation to highway matters, the County Council would not wish to raise an objection to the granting of planning permission subject to imposing appropriate conditions.

**Environmental Quality: NO OBJECTION** The NPPF stated that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of land or air pollution.

*Contaminated Land:* The applicant has provided a report Phase 2, Benn's Lane, Phase II Geo-Environmental Investigation, June 2019 by BSH Remediation Limited, prepared to reduce the need for pre-commencement conditions

The report refers to earlier reports by others for the site for 'Phase 1'. The Phase II Investigation focuses only on the Phase 2 area of the site, which is reported to comprise disused polytunnels, greenhouses and arable farmland. The results of a walkover survey, soil sampling and ground gas monitoring are reported.

Laboratory analysis of selected samples is reported to show concentrations of contaminants below relevant assessment criteria. The gas monitoring is reported to show that no protection measures are necessary.

The report concludes that the Phase II Conceptual Model and the Qualitative Risk Assessment indicate that 'soils across the site should be treated as uncontaminated in the context of the proposed re-development of the site for a residential land-use with private

gardens, subject to regulatory approval'. Some recommendations are made in the report regarding demolition materials and areas not investigated.

Sufficient information has been provided to show that the site can be made suitable for the proposed use. As some areas were inaccessible for investigation I recommend that a condition pertaining to unexpected contamination be appended to any permission granted.

*Air Quality:* We have assessed the application with regard to the EPUK/IAQM Planning for Air Quality Guidance. We are concerned to ensure that the development does not have an unacceptable impact on local air quality due to transport emissions. Current background annual mean nitrogen dioxide levels in this area are predicted to be 11ug/m<sup>3</sup>, well below the national air quality standard of 40ug/m<sup>3</sup>.

The applicant has included a transport statement which states that expected daily am and pm peak traffic from this proposal would be 34 and 40 vehicle trips. It can be assumed that the proposed 76 dwellings plus the adjacent 'phase 1' dwellings would generate less than 500 additional vehicle movements per day. This is not a significant change in an area where background pollution is low, based on criteria in the EPUK/IAQM guidance. It appears unlikely that this development would cause an unacceptable impact on local air quality due to traffic emissions. Therefore, we have no objection in principle regarding the impact on air quality in the operational phase.

However, in accordance with the adopted air quality action plan and to contribute to better air quality management, we recommend that good practice measures set out under 'Operational Phase' in chapter 5 of the EPUK/IAQM Guidance be included in design.

**CSNN:** In relation to surface water drainage, the lead consultee is the LLFA.

Anglian Water would need to confirm they have the capacity to accept 76 dwellings and where connection can be made to the foul sewer network in the village.

Further information and assessment will be required as per the Planning Statement (section 5.1.03) and the Noise Report (sections 3.3.2 to 3.3.8) in relation to noise mitigation measures for the dwellings, in order to protect future occupiers from road noise and noise from the industrial site to the northwest [Chapel Farm.] These issues can be suitably conditioned. We would also request conditions relating to construction and external lighting.

**Lead Local Flood Authority: NO OBJECTION** The applicant has updated the Flood Risk Assessment (FRA) and Drainage Strategy since the previous response due to it being three years since the previous Flood Risk Assessment was undertaken. This is to ensure compliance with the latest NPPF, the updated SFRA, the SuDS Manual and NCC guidance document. We maintain our no objection subject to conditions being attached to any consent as set out in our response dated 25 October 2019 (our ref FWP/18/2/7222) amended to reflect the updated FRA and Drainage Strategy.

We maintain our recommendation that the applicant discuss and act on the above comments/concerns raised by the Terrington St Clement Parish Council in their email on the 15 November 2018 (full email available in the Annex of this letter) prior to submitting the Reserved Matters application. We still maintain our recommendation that the King's Lynn IDB (Water Management Alliance) is included in these discussions. Other non-flooding related comments/concerns that were also submitted in that email still merit consultation and further discussion with the relevant parties.

Planning Committee  
15 June 2022

**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](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](https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf)). These maps also show which watercourses have been designated as 'Maintained 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 note that the applicant intends to discharge surface water to a watercourse, following infiltration testing evidencing that soakaways would not be viable on this site. 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](https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf)). As shown in the FRA and Drainage Strategy (Wardell Armstrong, February 2022) Appendix B, Wardell Armstrong have been in correspondence with the Board regarding the discharge of surface water, and the Board anticipate receipt of an application for consent.
- I note the presence of a Board Maintained watercourse adjacent to the site boundary (DRN140G0801 – New Cut Drain) and that the site layout depends upon the realignment of this watercourse. Please note that the realignment requires consent from the Board under Section 23 of the Land Drainage Act, 1991, and this proposal does not currently have the Board's consent. I recommend the applicant applies to the Board as soon as possible to ensure the proposed site layout is achievable.
- I note that the applicant intends to do works within 9 metres of the realigned New Cut Drain. Therefore, consent is required to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure).
- I note the presence of riparian watercourses (watercourses that are not maintained by the Board) adjacent to the site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, consent will 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.

### **Anglian Water: NO OBJECTION**

**ASSETS - Assets Affected:** 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 an informative be added regarding this is permission is 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

Planning Committee  
15 June 2022

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.

**WASTEWATER SERVICES** Wastewater Treatment: The foul drainage from this development is in the catchment of Kings Lynn Water Recycling Centre that will have available capacity for these flows

**USED WATER NETWORK:** This response has been based on the following submitted documents: Application form, site location plan, drainage strategy. The sewerage system at present has available capacity for these flows, via a gravity connection to or near manhole 4901. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

**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. As such, we are unable to provide comments on the suitability of the surface water management. The applicant and the Local Planning Authority should seek the advice of the Lead Local Flood Authority, as they are the statutory consultee for surface water management, and the Internal Drainage Board if applicable. The Environment Agency should be also consulted if the drainage system directly or indirectly involves the discharge of water into a Main River.

**Environment Agency: NO OBJECTION** but wish to make the following comments.

Review of Flood Risk Assessment We have reviewed the revised Flood Risk Assessment (FRA) dated February 2022 (job number BM12303; report number: 0002) and consider this to be acceptable. The FRA recommends that finished floor levels are set at a minimum level of 4.3mAOD (600mm above the maximum predicted flood level of 3.7mAOD in the event of a breach of the River Great Ouse flood defences) to reduce the risk of flooding to the proposed development in an extreme event.

Your Authority may wish to consider applying a condition to any planning permission to ensure that the above mitigation measure is secured and implemented at the detailed design stage.

**Emergency Planning Officer: NO OBJECTION** However, because of its location in an area at risk of flooding and in line with best practice in business continuity, I would suggest that if permission is granted conditions relating to flood warning and evacuation are appended.

**Housing Team: NO OBJECTION** I have looked at the above application and can confirm that the site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.165ha in Terrington St Clement. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent, 25% for First Homes and 5% for Shared Ownership or any other intermediate product that meets the

Planning Committee  
15 June 2022

intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 15 units would be required, 10 for rent, 4 for First Homes and 1 for Shared Ownership.

First Homes is a new form of affordable housing, First Homes are to be sold by developers to eligible households at a discount of at least 30%. The council have published a guidance note for developers on First Homes.

It is important for the applicant to note that we operate a dynamic approach to viability whereby the affordable housing thresholds and percentages are reviewed on an annual basis and informed by the following factors:

- Market Land Values
- House Prices
- Level of contribution sought overall
- Index of Build Costs

However, any S.106 agreement signed before the review will provide the prevailing affordable housing percentage at the time of determining the application.

The affordable housing mix i.e., unit types, layout etc. will need to be addressed in the reserved matters. Whilst at this stage I appreciate that it is difficult to agree the type of affordable housing unit, i.e., 2-bed, 3-bed etc, I would recommend that, in order to best meet an identified housing need, mainly smaller units i.e., 2-bed 4-person units and 3-bed 5-person unit are provided. Please note however that housing need is not static and therefore the affordable housing mix may change as time progresses particularly if there is a significant delay in submitting the reserved matters.

The affordable housing should fully be integrated with the general market housing in order to achieve mixed and sustainable communities in which the accommodation is tenure blind. On a site of 76 dwellings, the affordable dwellings should be located in clusters of no more than 8. An objection from us is likely if this is not met.

The affordable housing should fully be integrated with the general market housing in order to achieve mixed and sustainable communities in which the accommodation is tenure blind. An objection from us is likely if this is not met.

The attached document contains details of the space standards used by the Borough Council to promote deliverability and to meet need for affordable housing. All S106 Affordable Housing units should meet these standards, and any that do not are likely to result in an objection from us.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy.

A S.106 Agreement will be required to secure the affordable housing contribution.

**Historic England: NO OBJECTION** On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

**Historic Environment Service: NO OBJECTION** Archaeological surveys undertaken by the Fenland Survey Project in the 1980s found evidence for settlement activity of Anglo-Saxon to medieval date within the vicinity of the present application site. There is potential for heritage assets, buried archaeological remains to be present within the proposed

Planning Committee  
15 June 2022



development area and that the significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work to be secured by condition.

**Norfolk County Council Planning Obligations: NO OBJECTION** While the County Council acknowledges that most infrastructure requirements would need to be funded through the Community Infrastructure Levy (CIL), some might still need to be funded either through a separate legal agreement (e.g., S106 agreement) and/or planning condition.

The County Council would have concerns if funding for the list of infrastructure requirements mitigating the impact of this development could not adequately be addressed/delivered through CIL; and in the case of fire hydrants through planning condition and / or S106.

The following infrastructure will need to be funded through CIL:

- Education: Mitigation required at St.Clement's High School for 11 places.
- Library: Mitigation required at the library to develop self-service system for local area.

Taking into account other developments in the area, there would still be capacity at Early Education level, and Terrington St.Clement Primary would then be at full capacity. St.Clement's High School however does not have capacity to accommodate the additional children generate from these developments. Mitigation will be required for these additional places.

*Fire:* This development will require at least 1 fire hydrant per 50 dwellings (or part thereof to provide adequate firefighting water supply) at a cost of £921 per hydrant, which should be dealt with through condition.

*Library:* A development of 76 dwellings would place increased pressure on the library and mitigation is required to increase the capacity of the library. 76 No. of houses x £75 per dwelling = £5700

**Arboricultural Officer: NO OBJECTION**, but I will need to see an updated AIA, AMS & tree protection plan if this application progresses.

**Norfolk Constabulary: NO OBJECTION** Given the outline nature of the application NC have suggested ways of making the detailed proposals meet Secured by Design standards.

**Norfolk Fire and Rescue: NO OBJECTION** I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the Building Regulations 2010 – Approved Document B (volume 1 – current edition, or as revised) including any requirements in relation to B5: Access and facilities for the fire service and arrangements for emergency service vehicles, as administered by the Building Control Authority.

**Public Open Space: NO OBJECTION**

- As far as possible, open space needs to be well overlooked and centrally located, mitigating any potential for anti-social behaviour. Buffer landscaping, although potentially adoptable by the Borough Council, will not be counted towards public open space requirements, unless it can be demonstrated to offer a play/recreational value. If buffer landscaping is to be publicly accessible, efforts should be made to ensure it is well overlooked.

Planning Committee  
15 June 2022

- Ponds/SUDs will not be counted towards open space provision or adopted by the Borough Council. Areas of open water also need to be securely fenced against areas of public access.
- Open space is to be provided for public use, not just for use by residents.
- Robust arrangements need to be in place to secure permanent maintenance of all on site landscaping, trees, hedging etc. Landscaping outside of private gardens but conveyed to individual householders tends not to be maintained.
- An open space specification, including detailed information on landscaping, play equipment, landscaping, paths and access arrangements will need to be submitted and approved prior to commencement of development.

Given the development now consists of two phases, up to a maximum of 123 dwellings, there may be a requirement for 56m<sup>2</sup> per dwelling of open space within each phase (in line with requirements under DM16). This would be provided as 30% suitably equipped children's play space and 70% as amenity/sport.

**Conservation Officer: NO OBJECTION** I've been all round this site and the development has the potential to impact on 5 designated heritage assets – The Church of St Clement, the Tower to St Clement, the Conservation Area as a whole and the Church Hall (listed as the Old School) to the south west, plus Tower House to the north.

There is a very good updated Heritage Statement in support of the application which concludes that the proposals would not affect the setting of the Church or its associated Tower and so would cause them no harm and I agree with that assessment. I'm slightly disappointed that neither the Conservation Area or the former School were specifically mentioned but their location relative to the Church meant the same assessments apply and so they will not be harmed either. Tower House is to the north of the site on the other side of Northgate Way and it has a large front garden so I do not think that its setting will be harmed either.

**Planning Policy: NO OBJECTION** I can confirm that we have now checked and processed all of the representations received during the Local Plan Review (Regulation 19) consultation. Regarding the new site allocation proposal reference TSC1, only one representation was received regarding that site proposal during the consultation. That was the response from Highways, to which I referred in my email below. As said, the Highways response related to potential access arrangements, rather than objecting to the principle of development.

Accordingly, I would argue that some (albeit limited) weight could be given to the emerging Local Plan Review Policy TSC1 (regarding the principle of development), given that no objections have been made in this regard. I would advise that you link any policy reference to the relevant criterion in Core Strategy Policy CS02 (Settlement Hierarchy), for Terrington St Clement.

## REPRESENTATIONS

**128** letters of **OBJECTION** have been received from 99 third-party representatives. The reasons for objection can be summarised as:

- Further housing is not needed in general or specifically within the village
- Loss of grade 1 agricultural land
- The local primary school is over prescribed and there is no capacity to expand other than at the loss of play / sports space
- Highway safety in general, but specifically around the primary school, at the access of the site with Northgateway, and along Benns Lane

Planning Committee  
15 June 2022

- The village does not have the facilities or infrastructure to cope with this degree of development
- Flood Risk and Drainage; the current sewer / drainage system cannot cope, and severe surface water flooding often occurs on Northgateway
- Impacts will be intensified due to the new industrial units
- Low water pressure in the locality will be exacerbated
- The attenuation pond represents a hazard and could result in the death of a child
- The site should be used for business not residential
- The play area is on top of an active badger sett
- Impact on protected species / loss of habitat
- There are GCN in the locality
- Bennis Lane should be widened and a footpath added
- The village will have as many houses as a small town
- The site is greenfield and should be used for greenfield purposes
- This will increase traffic using the junction of the A17 with Station Road which is an accident 'hotspot'
- It is out of character with the existing built form of the village

Additionally, Cllr Clive Barton commented as follows: *"I don't object to the Development but have the people in the approval stage looked at the Infrastructure like Roads, School capacity, Doctors Capacity, Traffic volume on the roads. These I feel are not being addressed maybe asking the Builders to give Development money to these Schemes might swing a Development in their favour."*

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**CS12** - Environmental Assets

**CS13** - Community and Culture

**CS14** - Infrastructure Provision

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM2A** – Early Review of Local Plan

**DM8** – Delivering Affordable Housing on Phased Development

**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

**DM21** - Sites in Areas of Flood Risk

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main issues for consideration in relation to this application are:

Principle of Development

Form and Character and Impact on Heritage Assets

Highway Safety

Flood Risk and Drainage

Residential Amenity

Open Space

Affordable Housing and Other Contributions

Other Material Considerations

### **Principle of Development**

On 8th July 2021 the Local Plan Review was approved by Full Council for statutory consultation (Regulation 19, Town and Country Planning (Local Planning) (England) Regulations 2012) and submission to the Secretary of State.

The pre-submission consultation stage ran for 8 weeks, from 2nd August to 27th September 2021, inclusive. The Council has considered consultation feedback, which was summarised and presented to Members (Local Plan Task Group) on 28th October 2021.

The Local Plan Review was submitted to the Secretary of State for Levelling Up, Housing and Communities (SoS) on 29th March 2022, who will appoint a Planning Inspector to undertake an independent examination of the Plan, supporting documentation and Regulation 19 consultation feedback.

From this point the plan-making process is led by the Planning Inspectorate. The examination is expected to finish around the end of the year (2022.)

In terms of the LPRPSS, inclusion of the site within the plan, that has been approved by Full Council and submitted to the SoS, demonstrates the Borough Council's clear intention to

Planning Committee  
15 June 2022

develop this site. The LPRPSS has been through public consultation with only one response being received from the Local Highway Authority.

It has therefore been confirmed by the Local Plan Team that weight can be attributed to this emerging policy given its position in the allocation process and known consultation responses.

The site represents the Preferred Option for housing development in the Emerging Local Plan alongside the existing three allocations that includes the site to the immediate south that was granted permission by Planning Committee on 04.04.2018 under application 16/02230/OM. Whilst the reserved matters application was refused by Planning Committee on 20.01.2022 due to concerns relating to the proximity of the play area to a surface water attenuation pond, the outline permission remains extant whilst the Planning Inspectorate considers the refused reserved matters application which has been submitted to them via appeal.

Policy TSC.1 'Terrington St Clement Land south of Northgate Way and west of Benn's Lane' relates specifically to this site and states: **Land amounting to 4.9 hectares, as shown on the Policies Map, is allocated for residential development of at least 76 dwellings.**

*Development will be subject to compliance with all of the following:*

- 1. Demonstration of safe access from Northgate Way to the satisfaction of Norfolk County Council as the Local Highway Authority, the provision of adequate pedestrian/cyclist links, including a link through to Churchgate Way, and a pedestrian, cycle and road link to the adjacent land allocated as G93.1*
- 2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures)*
- 3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission*
- 4. Satisfactory accommodation of the Internal Drainage Board maintained drain crossing the site*
- 5. Submission of a detailed Contamination Assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination'*
- 6. Submission of a Heritage Asset Statement that establishes that development should conserve and where appropriate enhance the Conservation Area, Grade I Listed Church and Tower, and Grade II Listed Tower House and their settings. This should be accompanied by an Archaeological Field Evaluation of the site, if required*
- 7. Provision of affordable housing in line with the current standards.*

The following committee report will show that:

- the Local Highway Authority raises no objection, subject to conditions, to the proposed access from Northgate Way on the ground of highway safety
- neither the Lead Local Flood Authority, Environment Agency, Internal Drainage Board nor Emergency Planning Officer object, subject to conditions, on the grounds of flood risk or drainage
- the Environmental Quality Team raise no objection, subject to condition, on the grounds of contaminated land

Planning Committee  
15 June 2022

- Neither the Conservation Officer, Historic England nor the Historic Environment Service raise objections, subject to conditions, on the grounds of the impacts on the Historic Environment
- Affordable housing, in line with current standards, will be secured by S106 Agreement.

It is also important to note that, regardless of third-party comments and those of the Parish Council suggesting otherwise, 90% of the site is classed as previously developed land with c60% also benefitting from a lawful development certificate.

There is a presumption in favour of development on brownfield sites wherever possible with paragraph 120c) of the NPPF stating: *[LPAs should] give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.*

The site is also well located in terms of its position within the settlement and its proximity to the services and facilities the settlement has to offer. In relation to this, paragraph 69 of the NPPF states: *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: ...*  
*c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes...*

Therefore, whilst the site does not form part of the existing Development Plan, it would represent a sustainably located, brownfield windfall site. This in itself carries significant weight.

However, together with the weight that can be given to the emerging Local Plan as outlined above, it is considered that the principle of development for residential use of this site should be supported subject to compliance with other national and local planning policy and guidance.

### **Form and Character and Impact on Heritage Assets**

Layout, scale and appearance are all reserved for future consideration on this site that would have a gross density of development of 15.6dph (by comparison the neighbouring allocation's density of development is 18.7dph.)

Housing types in the vicinity of the site include simple rows of cottages to larger properties, farmhouses, barns and the potentially more modern development on the allocation to the immediate south of the site.

To the east (on the opposite side of Benns Lane), two-storey, c.1950s housing can be found. The dwellings facing the site are semi-detached and brick faced with a mix of gable and hip tiled roofs.

To the north is Northgate Way where more c.1950s two-storey housing lines the southern side of Northgate Way with development of 1-2 storey c.1960s housing lining the northern side of the road.

Apart from the church, the scale of development in the area is generally 1-2 storeys with occasional 2.5 storey examples. Building styles, age and form are varied.

It is therefore concluded, given the variety of dwellings in the locality, that there is no reason why a suitably designed scheme (that would be considered under reserved matters) could not be accommodated on the site without detriment to the form and character of the locality.

In relation to the Historic Environment, the site contains no designated heritage assets.

However, the Grade I Listed Church of St Clement and its Tower and the Grade II Listed Tower House are in the immediate vicinity of the site.

The Heritage Statement (HS) that accompanied the applications states: *In respect to views of the assets, both the Church and the Tower are dominant within the view on approach to and upon entrance off Churchgate Way. The site, located beyond the mass of the Church and intervening vegetation, would not be visible within this view within which the assets are dominant against an intimate backdrop; their associated churchyard.*

The HS goes on to say: *Important long views of the assets were noted as being possible from the public rights of way to their east and south-east. The proposed development would not be visible within these views. Another important view of the assets was noted from Benns Lane. The site would not be visible within this view... views towards the site from the asset were substantially screened, effectively blocked, by the presence of mature vegetation to the boundary of the site and to the boundary of Tower House. The Church Farm property likewise substantially screened the views towards the site from the asset to the west.*

*The Grade I Listed Church of St Clement and its Tower form the north-eastern element of the Terrington St Clements Conservation Area. As such, the views were likewise screened by the presence of vegetation present to the perimeter of the churchyard. The view from the properties along the western side of Churchgate Way, in addition to being partially blocked by the boundary of the Church, were screened by Terrington St Clement Community School. The proposed development is located c.120m north-east of the conservation area. The site would not be visible within this view.*

The HS concludes: *No harm has been identified and no designated heritage assets will be affected by the proposed development. The proposed development would not affect any elements of setting that contribute towards an understanding of the archaeological, historic or architectural interests held by any asset and their significance is sustained.*

In this regard neither the Conservation Officer, Historic England nor the Historic Environment Service raise any objection, with the Conservation Officer commenting on the robustness of the HS.

The proposal therefore complies with Chapter 16 of the NPPF and Development Plan Policies CS01, CS08, CS12 and DM15 and emerging Local Plan Policy TSC1.

## **Highway Safety**

The application is outline with all matters except access reserved for future consideration.

The Development Management Procedure Order 2015 (DMPO), as amended, defines access, in relation to reserved matters, as *the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and **circulation routes** and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.*

In relation to circulation routes there is some ambiguity how this relation to 'layout' with the DMPO defines as *the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.*

However, in relation to access the LPA has consistently taken the view that this relates principally to access into the site with circulation routes being considered under layout.

In relation to this site the policy requirement (TSC1) not only requires safe access from Northgate Way, but also the provision of a pedestrian, cycle and road link to the adjacent land allocated as G93.3 as well as a pedestrian and cycle link through to Churchgate Way.

Currently the plans show the main access into the site, from Northgate Way, but not the secondary road link to the adjacent allocation. In this regard only an indicative link is shown.

It could therefore be argued that the first policy requirement has not been considered in sufficient detail given that access is not a reserved matter.

Notwithstanding this, because this is a secondary access, and an indicative plan shows a link up to and abutting the adjacent allocation (as well as a pedestrian and cycle link to Churchgate Way) the indicative masterplan is considered to be consistent with policy TSC1. It is therefore considered that these secondary (vehicular, pedestrian and cycle link to allocation) and tertiary (pedestrian and cycle link to Churchgate Way) accesses can be suitably secured by condition if permission is granted.

In relation to the principal access, the Local Highway Authority has confirmed, following repositing of the main access to Northgate Way (previously it was proposed off Benn's Lane) that they raise no objection to the proposed development on the grounds of highway safety.

In summary, whilst most third-party objections relate, to some degree, to highway safety, there is no technical reason to refuse the application on the grounds of highway safety.

The proposal therefore complies with Chapter 9 of the NPPF and Development Plan Policies CS01 and CS11 although it could be argued that it is not in full accordance with Policy TSC1 of the emerging Local Plan.

### **Flood Risk and Drainage**

The site lies in an area at risk of flooding (flood zone 2 and 3 of the Local Authority's Strategic Flood Risk Assessment and in the EA's Tidal Hazard Mapping Area.) Both national (the NPPF and NPPG) and local (the Development Plan) policy seeks to steer new development away from areas at risk of flooding by virtue of applying the sequential test.

However, it is not necessary to undertake the sequential test on allocated sites (as it is considered that this occurred during the allocation process). Further, and in line with Development Plan Policy DM21, only the second element of the exception test is required (as it is likewise considered that the first element (wider sustainability benefits) is deemed to be met by the allocation process.)

The second part of the exception test requires that a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.



The applicant has updated the Flood Risk Assessment (FRA) and Drainage Strategy (DS) due to it being three years since the previous assessment was undertaken. This is to ensure compliance with the latest NPPF, the updated SFRA, the SuDS Manual and NCC guidance document.

The updated assessment calculated a maximum discharge rate of 4.2l/s. This figure was calculated following discussions with the IDB and has been confirmed as acceptable by the LLFA.

The updated FRA and DS has taken into account the SuDS pond surface as an impermeable area. Consequently, the contributing impermeable area is now 2.11ha. The updated FRA and DS now shows attenuation storage designed for 4.2l/s for the 1% AEP plus 40% climate change.

The assessment shows that 2077m<sup>3</sup> of attenuation storage is required in the 1% AEP + 20% climate change flood event and 2452m<sup>3</sup> in the 1% AEP + 40% climate change flood event.

The MicroDrainage calculations show that consideration has been given to the 1% AEP + 40% CC storm and that flood risk is present for the five of the modelled winter storm durations between the lengths of 960 minutes and 4320 minutes. This is considered sufficient information with regard to the 1% AEP storm.

No further information regarding exceedance routing has been submitted. It is assumed that this means that an exceedance routing plan has not yet been created, potentially due to a final layout not yet having been confirmed. A confirmed exceedance routing plan will be required with the final site layout; this can suitably be conditioned if permission is granted.

The FRA and DS have updated the proposed maximum flood levels. However, no further information regarding the proposed constructed levels have been supplied. The updated FRA and DS does state 'As the highest flood risk to the site is tidal breach, the flood levels are predicted to reach a maximum of 3.7m AOD. Following the requirements of the Borough Council of King's Lynn & West Norfolk SFRA, which indicates that Finish Floor Level (FFL) should be set a minimum of 600mm above the 0.5% AEP tidal event plus an allowance for climate change, FFL at the site should be set at a minimum level of 4.3m AOD (600mm above the maximum predicted flood level of 3.7m AOD).' This is considered acceptable. Further information showing how this has been incorporated into the final proposed layout plan will be required; this can be suitably conditioned and will need to be shown when reserved matters are considered at a later stage.

Further information regarding compliance with CIRIA report C753 'The SuDS Manual' has been included in the DS. This confirms how all the surface water management features are to be designed in accordance with the SuDS manual. This is considered acceptable for this application. However, further information, showing how this shall be incorporated into the final proposed layout will be required; this can be suitably conditioned and will need to be shown when reserved matters are considered at a later stage.

The DS includes further information regarding a maintenance and management plan. This is considered acceptable for this application. However, further information on the adoption, maintenance and management arrangements for the site should be secured by condition.

The report concludes that the development will remain safe in terms of flood risk and can be suitably drained for the lifetime of the development. None of the statutory consultees (the EA, LLFA or IDB) object to the proposed development in relation to drainage or the risks associated with flooding.

Planning Committee  
15 June 2022

Anglian Water has confirmed there is both foul and used water capacity for the proposed development.

On the basis of the above, the proposal complies with Chapter 14 of the NPPF and Development Plan Policies CS08, CS12 and DM21 and emerging Local Plan Policy TSC1.

### **Residential Amenity**

Overlooking, overbearing and overshadowing impacts cannot be fully considered at this time as the plans are indicative only due to the outline nature of the application. It is however considered that the indicative plan shows that issues of overlooking, overbearing or overshadowing impacts could be designed out given separation distances to existing and proposed properties. As such your officers conclude a suitable scheme could be achieved on site.

### **Open Space**

Open Space provision is covered in Development Management Policy DM16 and requires (once calculated) 17m<sup>2</sup> per dwelling of equipped play space.

As per the Open Space Officer's comments this area cannot include Ponds / SUDs.

Discussion have taken place with the Open Space Team as to whether this application should be considered as an extension to the allocation to the south. If this were the case then the development would have to provide 56m<sup>2</sup> per dwelling across both sites comprising 70% for either amenity, outdoor sport and allotments (where there is an identified need), and 30% suitably equipped play space.

However, this only relates to when an allocated site comes forward incrementally (e.g. through sub-division.) This application is for a new allocation in the emerging Local Plan and does not relate to the sub-division of an allocated site i.e. these are two separate allocations and no sub-division has occurred. As such only 17m<sup>2</sup> per dwelling needs to be provided. This equates to 1,292m<sup>2</sup>.

The illustrative plan shows 1,500m<sup>2</sup> which therefore exceeds policy requirements.

Open Space provision and management and maintenance thereof will be covered by the S106 Agreement.

The proposal complies with Chapter 8 of the NPPF and Development Plan Policies CS01, CS13, CS14 and DM16.

### **Affordable Housing and Other Contributions**

The size and scale of the proposed development triggers the requirement for the provision of affordable housing. In this instance 15 units would be required (20%).

The policy requirements in relation to Affordable Housing are different to that of Open Space and do require adjacent consented schemes to be taken into account when calculating the contribution.

In this regard, planning permission was granted for 44 units on the adjoining site.

Planning Committee  
15 June 2022

Policy DM8 of the Site Allocation and Development Management Policies 2016 requires these two sites to be linked.

However, on a combined site of 120 units (44 + 76), a contribution of 24 units would be required. Nine affordable units have already been secured on the adjoining site and a further 15 proposed on this site.

As such affordable housing, meets current standards, and will be secured via a S106 Agreement.

£50 per dwelling habitats mitigation fee was paid on submission of the application in accordance with Development Management Policy DM19.

A fire hydrant is required on site. This can be suitably conditioned if permission is granted.

Section 70(2) of the Town and Country Planning Act 1990 provides that an LPA must have regard to a local finance consideration as far as it is material. This includes any Community Infrastructure Levy (CIL). The Council's adopted CIL charging schedule will cover infrastructure costs including education and libraries.

Therefore, monies for school and library provision can no longer be secured via S106 agreement as CIL now covers such contributions. However, it is pertinent to note that, notwithstanding numerous third-party comments that suggest the nursery and primary schools are full to capacity, Norfolk County Council suggests that no educational contribution is required from this development for the nursery or primary school. It is however acknowledged that 11 secondary school places are required.

On the basis of the above, the proposal complies with Chapter 5 of the NPPF and Development Plan Policies CS01, CS06, CS09, CS14, DM8 and DM19 and emerging Local Plan Policy TSC1.

## **Ecology**

An Updated Preliminary Ecological Appraisal was carried out in Feb 2022. The main purpose of the study is to assess for substantive changes to baseline habitats at the site since the undertaking of previous surveys which are Badger Survey (Sept. 2019), Bat Activity Survey (Sept. 2019), Great Crested Newt (2018) and Water Vole (Sept. 2019.)

The updated PEA identified no substantive changes to the habitats present at the site in 2022 to those recorded at the Site previously. It is therefore possible to assume that the baseline status of the species present at the site will remain as previously identified through surveys.

However, advice provided by the Chartered Institute of Ecology and Environmental Management states that survey data that is older than 3 years should be considered expired. Most of the survey data collected at the Site is approaching the 3-year mark.

However, with respect to GCN, the last surveys were done in 2016 (despite being reported in 'update' reports in 2018). The GCN survey data is therefore more than 5 years old. On that basis it is broadly recommended that the protected species surveys carried out at the site previously are updated in 2022.

Notwithstanding this, it is noted that surveys for protected species that are present at the site, in particular GCN, will need to be updated in order to apply for post-consent, pre-construction mitigation licences.

Planning Committee  
15 June 2022

Taking each species in turn, the original PE and individual surveys suggest:

**BATS:** The updated BAS (2019) shows that the bat activity recorded throughout the site was consistent with the previous bat activity report (2018) which indicated very irregular use of the site by bats.

*Recommendations:*

- Where possible, linear landscape features such as hedgerows should be maintained in order to preserve the integrity of the site as a commuting and foraging resource for bats. The transects indicated that the eastern hedgerow in particular was regularly used by bats for commuting and therefore should be retained where possible. If gaps are to be created within it, these should be as short as possible. In addition, the vegetation on each side of the gap should be allowed to grow tall so that canopies spread to bridge the gap, thereby retaining connectivity for bats.
- New planting of trees and shrubs, around the periphery of the development would serve to enhance connectivity for bats around the survey area and provide additional foraging habitats.
- Open space should incorporate semi-natural habitats, including the retention of ditches and areas of less intensively managed grasslands, to promote invertebrate diversity, which in turn provide a food source for bats.
- Hedgerows are key locations for foraging and commuting bats and so it is recommended that a sensitive lighting scheme should be designed to preserve these as dark commuting and foraging corridors for bats. This would allow their continued use of the site both during construction and once the development has been completed.
- Ponds are also key locations for foraging and commuting bats. The masterplan includes the creation of balancing ponds and planting schemes within the development which will provide adequate foraging habitat for the low numbers of foraging bats utilising the site.
- In addition, a mitigation strategy for great crested newts (that are known to breed within the lagoons within the survey area) will require the creation of new ponds and associated semi-natural terrestrial habitat, alongside the proposed development. This will provide high quality foraging habitat for bats, offsetting the loss of the central lagoons.

*Summary:* Further surveys are required; the above recommendations can be secured by condition.

**WATER VOLES:** Direct impacts upon water vole as a result of ditch alignment works and associated residential development without mitigation, may include injury or death, entrapment, loss of breeding and foraging habitat, loss of dispersal routes and fragmentation of water vole populations.

*Recommendations:*

A licence will be required from Natural England. The licence will cover mitigation measures. It is therefore not necessary to condition Water Vole mitigation.

**GREAT CRESTED NEWTS:** No Change.

*Summary:* A licence will be required from Natural England prior to the development taking place. The licence will cover mitigation measures. It is therefore not necessary to condition GCN mitigation.

**BADGERS:** SENSITIVE INFORMATION

Planning Committee  
15 June 2022

*Summary:* A licence will be required from Natural England prior to the development taking place. The licence will cover mitigation measures. It is therefore not necessary to condition Badger mitigation.

### **Conclusion:**

In relation to bats, the further survey(s) and recommendations can be suitably conditioned if permission is granted.

In relation to Water Voles, Badgers and GCN, where it has been concluded that a licence will be required, the LPA is required to consider the tests of derogation under the Conservation of Habitats and Species Regulations 2017 (as amended) (2017 Regulations) by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (2019 Regulations).

The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status.

1. IROPI - NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. The Local Plan shows a need for additional housing in the Borough over its fifteen-year life (2011 – 2026), and this is an allocation in the emerging Plan, and part of the planned provision.

2. No satisfactory alternatives – The site is the only emerging housing allocation for Terrington St Clement, and it is the Local Authority's intention to develop the site for housing has been established.

3. Population maintenance - it appears to be unlikely that development of this parcel of land, with appropriate mitigation that would be secured by the licence, will detrimentally impact the conservation status of any of the aforementioned species.

The LPA can therefore reasonably form the view that NE would not be unlikely to grant a derogation licence under the Regulations in relation to this development and that planning permission should not be refused for this reason.

The proposal complies with the Regulations, Chapter 15 of the NPPF and Development Plan Policy CS12.

### **Crime and Disorder**

There are no specific crime and disorder issues arising from the proposed development and Designing out Crime will be fully considered at the reserved matters stage.

### **Other Material Considerations**

In relation to the Parish Council and third-party comments not covered above your officers respond as follows:

- The Parish Council fully support the Highways objections to the proposal – Highways do not object

Planning Committee  
15 June 2022

- NCC erected "No HGV" signs at either end of Benn's Lane during the works and such signs should be displayed permanently – this is not a material consideration in the determination of this application
- There is a specialist water system within the drainage installed by a neighbouring property which has not been highlighted – this is a civil matter
- The Council support their parishioners with their objections to the application
- Loss of grade 1 agricultural land – the site is primarily (90%) previously developed land and not in agricultural use
- The attenuation pond represents a hazard and could result in the death of a child – the position of the attenuation pond and play area are indicatively only and will be fully considered at reserved matters stage
- The site should be used for business not residential – the site represents the preferred option for housing in the emerging Local Plan

## CONCLUSION

This application is for development of the Preferred Option in the emerging Local Plan for housing development and would provide 76 dwellings.

Notwithstanding that, even without the weight to be afforded to the emerging Local Plan, the site is primarily a brownfield site in a central and sustainable location within the settlement of Terrington St Clement.

The application is in outline with all matters except access reserved for future consideration. A suitable access from the north (Northgate Way) has been shown, and it is considered that the secondary access to link the site to the allocation to the south could be suitably conditioned if permission were granted.

Your officers consider that it has been demonstrated (through indicative layout plans) that 76 units could be suitably accommodated on site including drainage attenuation and an appropriate amount of open space.

The supporting technical reports demonstrate that impacts relating to noise, pollution, traffic, flood risk, drainage and ecology have been fully considered and can be satisfactorily mitigated where necessary.

If it is therefore considered that the application should be approved subject to the completion of a S106 Agreement and the following conditions.

## RECOMMENDATION:

**(A) APPROVE** subject to conditions and completion of a suitable Section 106 Agreement to secure affordable housing and open space provision within 4 months of the date of the resolution to approve:

- 1 Condition: Approval of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 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.

Planning Committee  
15 June 2022

- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 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.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 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.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 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.
- 5 Condition: In relation to access to the site from Northgate Way the development hereby permitted shall be carried out in accordance with drawing no: IMW-01 Rev.K (Illustrative Masterplan)
- 5 Reason: For the avoidance of doubt and in the interests of proper planning.
- 6 Condition: In relation to Conditions 1 and 7 any layout submitted under reserved matters application(s) shall make provision for a link road to the southern boundary of the site where it abuts housing allocation G93.3 of the Site Allocations and Development Management Policies Plan, 2016, and a pedestrian / cycle link to Churchgate Way as indicatively shown on the Illustrative Development Framework Plan (DF-01a Rev.I) and Illustrative Masterplan (IMW-01 Rev.K).
- 6 Reason: To ensure the provision of pedestrian, cycle and vehicular links to the wider highway network and for the proper planning of the area in accordance with the NPPF and Development Plan.
- 7 Condition: **Prior to the commencement of any development hereby permitted**, full details (detailed plans including foul and surface water drainage) of a link road to the southern boundary of the site where it abuts housing allocation G93.3 of the Site Allocations and Development Management Policies Plan, 2016, and a pedestrian / cycle link to Churchgate Way as indicatively shown on the Illustrative Development Framework Plan (DF-01a Rev.I) and Illustrative Masterplan (IMW-01 Rev.K) shall be submitted to any agreed in writing by the Local Planning Authority. The said link road and pedestrian / cycle link shall be constructed and made freely available for use by pedestrian, cycle and vehicular traffic no later than the construction of 50% of the dwellings on the site in accordance with the approved details to the written satisfaction of the Local Planning Authority.
- 7 Reason: To ensure the provision of pedestrian, cycle and vehicular links to the wider highway network and for the proper planning of the area in accordance with the NPPF and Development Plan.
- 8 Condition: The details require in accordance with Condition 1 shall include an updated Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

Planning Committee  
15 June 2022

- 8 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF and Development Plan.
- 9 Condition: **No works shall commence on the site** until such time as detailed plans of the roads, footways, street lighting and foul and surface water drainage thereof 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.
- 9 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction. This needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.
- 10 Condition: Prior to the construction of the final dwelling all works shall be carried out on roads, footways, foul and surface water sewers in accordance with the approved details to the satisfaction of the Local Planning Authority.
- 10 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 11 Condition: Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 11 Reason: To ensure satisfactory development of the site in the interest of highway safety in accordance with the NPPF and Development Plan.
- 12 Condition: Prior to the first occupation of any dwelling hereby permitted visibility splays measuring 2.4 x 59 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 12 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 13 Condition: **Development shall not commence** until a scheme detailing provision for onsite parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 13 Reason: To ensure adequate off street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 14 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.



- 14 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 in accordance with the NPPF and Development Plan.
- 15 Condition: **Prior to the commencement of any works** a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.
- 15 Reason: In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 16 Condition: For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan approved under Condition 12 and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.
- 16 Reason: In the interests of maintaining highway efficiency and safety in accordance with the NPPF and Development Plan.
- 17 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.
- 17 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.
- 18 Condition: No development above foundation level shall take place on site until a scheme to protect the dwellings from road noise and noise from the Church Farm site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.
- 18 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 19 Condition: **Prior to commencement of development** a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the demolition and construction phases, any piling and collections/deliveries. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation methods to protect residents from noise, dust and litter. The scheme shall be implemented as approved.

Planning Committee  
15 June 2022

- 19 **Reason:** To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 20 **Condition: Prior to commencement of the development** hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 20 **Reason:** In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 21 **Condition: Prior to commencement of development** in accordance with the submitted FRA and Drainage Strategy (BM12303-0002, February 2022) and associated drawings, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
- I. Surface water runoff rates will be attenuated to 5l/s for rainfall events up to and including the 1% annual probability plus 40% climate change as stated within section 5.3.4 the FRA and Drainage Strategy (confirmation was requested from the King's Lynn Internal Drainage Board that the proposed rates and volumes of surface water runoff from the development are acceptable.)
  - II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1% annual probability rainfall event including allowances for climate change. A minimum storage volume of 1,263m<sup>3</sup> will be provided in line with section 5.4.7 of the submitted FRA and Drainage Strategy. The applicant's use of a contributing impermeable area of 1.722ha (60% of the developable area) within the storage volume calculation is considered to be suitable for incorporating urban creep. As such, if the actual contributing area increases from 1.42ha (49% of the developable area) then the area used in the calculations will need to increase from 1.722ha respectively.
  - III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
    - 3.33% annual probability critical rainfall event to show no above ground flooding on any part of the site.
    - 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
  - IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures must include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event. This will include surface water which may enter the site from elsewhere.
  - V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including surface water, SuDS features and

within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

- VI. Details of how all surface water management features are to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

21 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

22 Condition: Finished floor levels in the development hereby permitted shall be set at a minimum level of 4.3mAOD (600mm above the maximum predicted flood level of 3.7mAOD in the event of a breach of the River Great Ouse flood defences.)

22 Reason: To reduce the risk of flooding to the proposed development in an extreme event in accordance with the NPPF and Development Plan

23 Condition: Prior to the commencement of development:

- The developers should sign up to the Environment Agency flood warning system (0345 988 1188 or [www.gov.uk/flood](http://www.gov.uk/flood))
- Have an appropriate on-site management regime (to be approved in writing by the local planning authority) to warn those properties occupied and any contractors on-site.
- Have a flood evacuation plan prepared to the satisfaction of the local planning authority. This will include:
  - Actions to take on receipt of the different warning levels
  - Evacuation procedures e.g. isolating services, securing plant etc.
  - Evacuation routes.

During the construction phase(s) of the development hereby permitted, copies of the flood evacuation plan shall be displayed on site and the development shall be carried out in accordance with the approved plans.

23 Reason: To reduce the risks associated with flooding in accordance with the NPPF and Development Plan.

24 Condition: Prior to the occupation of each dwelling hereby permitted:

- Individual occupiers should sign up to the Environment Agency flood warning system (0345 988 1188 or [www.gov.uk/flood](http://www.gov.uk/flood))
- A Flood Evacuation Plan should be prepared to the written satisfaction of the Local Planning Authority. The Flood Evacuation Plan shall include:
  - Actions to take on receipt of the different warning levels
  - Evacuation procedures e.g. isolating services and taking valuables etc.
  - Evacuation routes

A copy of the agreed Flood Evacuation Plan shall be provided to every first occupier of the development hereby permitted prior to first occupation of the development.

24 Reason: To reduce the risks associated with flooding in accordance with the NPPF and Development Plan

25 Condition: **No development shall take place** until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in

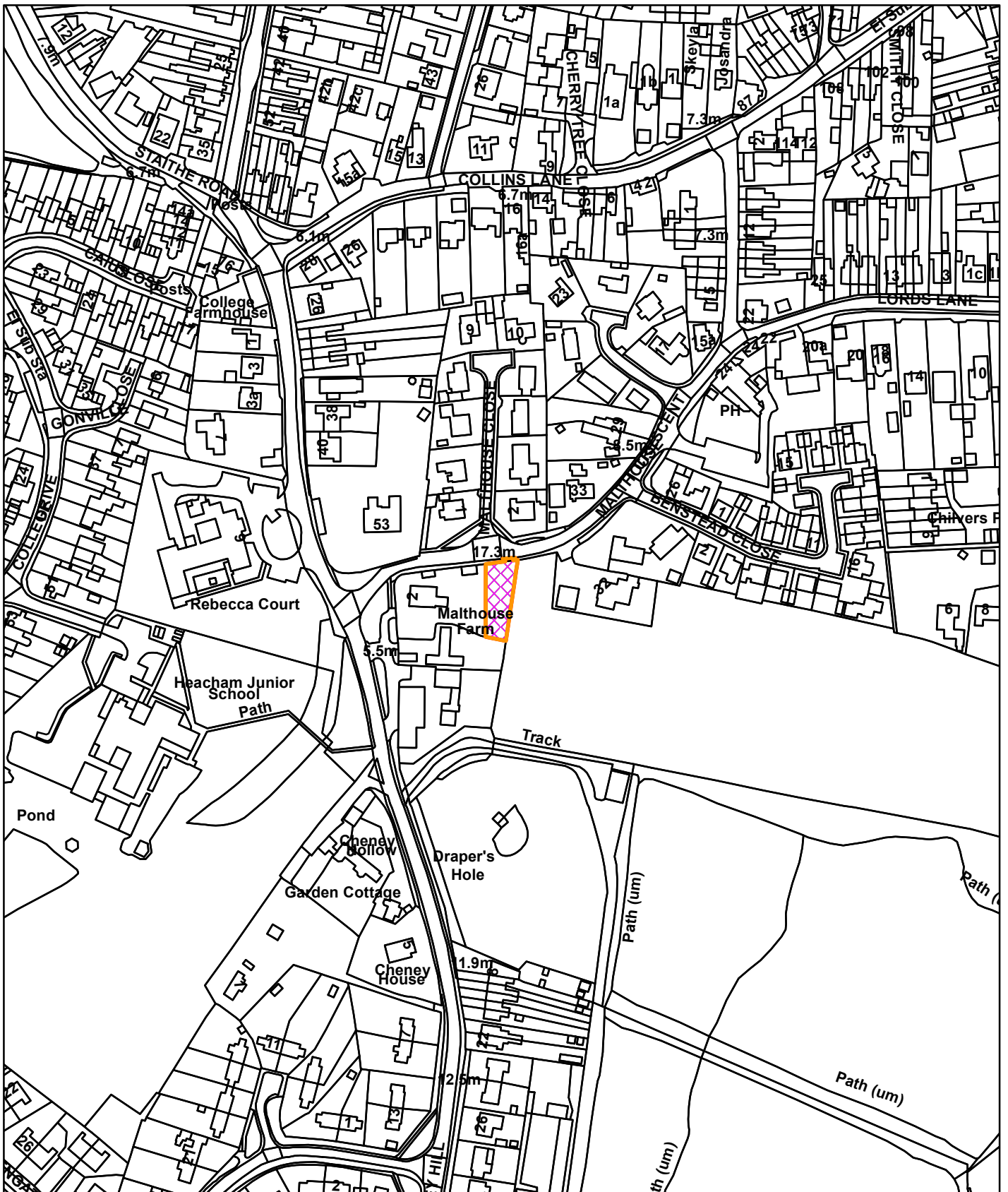
writing. The scheme shall include an assessment of significance and research questions; and:

- 1) The programme and methodology of site investigation and recording,
  - 2) The programme for post investigation assessment,
  - 3) Provision to be made for analysis of the site investigation and recording,
  - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
  - 5) Provision to be made for archive deposition of the analysis and records of the site investigation and
  - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 25 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 26 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 25.
- 26 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 27 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 25 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 27 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 28 Condition: The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 28 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 29 Condition: **No development or other operations shall commence on site** until the existing trees and hedgerows shown in the Arboricultural Impact Assessment (AIA) to be retained have been protected in accordance with the details contained in the AIA unless otherwise agreed in writing by the Local Planning Authority (LPA). If the protective fencing is damaged all operations shall cease until it is repaired in accordance with the approved in the AIA. Nothing shall be stored or placed in any fenced area and ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the LPA.
- 29 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.
- 30 Condition: The development hereby approved shall comprise of no more than 76 residential units.
- 30 Reason: To define the terms of the permission.

- 31 Condition: No site clearance works shall take place during the breeding season (March through August inclusive) unless otherwise agreed in writing by the Local Planning Authority.
- 31 Reason: To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and Development Plan.
- 32 Condition: The development hereby permitted shall be carried out in full accordance with the recommendations contained within the Preliminary Ecological Appraisal carried out by HEYFORD DEVELOPMENTS LTD (Report No. 004, Issued March 2022) in relation to further survey requirements.
- 32 Reason: To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and Development Plan.
- 33 Condition: The development hereby permitted shall be carried out in full accordance with the recommendations contained within Chapter 5 of the Bat Activity Report that accompanied the application carried out by HEYFORD DEVELOPMENTS LTD (Issued: Sept 2019, Job No: BM11802, Report No: 002, Version: V1.0, Status: Final.)
- 33 Reason: To ensure that the impact of the development upon Bats is minimised in accordance with the NPPF and Development Plan.
- 34 Condition: Prior to first occupation of the development hereby permitted, installation details and a specification of an EV charging scheme for the dwellings within the site shall be submitted to and approved in writing by the LPA. The development shall then be constructed in accordance with the approved measures with each EV charging system being made available to the dwelling prior to the first occupation.
- 34 Reason: To enable charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations (NPPF section 112 (e)).
- (B) **REFUSE** in the event that a suitable Section 106 Agreement to secure affordable housing and open space provision is not completed within 4 months of the resolution to approve.

21/01802/F

Malthouse Farm 2 Cheney Hill Heacham PE31 7EQ



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



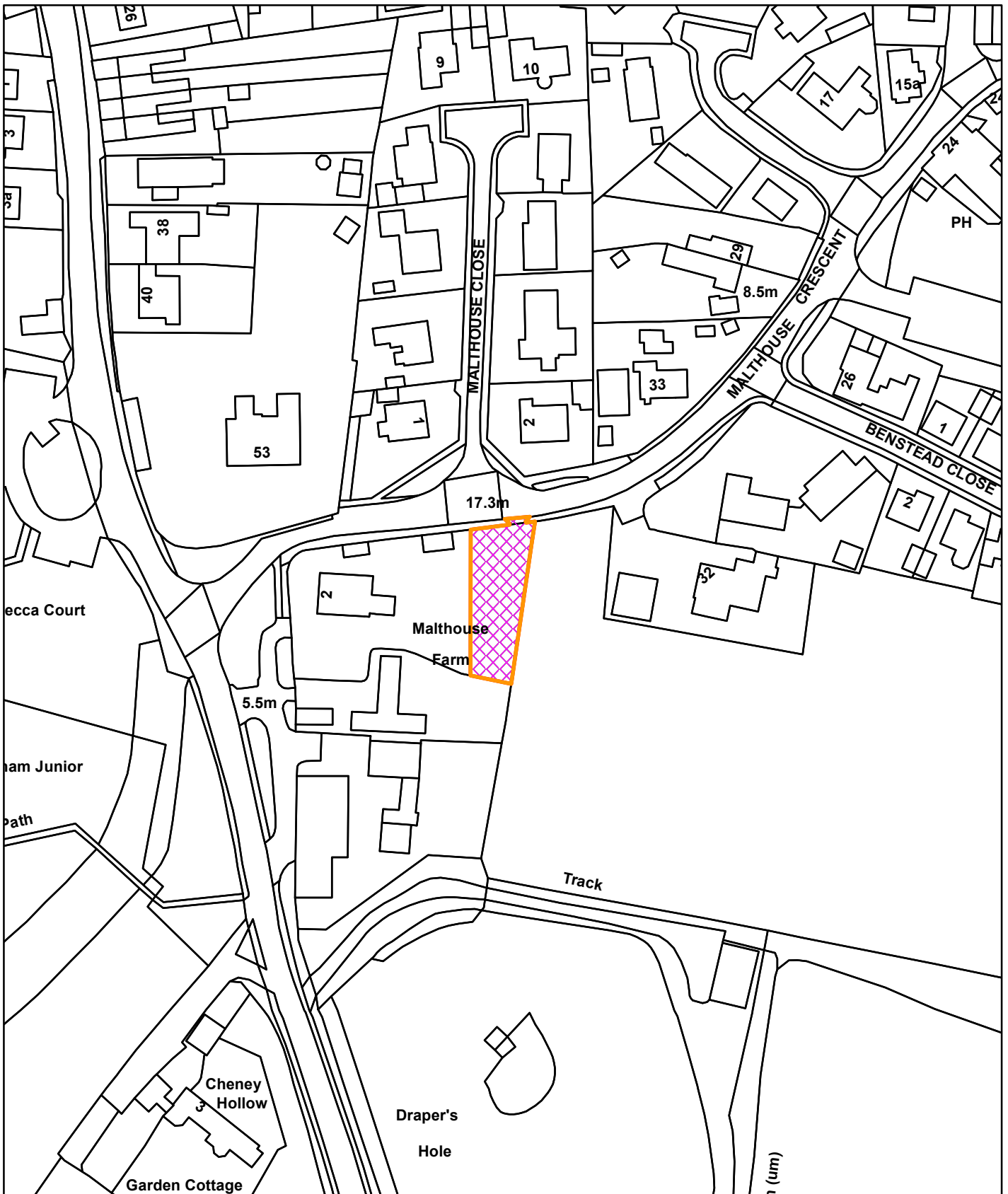
31/05/2022

54

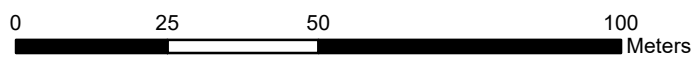


21/01802/F

Malthouse Farm 2 Cheney Hill Heacham PE31 7EQ



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



31/05/2022

55



<b>Parish:</b>	<b>Heacham</b>	
<b>Proposal:</b>	<b>Proposed dwelling following sub-division and part removal of wall</b>	
<b>Location:</b>	<b>Malthouse Farm 2 Cheney Hill Heacham Norfolk</b>	
<b>Applicant:</b>	<b>Greaves</b>	
<b>Case No:</b>	<b>21/01802/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 30 November 2021 Extension of Time Expiry Date: 17 June 2022</b>

**Reason for Referral to Planning Committee – Called in by Councillor Parish**

**Neighbourhood Plan: Yes-** The referendum version of the Draft Heacham Neighbourhood Plan has now been published and is due to go to referendum on 16th June 2022.

**Case Summary**

The application site is located to the south of Malthouse Crescent, Heacham and comprises of an area of the plot to the east of Malthouse Farm, 2 Cheney Hill, the donor dwelling. The site is located within the development boundary of Heacham which is a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy 2011.

The proposal seeks permission for a new single storey dwelling following the subdivision of the site.

**Key Issues**

- Principle of Development
- Form and Character
- Impact on Neighbouring Amenity
- Highway safety and parking
- Any other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

This application is located within the Key Rural Service Centre of Heacham The proposal consists of a single storey dwelling following the subdivision of the eastern area of the donor

Planning Committee  
15 June 2022



dwelling's plot, Malthouse Farm, 2 Cheney Hill. Access and parking would be to the north, with the site accessed from Malthouse Crescent. Amenity space serving the new dwelling would be located to the south of the plot.

The resultant plot is rectangular in shape, approximately 35m from north to south and approximately 15m wide towards the north, tapering down to approximately 11m wide towards the south.

## **SUPPORTING CASE**

None received.

## **PLANNING HISTORY**

19/01159/F: Application Permitted: 13/08/19 - Proposed single storey 3 bay carport

2/03/2049/O: Application Permitted: 30/03/04 - Site for construction of dwelling

2/94/0881/CU: Application Permitted: 01/08/94 - Alterations and extensions to dwelling to include 3 No. bedrooms for bed and breakfast accommodation and associated parking and detached garage

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** (to original and amended scheme):

Over intensive backyard development. Access issues as within yards of a junction on a corner. Concerns over removal of trees

**Highways Authority: NO OBJECTION:**

Following an amended scheme with changes to the access and visibility arrangement NCC Highways raise no objection with conditions including access, visibility splays and on site parking and turning.

**Arboricultural Officer: NO OBJECTION:**

A condition is recommended regarding the Arboricultural Report and attached to this recommendation.

**Community Safety and Neighbourhood Nuisance (CSNN): NO OBJECTION** subject to a condition regarding foul and surface water drainage.

**Environmental Quality: NO OBJECTION:**

The site of the above application is residential which appears to have no contamination legacy as shown on BCKLWN historic archives.

The existing use of the site is currently as a garden space which is not vacant and is not known to be contaminated or suspected of contamination either in part or whole. In addition, no building suspected of asbestos containing material is on the site, no pollution incidents

and no land contamination report has been previous done with regards to the site according to the screening assessment form.

Consequently, we have no objection and no further observation may be required in relation to contaminated land assessment.

**Environment Agency: NO COMMENT.**

## **REPRESENTATIONS**

None received.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

## **Draft Heacham Neighbourhood Plan**

**Policy 2:** Small scale (windfall and infill) development

**Policy 3:** Housing mix

**Policy 5 :** Principal residence requirement

**Policy 6:** Design principles

**Policy 7:** Residential car parking

## **PLANNING CONSIDERATIONS**

The main considerations are:

- Principle of Development
- Form and Character
- Impact on Neighbouring Amenity
- Highway safety and parking
- Any other material considerations

### **Principle of Development**

The site lies within the development boundary of Heacham (a Key Rural Service Centre). The principle of residential development is therefore acceptable subject to compliance with other relevant national and local planning policy and guidance as well as the Draft Heacham Neighbourhood Plan.

### **Form and Character (including loss of trees)**

This application proposes a single storey, detached dwelling following the subdivision of the eastern area of the host properties plot. The scheme has been amended from that originally submitted due to highways concerns and issues with the form and character of the original design.

The proposal now includes a gable ended dwelling orientated north and south measuring approximately 14m by 8m. The northern public facing elevation includes red facing brickwork with carrstone infill with two windows. Materials to the other elevations include red facing brickwork, aluminium doors, UPVC windows, slate effect roof tiles and galvanised rainwater goods. The eastern elevation includes an open sided porch with timber posts alongside the front door and three windows. The southern elevation includes large glazed sliding doors facing the rear garden area. To the west, there is one door and one window.

It is considered that the fenestration layout, materials and form of the dwelling is coherent and presents a good design. The dwelling would be located centrally within the plot with the parking and turning area to the front in shingle, a paved area around the dwelling and a grassed area to the rear of the plot. The dwelling would be in scale with the size of the plot and there would be an appropriate level of amenity space for future occupiers. The development is considered to meet the requirements regarding new dwellings set out within Draft Neighbourhood Plan Policy: 2 (Small scale (windfall and infill) development). Draft Policy 3 of this plan sets out the requirement and need for two and three bedroom houses with the village. This modest development provides a suitable addition to this needed level of housing for Heacham.

The visual impact on the wider area would be limited based on the dwelling itself. However, there would be a loss of some trees and a wall facing onto Malthouse Crescent which would be reduced to allow for the new access. Regarding trees, the Arboricultural Officer raises no objection and the plot is not within the Conservation Area. Four category C trees would be lost on the eastern boundary consisting of: three silver birch and one beech, however, the largest tree, a Horse Chesnut is located towards the roadside and would be retained, preserving the most visually notable tree. Two trees towards the south are also retained as are three

larger trees to the west within the donor plot. This is therefore considered acceptable. A condition is attached to protect the remaining trees on site due their importance and justification for this development.

Regarding the wall to the roadside, this is of some age but has no individual prominence or protection. The wall would be retained to the donor plot and the area removed will allow access to the plot. This will of course have a visual impact on the street scene but as the plot is not within a Conservation Area and the front elevation of the proposed dwelling will be constructed in in-keeping materials, the impact on the street scene and locality is considered to be acceptable.

The proposal as a result complies with polices CS06, CS08 and CS09 of the Core Strategy 2011, DM15 and DM17 of the Site Allocations and Development Management Policies Plan 2016, Policies 2,3,6 and 7 of the Draft Heacham Neighbourhood Plan as well as the National Design Guide.

### **Impact on Neighbour Amenity**

There would be no adverse impact on the amenity of any neighbouring properties. The development is single storey so windows and doors will be at ground floor only and boundary treatments would be conditioned as part of any approval.

Neighbouring properties are located to the west (the host dwelling) and to the south. To the north, the plot faces onto the road and to the east any residential properties are separated by an area of open field. The distance to the host dwelling is approximately 20m and to the southern dwelling over 20m. This distance combined with the single storey height and scale leads to no unacceptable amenity impacts.

The proposal would therefore comply with Polices CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

### **Highway Safety and Parking**

The access is located to the north of the plot from Malthouse Crescent. The Parish Council raises concerns regarding the location of the access. However, NCC Highways raise no objection to this proposal following amendments to the access and visibility splays. Subject to conditions, there are therefore no highways safety concerns.

Policy 7 of the Draft Heacham Neighbourhood Plan as well as DM17 of the Site Allocations and Development Management Policies Plan states that two or three bedroomed units must have two spaces per dwelling. This development is in accordance with both of these policies (two bedroom dwelling with two parking spaces).

### **Other Considerations**

#### **Statutory consultee comments**

No statutory consultee raises an objection to this proposed development. CSNN request further details on foul and surface water details which would be included as a condition of any approval.

#### **Permitted Development Rights**

It has been considered appropriate and necessary to remove permitted development rights regarding; enlargement, improvement or other alteration of a house, enlargement of a

dwellinghouse by construction of additional storeys, additions to the roof of a house, other alterations to the roof of a dwelling house, porches and buildings incidental to the enjoyment of a house (Outbuildings) in order to protect the amenity of future occupiers and neighbouring dwellings.

#### Draft Heacham Neighbourhood Plan

The Draft Heacham Neighbourhood Plan has passed at examination stage but has not yet passed through public referendum stage. As such, reference can be given to the neighbourhood plan policies, but they cannot be used as reasons for refusal.

As detailed in the above sections, it is considered that the proposed development would comply with the Draft Neighbourhood Plan regarding, small scale (windfall and infill) development, housing mix, design principles, residential car parking. Policy 5 : Principal residence requirement requires a condition that any new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. A condition would be attached to any approval.

#### CONCLUSION

Overall, it is considered that this development is acceptable and is fully policy compliant at national, local and neighbourhood level. The proposed dwelling is considered to be of an acceptable design given the locality and setting including form, scale and materials. There is an acceptable relationship between the host dwelling and the proposed dwelling including plot sizes. There are not considered to be any adverse or unacceptable neighbouring impacts and details of boundary treatments would be conditioned as part of any approval to ensure a suitable relationship with the host dwelling.

Reasons included in the Parish Councils objection do not directly mention any specific policy requirements and it is considered that the issues raised have been addressed in the above report. There are no objections from any other Statutory Consultees and the development is therefore considered to be in accordance with Policies; CS06, CS08 and CS09 of the Core Strategy 2011, DM15 and DM17 of the Site Allocations and Development Management Policies Plan 2016, Policies 2,3,6 and 7 of the Heacham Neighbourhood Plan as well as the National Design Guide.

#### 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: PROPOSED PLANS & ELEVATIONS, Drawing Number: 21111-02 B.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A,AA,B,C,D and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house, enlargement of a dwellinghouse by construction of additional storeys, additions to the roof of a dwellinghouse, porches and buildings incidental to the enjoyment of a dwellinghouse shall not be allowed without the granting of specific planning permission.
- 3 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 4 Condition: Prior to first occupation 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 hereby permitted is commenced or before the building is 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.
- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 5 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.

- 6 Condition: No development or other operations shall commence on site until the existing trees have been protected in accordance with the scheme as detailed in the Arboricultural Impact Assessment prepared by A T Coombes Associates Ltd, dated: March 2022. The works shall be carried out in complete accordance with the said scheme, which is hereby approved by the Local Planning Authority.

The protective fencing and the ground protection 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 or ground protection are damaged all operations shall cease until they are repaired in accordance with the approved details.

Nothing shall be stored or placed in any protected 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.

- 6 Reason: To ensure that the existing trees and hedgerow are properly protected in accordance with the National Planning Policy Framework 2021, CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and Policy 6 of the Heacham Neighborhood Plan.

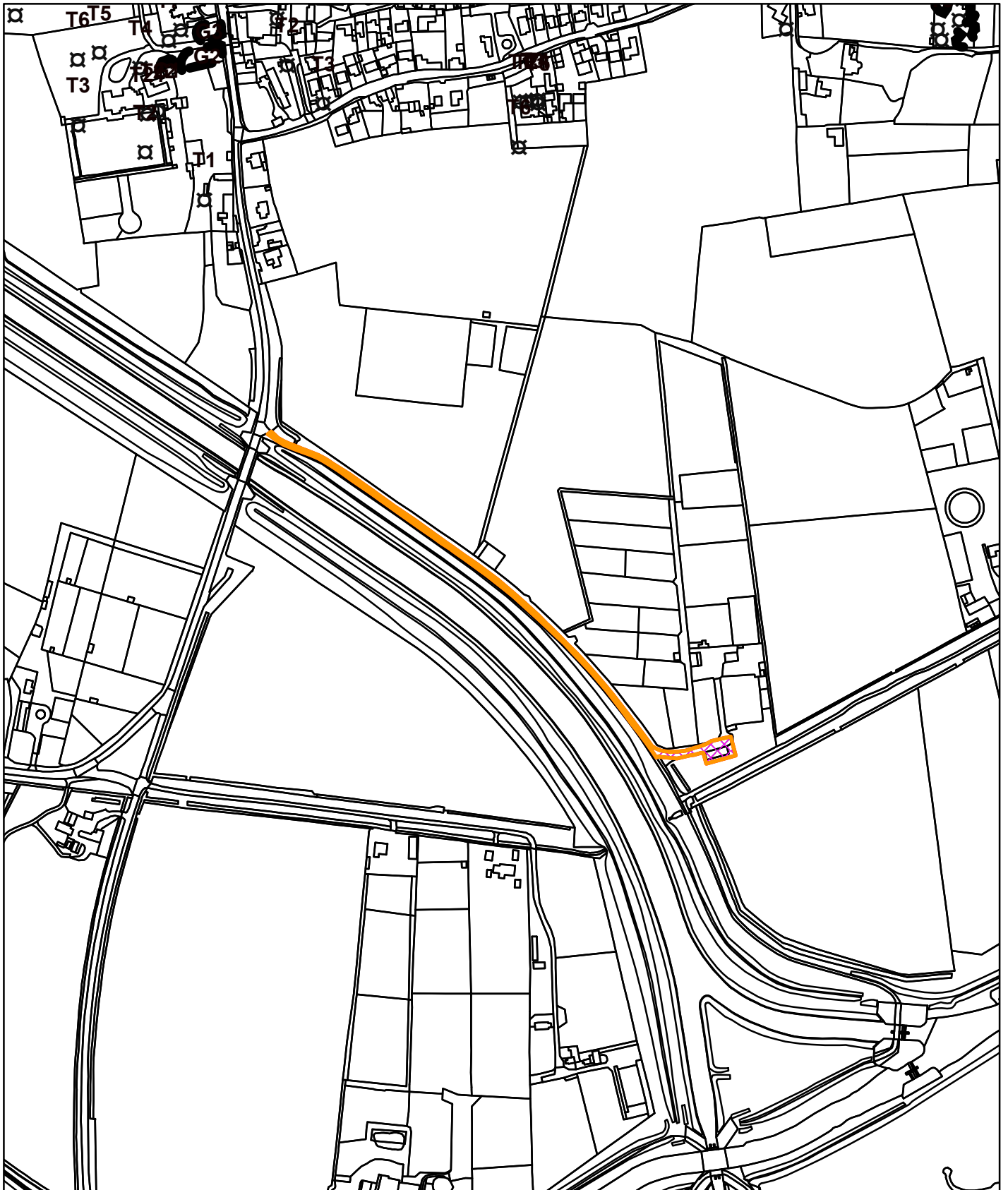
- 7 Condition: Prior to the first occupation of the development hereby permitted the vehicular/pedestrian/cyclist access/crossing over the footway shall be constructed in accordance with the highways specification (TRAD 3) and thereafter retained at the position shown on the approved plan. Arrangement 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.
- 7 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.
- 8 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 8 Reason: In the interests of highway safety.
- 9 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 9 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 10 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.
- 10 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 11 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.
- 11 Reason: In order to protect existing trees and to ensure that the development is compatible with the amenities of the locality in accordance with the NPPF, Policies CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan and Policy 6 of the Heacham Neighborhood Plan.
- 12 Condition: The dwelling hereby approved shall be occupied only as the primary (principal) residence of those persons entitled to occupy it. The occupiers of the dwelling shall be required to provide evidence that they are meeting the requirements of the condition, and shall make this information available at all reasonable times to the Local Planning Authority.

- 12 Reason: In order that the development permitted is in accordance with Policy 5 of the Heacham Neighbourhood Plan.

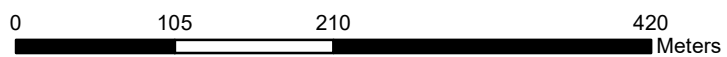


21/01127/F

Twelve Acre Farm, Moor Drove (East), Hockwold Cum Wilton, IP26 4JU



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



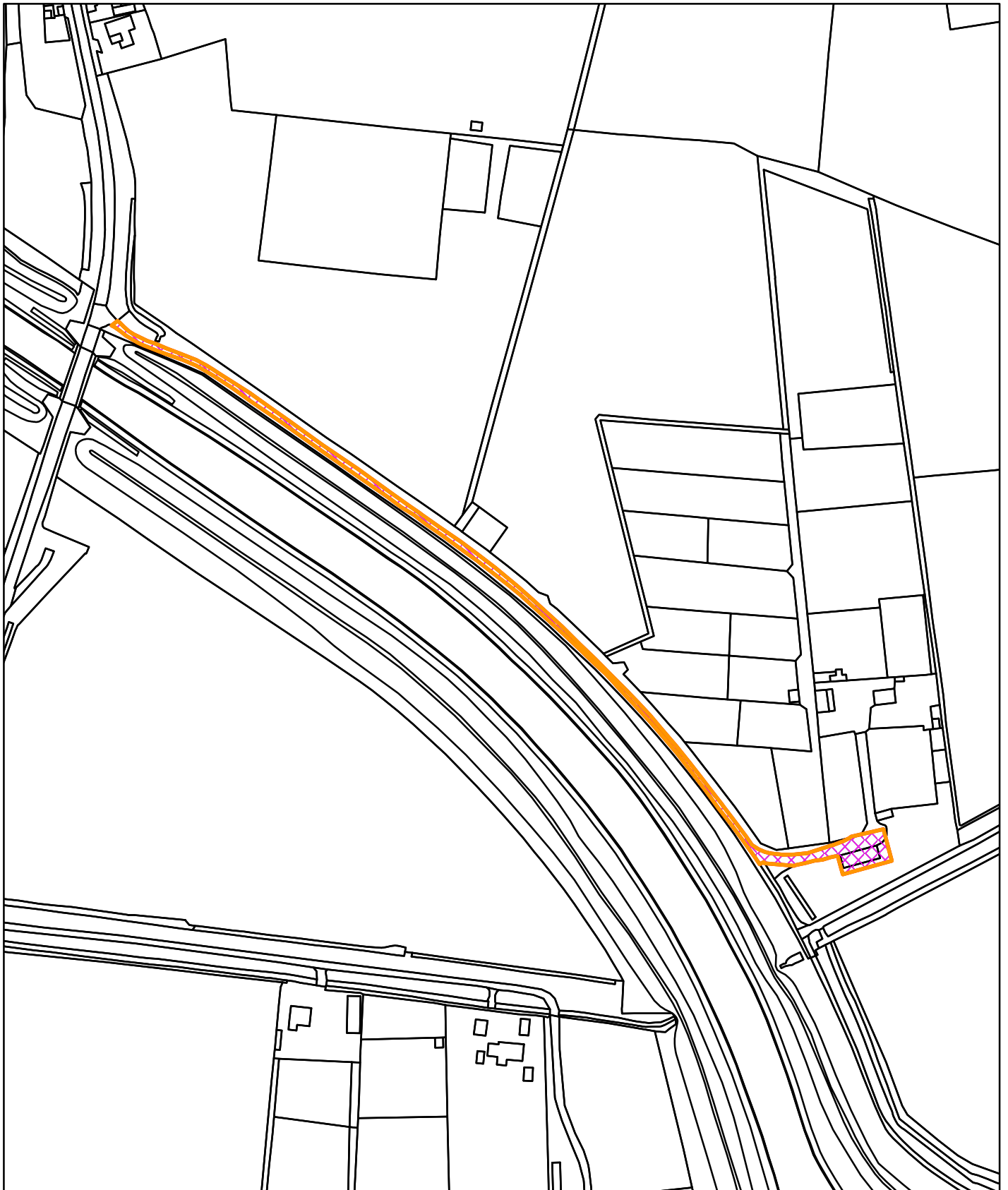
06/06/2022

65

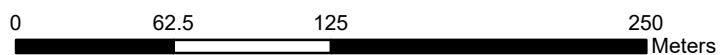


21/01127/F

Twelve Acre Farm, Moor Drove (East), Hockwold Cum Wilton, IP26 4JU



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



06/06/2022

66



<b>Parish:</b>	<b>Hockwold cum Wilton</b>	
<b>Proposal:</b>	<b>Retrospective change of use of first floor agricultural building to residential dwelling.</b>	
<b>Location:</b>	<b>Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton THETFORD</b>	
<b>Applicant:</b>	<b>Mr Bryan Rutterford</b>	
<b>Case No:</b>	<b>21/01127/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 2 September 2021 Extension of Time Expiry Date: 17 June 2022</b>

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

**Neighbourhood Plan:** No

**Case Summary**

The application is for the retrospective change of use of the first-floor of an agricultural building to residential use. The site consists of a series of paddocks bounded by post and wire fencing with some sporadic native hedges and trees. Within the wider site there are also existing field shelters, agricultural storage buildings, and storage containers. The application site of this application includes the agricultural building, immediate land surrounding the building, and access road leading to the building.

The application site is located on the northern side of Moor Drove (East), approximately 700m south of the village of Hockwold-cum-Wilton and is 4.75ha in size. The site is outside the development boundary of Hockwold-cum-Wilton and therefore categorised as countryside in the adopted Site Allocations and Development Management Policies Plan (SADMPP)(2016).

**Key Issues**

- Principle of Development
- Design, and Impact on Residential Amenity
- Impact on Surrounding Neighbours
- Highways Issues
- Flood Risk
- Other material considerations

**Recommendation**

**REFUSE**

## **THE APPLICATION**

The application is for the retrospective change of use of the first-floor of an agricultural building to residential use. The agricultural building was used for poultry in 2013, and is currently used for agricultural storage, with a retrospective residential flat on the first floor which was used as a residential flat and has been vacant for at least eight months, established by an Enforcement investigation (21/00018/UNAUTU). The site consists of a series of paddocks bounded by post and wire fencing with some sporadic native hedges and trees. Within the site there are also existing field shelters, agricultural storage buildings, and storage containers which were recently retrospectively approved. The application site of this application includes the agricultural building, immediate land surrounding the building, and access road leading to the building.

The application site is located on the northern side of Moor Drove (East), approximately 700m south of the village of Hockwold-cum-Wilton and has a holding of approximately 4.75ha. The site is outside the development boundary of Hockwold-cum-Wilton and therefore categorised as countryside in the adopted Site Allocations and Development Management Policies Plan (SADMPP)(2016). This application will also touch upon the permitted development rights contained within Class Q of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), which allow a change of use from an agricultural building to dwelling(s).

## **SUPPORTING CASE**

This is an unusual application in that what is proposed would be compliant with class Q as the building is of sound construction and totally convertible as has been proven by the works done.

Class Q is still possible either by converting the ground floor which is still an agricultural building or by reverting the first floor back to agricultural use and removing any domestic features making it an agricultural building as it was before, prior to an application. The building as a whole meets the 20th March 2013 requirements as it was a hatchery used for poultry by the previous owners at that time and was granted for that use. No change of use has occurred with permission, either via a planning application or due to time (certificate of lawfulness). Any temporary use between 2013 and the date of application if a Class Q application were made in the future would not affect the eligibility.

A more sensible approach in line with sustainability principals and to avoid the waste of resources is to deal with the conversion within a planning application, recognising the fall back option of taking everything apart and starting again, or, by converting the smaller ground floor instead.

The fall back option as dealt with in the case of *Mansell v Tonbridge And Malling Borough Council* [2017]EWCA Civ 131 allows the LPA to take account of the alternative scheme should the application not be accepted. In either of the fall back scenarios a dwelling would be created.

The fall back should therefore be given significant weight, and given it will mean a dwelling is created means this is not a case looking at a new dwelling.

The Local Policy predates *Mansell*, the NPPF and Class Q of the General Permitted Development Order.

Planning Committee  
15 June 2022

It is clear in this case that retaining the work already done and adding the windows etc to make it a usable dwelling is the best option accepting that resources have already been used. It also creates a much needed additional dwelling.

The access into the site is located within Flood Zone 3, and the dwelling will be partly within Flood Zone 2. A Flood Risk Assessment has been prepared and is submitted with this application which concludes that the site benefits from defences that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event including climate change. There are no recommendations for the design of the flat which will be on the first floor and the site is considered to pass the Sequential Test.

## **PLANNING HISTORY**

21/00434/F: Application Permitted: 21/09/21 - Retrospective Change of use of land for the siting of 8 storage containers - Committee Decision

20/00366/FM: Application Permitted: 11/01/21 - Retrospective application for use of land for an equine care / livery business, mobile home / temporary accommodation ancillary mobile unit housing customer w.c.s, office and tack room - Committee Decision

14/01644/F: Application Permitted: 13/02/15 - Application for the erection of a general-purpose agricultural building

14/01645/F: Application Withdrawn: 20/11/14 - Application for the erection of six polytunnels; (3x) 20m x 5m polytunnels and (3x) 20m x 4m polytunnels

14/01648/F: Application Withdrawn: 20/01/15 - Application for the proposed change of use of land for the siting of a temporary agricultural dwelling

14/01659/F: Application Permitted: 21/01/15 - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m

14/01657/F: Application Permitted: 21/01/15 - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m

14/01658/F: Application Permitted: 21/01/15 - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m

12/01724/F: Application Permitted: 18/12/12 - Construction of dog kennels

12/00448/F: Application Permitted: 29/05/12 - Retrospective consent for a change of use of land for the siting of temporary agricultural dwelling (mobile home) - Committee Decision

11/01949/F: Application Permitted: 01/08/12 - Retrospective application for the construction of three chicken runs and a timber shed

11/01793/F: Application Permitted: 09/01/12 - Retrospective application for the increase in height of machinery/feed store with reference to previously approved application 08/02714/F. - Committee Decision

08/02714/F: Application Permitted: 05/02/09 - Construction of machinery/feed store

Planning Committee  
15 June 2022

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** for the following reasons:-

- Road Safety - The road and its access to Station Road cannot support more traffic.
- The site should not be developed for residential use as it does not meet the circumstances listed below.
- Inaccuracy in the statements of West Norfolk Core Strategy 2011.
- Inaccuracy in the occupancy statement, as it has been occupied for the previous few years.

Local Planning Policy is contained in the West Norfolk Core Strategy 2011 as follows:-  
Conversion to residential use will only be considered where:

- the existing building makes a positive contribution to the landscape; This building is not nor will it make a positive contribution to this rural landscape.
- a non-residential use is proven to be unviable; This building is not being used to meet its potential. It could most definitely serve use as an agriculture building.
- the accommodation to be provided is commensurate to the site's relationship to the settlement pattern; The area is agricultural and houses, no permanent residential housing. The neighbouring business has only been allowed temporary caravan as the business requires 24 hours monitoring of livestock.

**Highways Authority: NO OBJECTION**

The proposed dwelling has an adequate means of access to the highway thanks to recent improvements to the access onto Station Road (B112).

The site should make adequate provision for the parking and turning of vehicles, and I recommend the following condition: SCH21 for parking, turning, and re-entering

**Environmental Health & Housing - Environmental Quality: NO COMMENT**

**Environment Agency: NO COMMENT** please refer to Standing Advice.

**Natural England: NO OBJECTION**

## **REPRESENTATIONS**

**TWO** letters of **OBJECTION** by the same third party, covering the following:-

- Expansion of the property boundary onto Moor Drove East.
- Permanent fencing placed across a portion of Moor Drove East, narrowing the track for vehicles and pedestrians and increasing possibility of falling into the ditch when crossing the drain.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS01** - Spatial Strategy

Planning Committee  
15 June 2022

**CS08** - Sustainable Development

**CS11** – Transport

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM5** – Enlargement or Replacement of Dwellings in the Countryside

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM21** - Sites in Areas of Flood Risk

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main issues to consider when determining this application are as follows:

- Principle of Development
- Design, and Impact on Residential Amenity
- Impact on Surrounding Neighbours
- Highways Issues
- Flood Risk
- Other material considerations

### **Principle of Development**

Hockwold-cum-Wilton is classified as a 'Key Rural Service Centre' along with Feltwell, within the settlement hierarchy under policy CS02 of the Core Strategy which allows for limited growth of a scale and nature appropriate to secure the sustainability of the settlement in line with policy CS06 in rural areas. The application site is located well outside of the development boundary of Hockwold-cum-Wilton and under policy DM2 of the SADMPP, would be classified as the countryside and subject to policies regarding the countryside such as policy CS06 of the Core Strategy.

Policy CS06 aims to protect the intrinsic beauty of the countryside and states that the conversions to residential use will only be considered where: the existing building makes a positive contribution to the landscape; a non-residential use is proven to be unviable; the accommodation to be provided is appropriate to the sites relationship to the settlement pattern; and the building is easily accessible to existing housing, employment and services.

Planning Committee  
15 June 2022

Furthermore, in terms of highway, there is a focus on improving accessibility between towns and villages so helping to reduce social exclusion, isolation and rural deprivation as set out in policy CS11.

The applicant has stated that from 2014 the holding is an equestrian holding in part, which is let out. The applicant has partially converted the first floor of the building and was subject to an Enforcement investigation in the beginning of 2021 for the use of the first-floor which was occupied by a tenant at the time of a site visit by the Enforcement Officer. No further reason has been given for the retention of the residential first-floor, other than that the "proposed dwelling would provide a use for an empty building and enhance the setting of the site which currently has no agricultural use." The scheme is not considered to meet the criteria listed in policy CS06 and given its distance from existing provisions would give rise to social exclusion, contrary to policies CS06 and CS11.

The applicant has argued a 'fall-back' position which involves applying for the conversion to a residential use through Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) Order (GDPO) 2015 (as amended) for a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses); and building operations reasonably necessary to convert the building to a dwellinghouse.

The status and concept of a fall-back development as a material consideration has been established through High Court Cases. Precedent judgements have referred to Class Q of the GDPO as a 'fall-back' position and state that Councils should satisfy themselves that there is a 'real prospect' of the 'fall-back' development being implemented. For a 'fall-back' position to be considered a 'real prospect', it does not have to be probable or likely: a possibility will suffice. The applicant has stated that if this application were to be refused, they would take out the first floor and convert the whole building under Class Q of the GDPO.

However, in order to have a 'fall-back' position, the building is required to meet the requirements of Part 3, Class Q of the GDPO. As it currently stands, the development fails to comply with the conditions set out under Q.2, "that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required". Development that requires a planning application for prior approval cannot be begun before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required or giving their prior approval. Therefore, at present the applicant is unable to implement the 'fall-back' position to convert the building under Class Q of the GPDO.

Whilst the concept of a 'fall-back' position is a material consideration, ultimately, this application which is for the retrospective change of use of the first floor to residential use, has forfeited its rights for a change of use under the prior approval procedure within the GDPO. Under a prior approval application, the local planning authority would consider and control a number of matters including, whether the siting or location of the building will make it impracticable or undesirable for the building to change from an agricultural building to a dwelling, and the design and external appearance of the building. These matters considered under a Class Q prior approval procedure, are repeated in policy CS06 of the Core Strategy and policy DM15 of the SADMPP.

Consequently, despite the applicant's argument that there is a 'fall-back' position for the development, the 'fall-back' position cannot be implemented at present. Furthermore, considering the matters to be addressed under the prior approval application for Class Q, the local planning authority consider the development, if applied through prior approval, would be refused for its siting, location and design. Therefore, the weight attached to the

Planning Committee  
15 June 2022



applicant's 'fall-back' position, is nominal and not as simple as the Planning Agent and Applicant present. Conclusively, the retrospective development is not supported by local policies CS06 and CS08 of the Core Strategy and policy DM15 of the SADMPP.

### **Design and Impact on Residential Amenity**

The current agricultural building is 20m long, 7m wide, and 5.5m tall. The agricultural building is constructed in concrete blocks, painted green, with a horizontal timber clad, lean-to shed along the north elevation. The building is agricultural in appearance, with tall doors on the north elevation, and a first-floor fire door on the south elevation. At present there are no domestic features to the building.

The part-conversion to a dwellinghouse involves minimal changes to the design of the building with an external metal stairwell to the south elevation and the insertion of windows on the north, east and south elevation to serve the first floor residential flat. The minimal alterations to the existing building would not significantly impact the setting of the countryside as the building would largely retain its agricultural appearance. However, it is considered the conversion of such a building, which does not already positively contribute to the landscape, does not comply with policy CS06 by reason of its agricultural appearance.

Furthermore, the scheme lacks private external amenity space for the occupiers of the residential flat. The National Design Guide (NDG) emphasises external spaces to support the health and wellbeing of the occupiers of the residential dwelling and their users. The scheme is therefore considered contrary to the provisions prescribed in the National Design Guide (NDG). Additionally, it is not clear if acceptable outdoor private amenity space could be provided given its proximity to a store and storage containers, which would give rise to noise impacts.

Notwithstanding the nominal contribution of the building itself to the landscape, the internal arrangements of the building; with a residential first floor and agricultural ground floor, are conflicting uses and would give rise to dis-amenity to the potential occupiers of the residential unit. Potential impacts, such as noise and odour, is likely to occur from the use of the agricultural unit, which would be detrimental to the resident's amenity. Paragraph 187 of the NPPF states that planning decision should ensure new development can be integrated effectively with existing businesses and that there the operation of an existing building could have a significant adverse effect on new development, including change of uses, the applicant should be required to provide suitable mitigation before the development has been completed. As the development is retrospective and no suitable mitigation has been submitted to safeguard the amenity of the potential occupier of the residential unit, the scheme fails to comply with provisions with the NPPF.

In summary, the scheme fails to comply with policies CS06 and CS08 of the Core Strategy, policy DM15 of the SADMPP for its design, and provisions with the NPPF and NDG.

### **Impact on Surrounding Neighbours**

The application site is isolated, surrounded by open countryside and agricultural fields. The closest residential neighbours to the site lie approx. 590m to the north, 290m to the east, 379m to the south-east, and 204m to the southwest. Given these distances there will not be an impact on any residential properties in the vicinity.

In relation to impact on surrounding neighbours, the development would have no impact to the neighbours and only in respect to impact on neighbours, would partially comply with policy CS08 of the Core Strategy and policy DM15 of the SADMPP.

## **Highways Issues**

One comment in objection stated that the applicant erected permanent fencing on the track, consequently narrowing the track with vehicle users and pedestrians. The applicant has the right to erect a fence on his land and the Highway Authority had no concerns regarding access or highway safety.

Furthermore, there are no objections to the scheme from the Highway Officer on highway safety grounds. The Highway Officer stated that the access to and from the proposed dwelling was made adequate due to recent improvements.

Therefore, in respect to highway safety, the development would comply with policy CS11 of the Core Strategy and policy DM15 of the SADMPP.

## **Flood Risk**

The access of the site is located in flood zone 3a, an area which has high probability of flooding and benefits from flood defences. The building is located in flood zone 2, with medium probability of flooding. The Planning Agent has submitted a Flood Risk Assessment, which states that the site access is at risk of surface water flooding but benefits from defences on the Cut-off Channel and Little Ouse. Generally, the probability of site flooding from the EA is less than 1% annual probability due to existing flood defence systems. Furthermore, the residential dwellinghouse will be restricted to the first floor of the building and complies with EAs standing advice for development in areas of flood risk. Additionally, in accordance with EAs standing advice, sequential test is not required if the development involves a change of use and as the classification of the building is both 'more vulnerable' (residential unit) and 'less vulnerable' (building for agricultural use) located within flood zone 2, an exception test is not required.

To summarise, in terms of flood risk, the development would comply with policy CS08 of the Core Strategy, policy DM21 of the SADMPP, and provisions within the NPPF.

## **Other material considerations**

Natural England has a standing objection to the scheme as no ecology report was submitted despite the application site being approx. 1km from the Breckland Special Protection Area (SPA) and therefore within the 1.5km constraint zone around the SPA, and within the Impact Risk Zones of the following Sites of Special Scientific Interest (SSSI). Therefore, further information was requested.

After submitting an ecology report which demonstrated that as this application for the change of use of an existing building with no land changes, there would be low risk of additional distance from visitors on nesting density of stone curlews, and unlikely to cause an increase in people movements, vehicle movement and associated changes as a result of the existing development within the vicinity. Furthermore, as there are a number of other farm buildings within the immediate area as well as a residential housing to the north, as such the increase in accumulative impacts through noise, light and human disturbance is likely to be minimal when compared with the existing facilities in the immediate vicinity as well as other developments in combination. Based on the ecology report, Natural England withdrew their standing objection and had no objections to the scheme.

The comment in objection claimed that the boundary of the site was encroaching onto Moor Drove East with the erection of a rail and post fence. Questions over ownership and possible encroachment are civil matters.

The scheme is therefore considered to comply with policy CS12 of the Core Strategy and provisions within the NPPF.

## **CONCLUSION**

The proposal for a retrospective change of use of the first floor of an agricultural building to a residential flat with agricultural storage on the ground floor, outside the development boundary of Hockwold-cum-Wilton is contrary to established local and national policies.

As Members will be aware, planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The material consideration of a 'fall-back' position offered by the Planning Agent and application is not granted substantial weight in this application, as the works related to the application are already enacted and the rights to apply for prior approval have thus been forfeited.

Furthermore, the design, siting and location of the building does not and will not make a positive contribution to the setting of the countryside landscape. The design of the building and lack of provisions for private external amenity space would give rise to dis-amenity to future occupiers, which is further exacerbated by the juxtaposed use of the building. For these reasons, the development is considered contrary to policies CS06 and CS08 and the Core Strategy and policy DM15 of the SADMPP, as well as provisions of the NPPF and National Design Code.

## **RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 The application site lies outside the development boundary for Hockwold-cum-Wilton as defined in the SADMPP (2016), where policies seek to restrict development to that identified as suitable in rural areas. The retrospective change of use of the first-floor to a residential unit fails to comply with the criteria for the conversion of an agricultural building within Policy CS06 of the Core Strategy (2011). In particular, the existing building is not considered to make a positive contribution to the landscape, no evidence has been submitted to demonstrate that a non-residential use would be unviable and the building has poor accessibility to existing housing, employment and services.

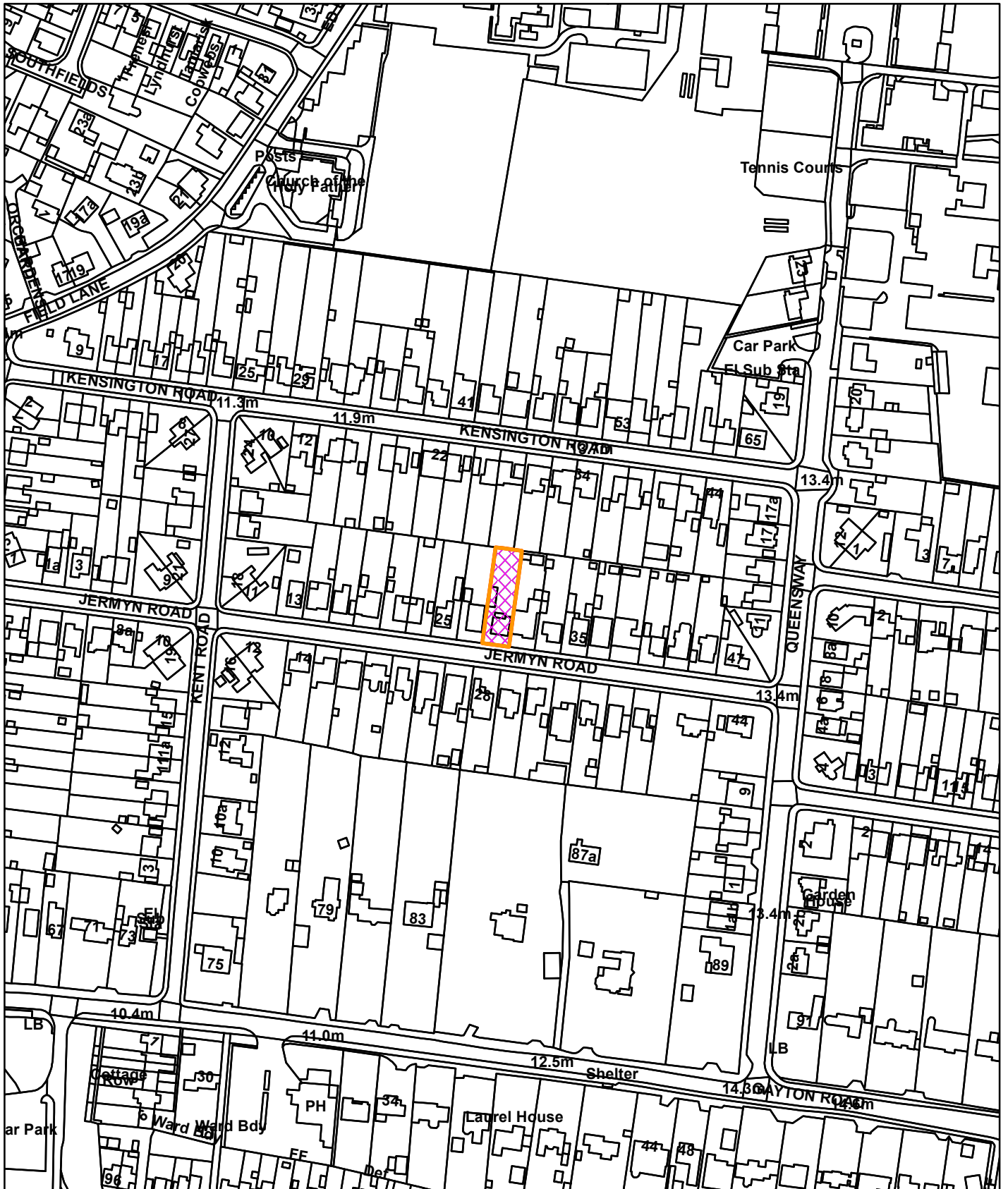
While the applicant asserts a 'fall-back' position exists under Part 3, Class Q of the GPDO 2015, it is considered such 'fall-back' position is forfeit as the development is retrospective. In the absence of any material considerations which would indicate a deviation from the adopted Development Plan, the proposal is therefore contrary to Policy CS06 of the Core Strategy (2011) and Policy DM2 of the SADMPP (2016).

- 2 The proposed development, by reason of the juxtaposed use of the residential unit at first-floor and agricultural storage at ground-floor would give rise to a poor relationship and potential for dis-amenity to future occupiers which is contrary to local and national policies. The development therefore fails to comply with Policies CS06 and CS08 of the Core Strategy (2011), Policy DM15 of the SADMPP (2016), and provisions in the National Design Guide and NPPF.

Planning Committee  
15 June 2022

22/00348/F

29 Jermyn Road Kings Lynn PE30 4AE



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



30/05/2022

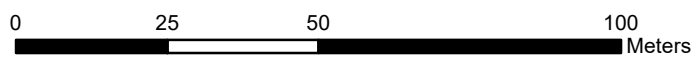


22/00348/F

29 Jermyn Road Kings Lynn PE30 4AE



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



30/05/2022

77



<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Erection of two storey rear extension</b>	
<b>Location:</b>	<b>29 Jermyn Road King's Lynn Norfolk PE30 4AE</b>	
<b>Applicant:</b>	<b>Mr Neil Elden</b>	
<b>Case No:</b>	<b>22/00348/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 2 May 2022 Extension of Time Expiry Date: 10 June 2022</b>

**Reason for Referral to Planning Committee** – Called in by Councillor Rust.

**Neighbourhood Plan:** No

**Case Summary**

The application site is located to the north side of Jermyn Road, a residential area within King's Lynn.

The proposal seeks permission for a new two storey rear extension and a single storey rear extension.

**Key Issues**

- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Any other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

This application is located within the Sub Regional Centre of King's Lynn, inside of the development boundary but outside of the Conservation Area. The proposal consists of a two storey rear extension alongside a single storey rear extension following the demolition of existing single storey rear projections.

The extensions measure approx. 3.6m in depth and 7.4m in width and would be constructed in facing brick, upvc windows and doors and red concrete tiles all to match the existing dwelling.

## **SUPPORTING CASE**

none received.

## **PLANNING HISTORY**

N/A

## **RESPONSE TO CONSULTATION**

**Highways Authority: NO OBJECTION**

**REPRESENTATIONS** One public **OBJECTION** regarding:

- Concerns that new side window at first floor to the existing dwelling may impact potential future extension to their house.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - **Sustainable Development**

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main considerations are:

- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Any other material considerations

### **Principle of Development**

The application proposes extensions to an existing dwelling within the residential curtilage, as such, development is acceptable in accordance with Policies CS08 and DM15 of the Local Plan.

### **Form and Character**

The application proposes a two-storey rear extension alongside a single storey rear extension. The rear extensions will both extend to the same depth at ground floor (approx. 3.6m shown on plans), slightly inset from the side elevations of the main dwelling. The single storey element would have a lean to roof with a roof light. The two storey element would then extend up to first floor with the eaves level with the main dwelling and a north facing gable with a ridge well below that of the main dwelling. With no side facing windows to the proposed extensions, there would be one part glazed door to the east, a first floor and ground floor window to the rear (north elevation) with a double glazed door.

The size scale and form of these extensions are wholly subservient and would be both in keeping visually and in scale with the existing dwelling. Materials would be either matching or acceptable additions to the dwelling and include: facing red brick to match existing, white upvc doors and windows to match existing, red concrete roof tiles to match and black upvc rainwater goods. As these extensions would be to the rear and inset from the side, there would be no street scene impact and wider views would be limited.

The proposal would therefore comply with policies CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the National Design Guide 2019.

### **Impact on Neighbour Amenity**

The neighbouring dwelling to the east has no side facing windows facing the extension and at ground floor, has a single-storey rear projection. The two-storey rear projection would be closest to this boundary but would be inset by over 1m and it would not extend past the rear of the neighbouring projection. There would be a distance of approximately 3 metres between the new extension and the neighbouring dwelling at first floor. Given the limited 3.6m projection, there would be no unacceptable or adverse neighbouring impacts to the east regarding overbearing or overshadowing. One additional obscure glazed high level window is proposed at first floor on the east elevation of the existing dwelling which would serve an ensuite. The installation of this window is permitted development.

To the rear, there is a distance of over 20m to the rear boundary so new rear facing windows would have limited impact. As the two-storey extension extends only around half of the rear elevation, there is a large distance to the western boundary and dwelling. The single storey rear element is closer to the boundary but as its single storey, its impact is very limited and is mostly screened by the boundary treatment (1.8m close board fencing) leading to no adverse neighbouring impacts.



Given the above, the proposal complies with polices CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Polices Plan 2016.

### **Other material considerations**

Public Objection.

Each planning application is assessed on its own merits. Consideration cannot be given to the impact of this proposal based on speculative future development at the neighbouring dwelling. Notwithstanding these comments, the window serves a non-habitable room and is permitted development.

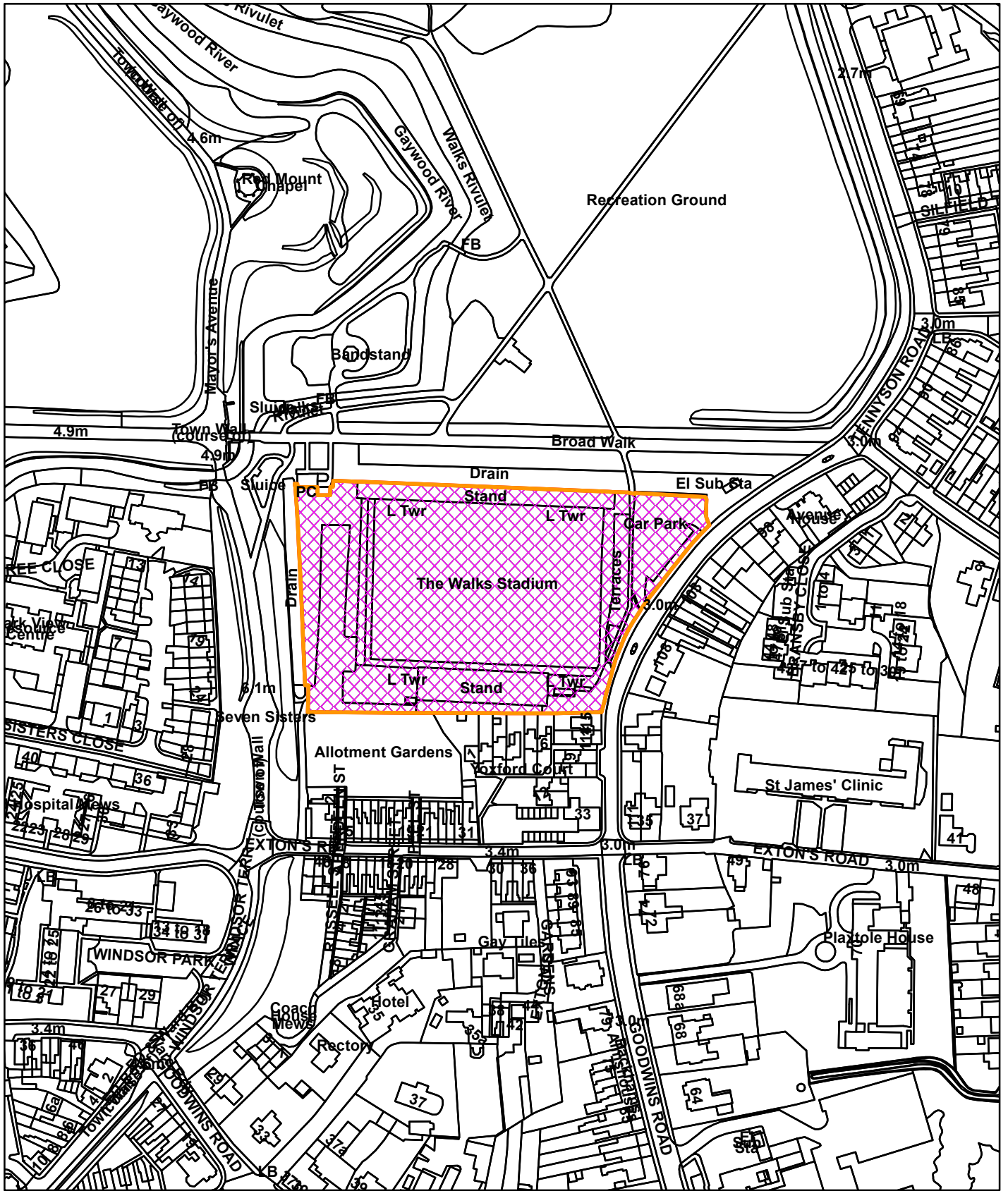
### **CONCLUSION**

Overall, it is considered that the form, scale and materials proposed in this development would be in keeping with the existing dwelling and wider locality and are considered acceptable. Located to the rear of the property there would be no street scene impact and any wider views would be limited. The impact on neighbour amenity has also been assessed and it is considered that there would be no significant or adverse impact on any neighbouring property as a result of the development. Therefore, the development would be in accordance with CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Polices Plan 2016 as well as the National Design Guide 2019.

### **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: SECTION THROUGH REAR, Received: 07/03/22, LOCATION PLAN, Received: 14/02/22, SITE PLAN, Received: 14/02/22 and PROPOSED PLAN AND ELEVATION, Received: 14/02/22.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

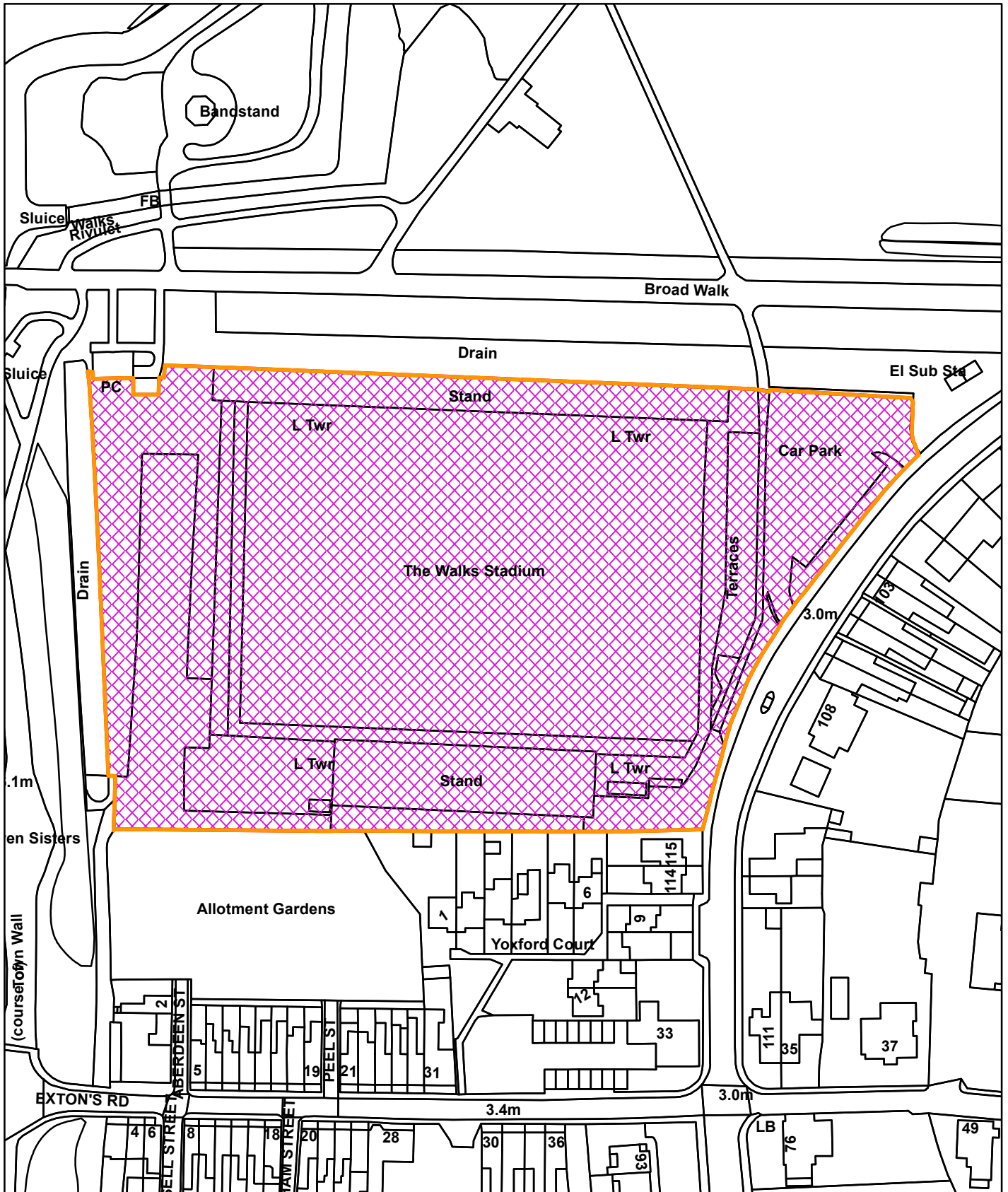


© Crown copyright and database rights 2022  
Ordnance Survey 100024314

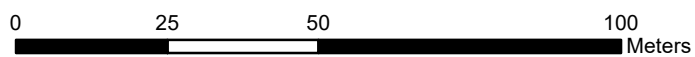


22/00573/CU

Kings Lynn Football Club Lt, Tennyson Road, Kings Lynn, PE30 5PB



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



06/06/2022



<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Change of use to allow non-football related entertainment events to be held on the premises for up to four time in one year</b>	
<b>Location:</b>	<b>King's Lynn Football Club Ltd Tennyson Road King's Lynn Norfolk</b>	
<b>Applicant:</b>	<b>Director, Lynn F C Limited</b>	
<b>Case No:</b>	<b>22/00573/CU (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 2 June 2022</b>

**Reason for Referral to Planning Committee** – Called-in by Cllr Hudson

**Neighbourhood Plan:** No

**Case Summary**

The application relates to the King's Lynn Football Club located on the western side of Tennyson Avenue, King's Lynn.

A change of use is sought (mixed use) to allow non-football related events for up to four times in any one calendar year.

**Key Issues**

- Principle of development
- Impact on Neighbour Amenities
- Impact on Highway Safety
- Other Material Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application relates to the King's Lynn Football Club located on the western side of Tennyson Avenue, King's Lynn.

A change of use is sought (mixed use) to allow non-football related events for up to four times in any one calendar year.

Each event is proposed to be only one day / evening and it is stated within the application that the hours of use will be Monday – Saturday 12:00 – 00:00 (midnight). No times are stipulated on Sundays and Bank Holidays.

However, the Applicant's Agent has stated that whilst it is anticipated that there will be activity within the grounds until midnight, they proposed to stop all outdoor music at 10:30pm.

It is proposed to locate the stage to the eastern side of the pitch in front of the existing hardstanding terraces. The football pitch itself is proposed to be used as the 'viewing area'.

Existing emergency exits will be utilised to the south-east and northeast of the grounds. A detached toilet block is shown on the submitted plan to the south-west of the site.

The newly surfaced carpark directly to the east of the football grounds is proposed to be used during the events as a stage / crew and artist area.

## **SUPPORTING CASE**

No supporting case accompanies the application.

## **PLANNING HISTORY**

There is extensive planning history associated with the site but none of which is relevant to the current application.

## **RESPONSE TO CONSULTATION**

**Parish Council:** N/A

**Highways Authority: NO OBJECTION**

**Environment Agency: NO OBJECTION** - the proposed change of use will not increase the flood risk vulnerability class.

**Environmental Health – CSNN: RAISE THE FOLLOWING CONCERNS: -**

- Holding objection due to lack of information;
- 'Open-air' nature of the events and proximity to dwellings;
- Noise mitigation and attenuation is required;
- Require a robust Event Management Plan document;
- Need to weigh up the reasons for this application (to provide financial support) with the impact in a residential area;
- No elevational plans submitted to show the height and design of the stage, or locations of speakers;
- No information regarding lighting rigs etc
- Some idea of the likely events would be of help in our assessments as these can vary;
- The use of the car park for artists and crew will be a source of noise and light pollution – requires details of proposed mitigation;

Planning Committee  
15 June 2022

- Hours of opening are listed as being from 12 noon until 12 midnight Monday to Saturday inclusive;
- What are the likely event times?
- We would recommend having a maximum end time of 22:30-23:00 hours
- Consideration is also needed regarding the impact after the event closes of persons leaving the site, waiting to be collected, congregating etc;
- Reducing the end time of the event would lessen the overall event impact;
- Ensure the premises was closed/completely vacated before midnight;
- Events requiring crowd participation in any form are more likely to have a greater impact;
- Gaps at the entrance/exit points to the site, which will allow noise break-out at ground floor height;
- May recommend a temporary approval i.e. for one year, to allow monitoring of events and possibly aid improving issues or preventing further events if they cannot be suitably controlled to protect residential amenity.

**Emergency Planner: NO OBJECTION** – recommends site management if they have not already and preparation of an evacuation plan, which could form a subset of the venue evacuation plan which is in place for existing football matches.

**Norfolk Constabulary: NO COMMENTS** received from the Designing Out Crime Officer but they have forwarded the consultation to their licensing team for their awareness.

## REPRESENTATIONS

The application was called-in by Cllr Hudson in the interests of the local community.

**FOUR** letters of **OBJECTION** received, raising the following concerns: -

- Neighbouring dwellings in close proximity to football ground;
- Noise (from the event itself and from people leaving the venue when finished);
- Disturbance;
- Intrusive nature of the music and PA;
- Vibrations;
- Negative past experience of previous outdoor events held in the stadium;
- Finishes at 11pm which affects young children's bedtime;
- Events over-run;
- Events inside the clubhouse aren't a problem due to sound insulation;
- Previous application to vary the license received local opposition;
- Residential area with vulnerable and elderly people;
- Affect well-being;
- Shift work;
- Parking provision;
- Pedestrian safety;
- Obstructing access to residents;
- Obstructing access to emergency services;
- No toilets facilities for the large numbers of people

**FIVE** letters of **SUPPORT** received, making the following comments: -

- Excellent idea;

Planning Committee  
15 June 2022

- The club needs additional income to support itself;
- Club went into administration several years ago;
- Cannot have buildings that are only used 25 days of the year;
- Events are already take place on The Walks;
- Limited to only 4 events a year;
- Most likely post football season;
- Many other football clubs hold similar events;
- Encourage vibrancy and sense of community to the local area;
- The club has been in this location since the 1880s and therefore house buyers should understand the situation;
- We don't want another Bury FC on our doorstep;
- Benefit to the community;
- The club turned professional but has now been relegated which raises concern about their future financially;
- The club is restricted geographically;
- Increased costs in travelling to away fixtures;
- The club is in a residential area but most football clubs are;
- Local pubs, restaurants and hotels would benefit;
- BCKLWN would benefit through increase revenue from car parking;
- The club could bring more jobs to the town;
- We cannot let our local football team fall by the wayside;
- Cannot see how parking will be a problem;
- The club would adhere to restrictions;
- Hope that security and policing will be used to full capacity;
- The club brings happiness, joy and fond memories;
- Life experience when growing up;
- Football isn't just a game;
- The stadium isn't just a pitch, its so much more than that;
- Community spirit;
- Friendship

**ONE NEUTRAL** letter received, making the following comments: -

- No objection as long as proper safeguards are put in place to protect local residents and their properties from litter and excessive noise;
- Historic concerns, when the club was under a previous owner, regarding antisocial behaviour.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** – Transport

Planning Committee  
15 June 2022

**CS13** - Community and Culture

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM9** - Community Facilities

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

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

- Principle of Development;
- Impact on Local Amenity;
- Highway safety;
- Other Material Considerations

### **Principle of Development:**

The application site is located within King's Lynn Sub-Regional Centre where the Development Plan asserts the importance of strengthening the retail function alongside tourist, leisure facilities and employment development and regeneration. Development and a change in land use is therefore acceptable in principle in accordance with the Development Plan.

It is a matter of fact and degree as to whether or not the proposal requires planning permission due to the nature of the use in association with the grounds and the limited time scales. It could be argued that temporary non-football related events (such as open-air concerts) would not result in a material change of use.

However, after deliberation and assessment of Part 4 (Temporary Buildings and Uses) of the General Permitted development Order (GPDO), it was decided that the proposed use would not strictly be ancillary to the football pitch, particularly when taking into consideration the presence of spectator stands and the clubhouse building, which includes a bar and is available for hiring out for other events outside of match days.

When considering the proposal against Planning Policy, the overarching policy aim within the NPPF is a presumption in favour of sustainable development, and in order to deliver this in a positive way there are three main objectives: -

Planning Committee  
15 June 2022



- Economic objective - looks to help build a strong, responsive and competitive economy. Supports growth, innovation and improved productivity.
- Social objective – Looks to support strong, vibrant and healthy communities, including accessible services and open spaces that reflect current and future needs and support communities' well-being.
- Environmental objective – looks to protect and enhance our natural, built and historic environment, including making effective use of land, minimising waste and pollution, and mitigating and adapting to climate change.

The relevant Local Development Plan Policies are as follows: -

Core Strategy Policy CS08 – Sustainable Development, states that ‘all new development in the borough should be of high quality design. New development will be required to demonstrate its ability to (amongst others):

- Enrich the attraction of the borough as an exceptional place to live, work and visit;
- Respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment;
- Optimise site potential, making the best use of land including the use of brownfield land;
- Enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles’.

Policy CS10 – The Economy, explains that the role of King’s Lynn as the economic driver for the sub-region means that most growth will be located within/adjoining the town. This sustainable approach to development aims to ensure new jobs are located near to the proposed residential development outlined in the Core Strategy.

It is recognised that leisure and cultural industries (among others) are key elements of the economic and social vibrancy of our borough, and contribute to the regeneration and growth of the area. The Council aims to promote opportunities to improve and enhance the visitor economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

The Council will seek to retain land or premises currently or last used for employment purposes.

Policy CS13 – Community and Culture, describes how Planning is about more than just physical land use. It is essential that planning aims to improve the wellbeing of local communities by tackling social issues, and creating the right conditions for people to have a good quality of life.

A socially and culturally sustainable community means that it is active, inclusive and safe – fair, tolerant and cohesive with a strong local culture and other shared community activities.

Policy DM9 – Community Facilities, states that ‘The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth’.

If a development would assist in the maintenance or enhancement of the financial viability of an existing business this may also bring wider benefits to the local economy. However, this has to be balanced with any impact on local amenity and in order for such gains to outweigh other planning objections, there must be an overriding wider benefit.

Planning Committee  
15 June 2022

The application has been submitted to allow the football club to diversify in order to receive financial support, to ensure the viability and longevity of the club. As a community facility, the football club is an underused resource and could be better utilised, in the interests of economic, social and environmental objectives. The principle of development is therefore acceptable.

### **Impact on Local Amenity:**

King's Lynn football grounds are located within a residential area with dwellings directly adjacent to the south, west and east of the site.

This location is also within the outskirts of the Town Centre where there is a diverse mix of uses.

When considering the Planning Policy context, paragraph 130 of the NPPF ensures that developments: -

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 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.

Locally, Policy DM15 – Environment, Design and Amenity, advises that development proposals should aim to create a high quality environment without detrimental impact on the amenity of new and existing residents.

Factors that could have a significant negative impact on the amenity of residents include: noise, odour, poor air quality, light pollution, land contamination and visual impact. It is also important to consider issues of security, privacy and overlooking when creating new development.

The Council will seek a proportionate level of information to determine the environmental impact of developments, and may seek planning conditions to ensure the development will comply with any national, regional or locally set standards on environmental quality.

It is acknowledged that CSNN have raised some concerns regarding noise impact on local residents, and their request for an Events Management Plan to be submitted before consent is granted. However, given the limited number of events and hours of use proposed, it is considered acceptable to condition such details and mitigation to be submitted within a specified time frame.

Local residents are likely to be accustomed to a level noise and activities around match days, which includes evening games during weeknights, and when the Blue and Gold (the football clubhouse) holds various events (including amplified music). That said, the proposal is somewhat different to events held inside the club house in that it involves a use which would take place on the open-air pitch, and would include live music during late night hours.

Such events are likely to have a degree of impact on local residents, however, that has to be balanced with the fact that it is proposed to take place for up to four days per year only. Furthermore, the condition for an Events Management / Noise Plan will enable the Local

Planning Committee  
15 June 2022

Authority to retain a level of control over each event and mitigate, as much as possible, any unacceptable noise and disturbance.

Other details referred to by CSNN, such as the height and design of the stage, lighting, people arriving and departing from the event etc, will be required within the Events management Plan.

It is not considered reasonable to grant a temporary planning consent for one year as requested by CSNN, given the limited number of events proposed.

Any further regulation of noise and disturbance is outside of the remit of Planning Control and would be dealt with by way of a Statutory Nuisance under the Environmental Protection Act 1990. For these purposes it would need to be demonstrated that the 'events' would 'unreasonably and substantially interfere with the use or enjoyment of a home or other premises; or injure health or be likely to injure health'.

Notwithstanding the fact that the Premises License allows for 'a performance of live music (indoors or outdoors)' from 10am -11:30pm Sunday to Thursday and 10am-12:30 midnight Friday and Saturday, the Planning Application process enables tighter controls if necessary. Therefore, given the potential for a degree of impact on residential amenity, in terms of noise impact, it is considered reasonable to restrict any outdoors music to 10:30 as suggested by the Applicant's Agent.

The application states that there will be activity at the ground until midnight but a condition will be imposed preventing any music after 10.30pm Monday – Saturday and no times on Sundays or Bank Holidays.

The application also states that there will be 45 employees associated with the proposed events, which includes the presence of Stewards to supervise and manage the events and offer security to maintain order.

In summary, the main consideration should be given to the weight afforded to any potential harm arising from the proposal, in terms of the impact on living conditions of nearby residents and their general amenity and functioning. The proposal involves only four events per year and this needs to be balanced against the fact that the grounds are regularly used for football events, including evening weeknight matches, and other material considerations.

### **Highway safety:**

Although the Local Highway Authority Officer raises no objection to the proposal, it is acknowledged that sections of Tennyson Road and the surrounding streets have areas of unrestricted on-street parking and that such an application is likely result in an overflow of parking from the site to on-street positions.

However, it is also the case that this application is for 4 events a year only and would be very similar to the periods when there is a match. Furthermore, NCC have not experienced significant complaints about the present parking aspects, which would appear to correspond with the comments submitted by local residents in relation to the planning application, which relate more towards social and domestic considerations.

The LHA is therefore of the view that an approval of the application is unlikely to result in any significant highway safety hazard above that currently experienced and as such, it would be difficult to substantiate a highway objection to 4 events a year.

Planning Committee  
15 June 2022

The LHA officer makes reference to the use of a temporary permission for one year so that any true impact could be assessed.

A temporary consent is not considered necessary for a proposed use of this scale (being only 4 days per calendar year).

Other Material Considerations:

*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 will not have a material impact upon crime and disorder.

*Third Party Representations: -*

All third-party comments have been taken into full consideration in reaching a recommendation for this application, some of which have been addressed above in the report.

Concerns relating to noise, disturbance and anti-social behaviour over and above what is reasonably expected at a venue of this nature, being a football club, is outside the remit of Planning Control, and if necessary will be dealt with as a Statutory Nuisance under the Environmental Protection Act 1990.

**CONCLUSION:**

The main consideration in the determination of this application is the acceptability of the principle of diversifying the football club's activities to non-football related events, in response to economic support, and whether or not that is outweighed by other material considerations such as the potential impact on residential amenity.

The proposal offers general conformity with Development Plan Policies, in terms of economic objectives, by helping to build a strong, responsive and competitive economy; social objectives by contributing to a strong, vibrant community; and environmental objectives, by making effective use of underused land / community facilities.

There will inevitably be a level of noise and disturbance associated with the proposed events due to their very nature. However, this needs to be balanced with the current events that take place at the football club and whether the impact from the proposed events would be significant enough to adversely affect the amenity of others, over and above what would be reasonable in this location.

It is your Officer's opinion that allowing four events per year would not unreasonably or substantially impact on residential amenity to such a degree that would adversely affect their living conditions, when taking into consideration the existing use of the football grounds. As such it is not considered that any limited noise and disturbance, as a result of the four events per year would outweigh the economic and social benefits to the club.

It is therefore considered that the proposal accords with general provisions of the NPPF and Development Plan Policies CS03, CS08, CS10, CS13, DM9 and DM15.

Planning Committee  
15 June 2022

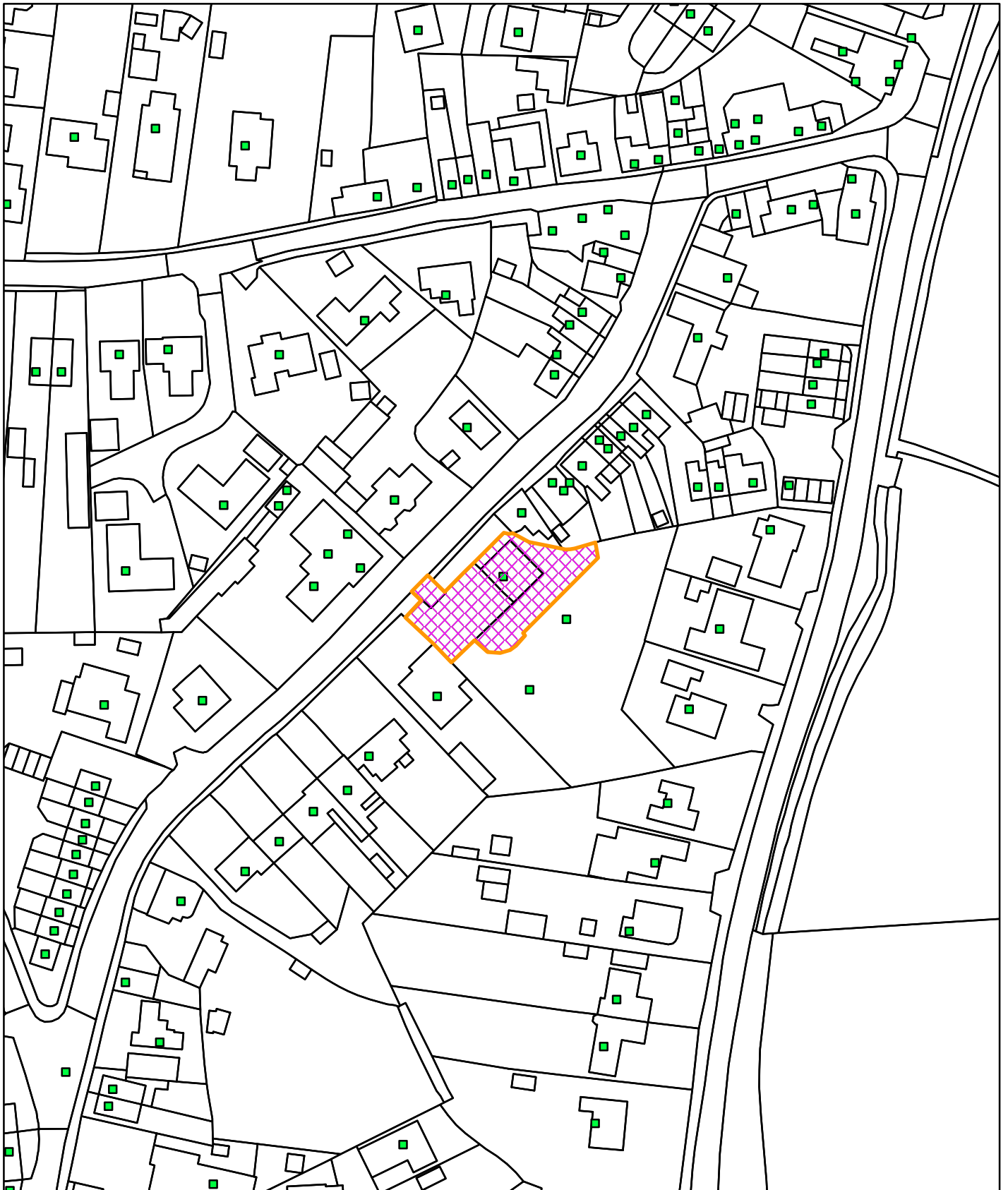
## RECOMMENDATION:

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

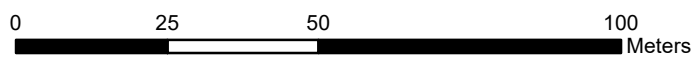
- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans; 22-L08-P002A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: There shall be no more than four non-football related events, each event being a single day, in any calendar year.
- 3 Reason: In the interests of local amenity and in order for the Local Planning Authority to retain control over such development, in accordance with the provisions of the NPPF.
- 4 Condition: Each of the four events shall be a single day and shall not take place outside of the hours of 12pm – 10:30pm Monday to Saturday, and at no times on a Sunday or Bank Holiday.
- 4 Reason: In the interests of local amenity, in accordance with the provisions of the NPPF.
- 5 Condition: No events shall take place until an Events Management Plan, including a noise mitigation scheme, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before and during each event.
- 5 Reason: In the interests of local amenity, in accordance with the provisions of the NPPF.
- 6 Condition: No live or amplified music shall take place outdoors, in association with the events hereby approved, after the hours of 10:30pm Monday to Saturday, and at no times on Sundays and Bank Holidays.
- 6 Reason: In the interests of local amenity, in accordance with the provisions of the NPPF.

22/00266/RM

Plot 1 Adj 40 Marshland St Terrington St Clement PE34 4NE



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



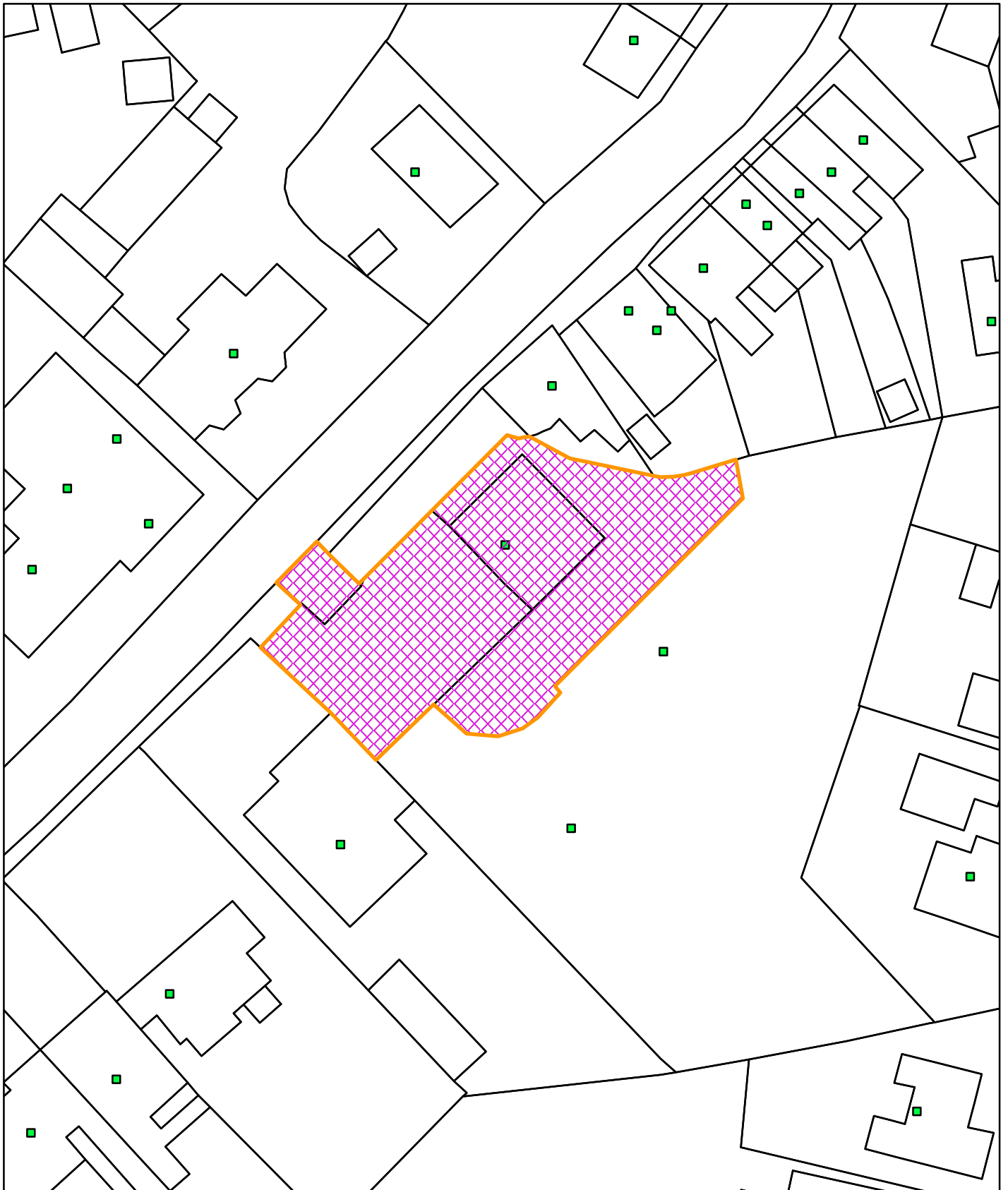
01/06/2022

94

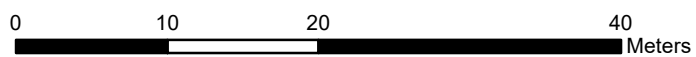


22/00266/RM

Plot 1 Adj 40 Marshland St Terrington St Clement PE34 4NE



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



95

01/06/2022



<b>Parish:</b>	<b>Terrington St Clement</b>	
<b>Proposal:</b>	<b>RESERVED MATTERS: Proposed new dwelling and garage and associated works</b>	
<b>Location:</b>	<b>Plot 1 Adj 40 Marshland Street Terrington St Clement KINGS LYNN</b>	
<b>Applicant:</b>	<b>Warnes &amp; Edwards</b>	
<b>Case No:</b>	<b>22/00266/RM (Reserved Matters Application)</b>	
<b>Case Officer:</b>	<b>Olivia Luckhurst</b>	<b>Date for Determination: 5 May 2022 Extension of Time Expiry Date: 15 June 2022</b>

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

**Neighbourhood Plan: No**

**Case Summary**

The site comprises a former retail nursery (PJ Brown Nurseries) on 0.23Ha of land to the rear of the south-eastern frontage of Marshland Street and western side of Churchgate Way within the heart of Terrington St Clement (designated a Key Rural Service Centre). It lies within the development boundary for the village as shown on inset map G93 of the SAMDPP. The site is bound on all sides by residential development and is immediately adjacent to the Conservation Area boundary which runs along the front of the site.

This application seeks reserved matters approval for plot 1 following outline permission being granted under ref: 19/01788/O. An application for reserved matters for three plots was considered at Planning Committee in September 2021 and was refused permission on the grounds of impact of the outbuildings to Plot 1 on the neighbouring property. The current application seeks to resolve issues raised insofar as plot 1 only.

**Key Issues**

- Principle of development and Planning History
- Character and Appearance
- Impact upon setting of Conservation Area
- Impact upon adjoining properties
- Other material considerations

**Recommendation**

**APPROVE**



## **THE APPLICATION**

The site comprises a former retail nursery (PJ Brown Nurseries) on 0.23Ha of land to the rear of the south-eastern frontage of Marshland Street and western side of Churchgate Way within the heart of Terrington St Clement (designated a Key Rural Service Centre). It formerly contained polytunnels and greenhouses, but these have been cleared to enable archaeological investigations.

The site lies within the development area of the village shown on inset map G93 of the SADMPP and is adjacent to the Conservation Area along Marshland Street, with only the existing point of access falling within it. The site is therefore mainly enclosed by residential properties.

This application seeks reserved matters approval for the layout, scale, appearance and landscaping of the development for plot 1 only – access was agreed at the outline stage. An application for reserved matters for three plots was considered at Planning Committee in September 2021 and was refused permission on the grounds of impact of the outbuildings to Plot 1 on the neighbouring property. The current application seeks to resolve issues raised insofar as plot 1 .

Plots 2 and 3 have been recently permitted under reference 21/01846/RM.

## **SUPPORTING CASE**

This Statement supports the Reserved Matters Planning Application for a residential dwelling at land Adj. 40 Marshland Street, Terrington St Clement involving the erection of a dwelling following the outline approval under reference 19/01788/O, approved 28th January 2020.

This scheme is consistent with earlier outline approval in terms of numbers and general layout, utilising the existing access on to site, and upgrading it.

The proposal has been designed to be sympathetic with the nature of this site and reflect a more traditional solution for the site which abuts the conservation area for Terrington St Clement. The submitted drawings demonstrate that the site can comfortably accommodate the dwelling together with the required amenity space, parking and turning, whilst also respecting the neighbouring dwellings and dwellings under construction.

The proposed level of accommodation along with the proposed form and massing are conveyed on the drawings provided. This level of redevelopment is considered to provide a high-quality scheme that enhances the current use of the site. It reflects the central village location of the site and previous outline approval to create a more sustainable, higher quality scheme.

The proposed scheme follows conversations with the Planning Officer which has led us to a scheme which is supported by them.

Particular attention has been made to safeguard the privacy of both the proposed and existing properties especially given the need to lift the dwellings out of the ground as dictated by the requirements of the environment agency.

The application comes with the support of the Parish Council and all other statutory consultees.

## PLANNING HISTORY

05/00425/F: Application Permitted: 12/04/05 - Construction of polytunnel (Delegated)  
19/01788/O: Application Permitted: 28/01/20 - Outline Application: 3no. new dwellings and associated works (Delegated)  
20/01559/RM – Application Refused: 15/09/21 - Reserved matters application for three dwellings (Committee)  
21/01846/RM – Application Permitted: 21/11/21 - Reserved Matters Application for Plots 2 and 3 only (Delegated)

## RESPONSE TO CONSULTATION

**Parish Council: NO OBJECTION** with the following comment:

There are no objections to the development but there are some concerns regarding the access which crosses a busy footpath but the council have been informed that the developer has been advised regarding the splay to the access by highways.

**Highways Authority: NO OBJECTION** subject to a condition relating to parking layout.

**Water Management Alliance: NO OBJECTION** in principle, subject to The Board's Byelaws being complied with.

**Environment Agency: NO COMMENT**

**Emergency Planning Officer: NO OBJECTION** with the following comments:

I have no further comments to make at this stage as all flooding matters were dealt with at outline application stage.

**Environmental Quality: NO OBJECTION IN PRINCIPLE** with the following comments:

The application refers to outline - 19/01788/O which contains conditions 13, 14, 15, 16 referring to contaminated land which will require discharge. The reserved matters relate to appearance layout & scale and landscaping and we have no further comment regarding contaminated land.

**Natural England: NO OBJECTION**

**Conservation Officer: NO OBJECTION** (Verbal) – the proposal is not considered likely to lead to harm to the Conservation Area.

## REPRESENTATIONS

**SIX** letters of **OBJECTION**, the comments summarised as follows:

- References made to previous refusal in 2021 and previously reasons for refusal
- Detrimental impact on surrounding properties
- Neighbour request that the application be called in
- Squeezed in/Cramped layout
- Overlooking/Loss of privacy, specifically from rear windows and veranda
- Query over positioning of Conservation Area and impact on the Conservation Area as a whole
- Query over ownership/position of shared boundary
- Proximity of garage building to shared boundary and private sewer and potential adverse impacts on amenity in relation to size of structure adjacent to boundary

Planning Committee  
15 June 2022

- Concern over driveway layout and interface to the highway
- Noise and disturbance associated with position of parking/turning area

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The key issues in assessing this proposal are considered to be as follows:

Principle of development  
 Character and Appearance  
 Impact upon setting of Conservation Area  
 Impact upon adjoining properties  
 Other material considerations

### **Principle of Development:**

The principle of developing this site was established by the granting of outline planning permission granted under ref: 19/01788/O. Conditions attached to that permission relate to reserved matters, access specifications, foul, surface water and land drainage, flood risk mitigation measures, archaeological investigations, contamination investigation and remediation, construction management plan and no more than 3 dwellings of single storey construction with roof accommodation. Certain parameters have therefore already been set by the outline permission.

The proposal for plot 1 has been amended following a recent refusal under application 20/01559/RM. This previous application was refused for the following reason(s):

The proposed garage/summer house on Plot 1 by virtue of its height and siting in close proximity to the neighbouring property (No.48 Marshland Street), would create an unacceptable loss of amenity to that property, contrary to the provisions of Paragraph 130 of the NPPF and Policy DM15 of the SADMPP (2016).

The current proposal shows the dwelling reduced in width following the removal of a two-storey side extension. The garage has also been significantly reduced with the ridge height reduced from 4.4m to 3.7 (0.7m reduction in total) and the summer house has been removed entirely from the scheme.

Plots 2 and 3 were permitted under reference 21/01846/RM.

### **Character and Appearance:**

The proposed dwelling would be chalet style with bedrooms in the roofspace, in a choice of facing materials (red multi bricks, grey double pantiles and cream uPVC windows and joinery) which are considered to be compatible to the palette in this locality.

The dwelling would measure 7.6m in height, 11.5m in width and 9.1m in depth and would comprise of one and a half storeys with dormer windows positioned on the front elevations serving bedrooms. The rear of the property would be host to two sets of double doors serving the living room and kitchen with roof light serving the first floor rooms. The side elevations do not incorporate any windows to avoid overlooking however, the side would incorporate 3no. 'dummy' windows to break up the blank elevation.

The garage would measure 3.7m in height (0.7m less than before), 4.1m in width and 7.7m and will provide a parking space for 1no. car. This is positioned with ridge running parallel to the neighbour's garden and the road, with gable end facing towards the neighbouring dwelling (No. 48 Marshland Street).

The property will be set further forward than the approved neighbouring plot 2 and will be enclosed by close boarded fencing with a trellis on top for the majority of this boundary. The close boarded fencing is proposed to increase in height adjacent to the side elevation of the property, providing additional screening between this dwelling and the front windows of Plot 2.

Overall, the proposed dwelling and garage are considered to be of an acceptable and appropriate scale, design and form which incorporate materials that are in keeping with the surrounding properties and reflect the character of the area.

The proposal complies with Policies CS06 and CS08 of the Core Strategy 2011 and DM15 of the SADMPP 2016.

### **Impact upon setting of Conservation Area:**

Paragraph 130 of the NPPF states any new development should be "sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)." The paragraph goes on to say new development "should establish or maintain a strong sense of place using the arrangement of streets, spaces building types and materials to create attractive, welcoming and distinctive places to live, work and visit". Paragraph 202 of the NPPF highlights that where less than substantial harm is caused to a heritage asset, this has to be balanced against the public benefits. Chapter 12 reinforces the importance of the need to achieve 'well-designed places.'

Policy CS08 of the Core Strategy states that all new development should be of high quality design. New development will be required to demonstrate its ability to: protect and enhance the historic environment...and respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment...' Policy CS12 goes on to say that development should seek to avoid, mitigate or compensate for any adverse impacts on...heritage. That the design of new development should be sensitive to the surrounding area and not detract from the inherent quality of the environment.

The Council has a duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 to assess the effects of a proposed development upon the setting of the Conservation Area. Whilst the site adjoins the Conservation Area for the village (only the access lies within it), the removal of the polytunnels and temporary structures has already greatly improved its setting.

It will be noted from the Consultations section above, that our Conservation Officer has visited the site and confirmed no objections to the current proposal.

Concerns were raised on the previously refused application from CAAP regarding blank gables which was addressed by adding 'dummy windows' to the south elevation. This design feature has also been included on the current submission which is again welcomed and no further concerns relating to this issue has been raised.

In light of the above considerations, it is concluded that the proposed development would have less than substantial harm to the Conservation Area and the benefits of developing new housing in this Key Rural Service Centre would outweigh any concerns. The proposal complies with the provisions of the NPPF and Policies CS06, CS08 & CS12 of the Core Strategy.

#### **Impact on Residential Amenity:**

Whilst the principal of development has already been established via the outline approval, it is still important to ensure that the new dwelling does not have a detrimental impact on residential amenity of residents of existing surrounding properties and the new dwellings on the site.

As the dwelling will need to be elevated by 1m for flood defence purposes its even more crucial to make sure the proposal does not lead to an unacceptable amount of overlooking or loss of light as well as ensuring the occupiers of plot 1 are not impacted upon from existing surrounding properties.

To maintain this, permitted development rights can be restricted via condition to prevent the insertion of dormers and additional rooflights. Permitted development rights will also be restricted to prevent the creation of new buildings incidental to the main dwelling such as sheds or summerhouses.

The site will be enclosed to the north and south with existing trees and hedging with the east of the site enclosed by 2m high close boarded fencing with a 0.4m trellis on top with. A 2.8m fence with extend down the eastern boundary of the site between the plot 1 and plot 2 to prevent any overlooking from plot 2's dormer windows into the application site. The proposed fencing and retention of existing vegetation is considered to sufficiently screen the site preventing overlooking and loss of privacy from both in and out of the plot.

Additional mitigation in the form of side screen panels can also be used to the rear door platforms of steps of Plot 1 – details of which may be secured via condition along with implementation and maintenance in that form.

Representations of objection highlight concerns relating to the potential loss of light as a result of the proposed garage to the neighbouring property of No.48 Marshland Street. This property has been extended to the rear with the passage of time, resulting in a relatively small and irregular shaped back yard of limited practical use, already bounded by hedging and fencing and to the north of the proposed outbuilding. Its primary garden/amenity area therefore lies parallel to the road and in between the pavement and the application site. It is bounded by the aforementioned established hedging and wall plus fencing on the roadside.

Following the reduction in height of the proposed garage by 0.7m, the proposed eaves measure 2.7m and with a ridge to 3.7m. Considering the orientation of this element of the proposal, with gable end facing No. 48 to the North East, the proposed outbuilding is considered unlikely to lead to any significant impact on the amenity of adjoining properties. The garage is approximately 2.7m from this shared boundary which comprises hedging which would further limit any impact.

Overall, given the orientation of the plot and scale of the garage following the recent amendment, the proposal is considered acceptable and overcomes the previous reason for refusal relating to Plot 1. The proposed development complies with Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

#### **Other Material Considerations:**

Other concerns raised by third parties were addressed at the outline stage when the principle of developing this site for residential purposes was established.

The access has been designed to meet the requirements of the Local Highway Authority and there is ample parking and turning space allocated within the site to serve the proposed dwellings. Its provision prior to occupancy and retention can be secured via condition.

All other matters of planning importance are to be addressed via conditions attached to the outline permission including: foul water and surface water (including land drainage); contamination and archaeology; and a construction management plan as requested by CSNN.

#### **CONCLUSION**

The principle of developing this site with three dwellings has already been established. It is a particularly difficult site in that there are constraints in the form of flood risk mitigation measures raising FFLs by 1m above existing ground level and the site being effectively surrounded by existing residential properties; plus respecting the adjoining Conservation Area.

As outlined in the report above, plot 1 relates well to the neighbouring properties plot 2 and 3 which were permitted under 21/01846/RM. The proposed garage is considered to have been sufficiently reduced in scale with a minimal ridge height. Also taking into consideration the fall-back position provided by permitted development right for the garage and separation distance to No.48 Marshland Street, this inter-relationship is considered to be acceptable.

The proposal is therefore considered to meet the requirements of the NPPF and NPPG, Policies CS01, CS02, CS06, CS08, CS11 & CS12 of the Core Strategy (2011) and Policies DM1, DM2, DM15 & DM17 of the SADMPP (2016). It is recommended for approval subject to certain conditions stated below.

## RECOMMENDATION:

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

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

SE-1458 PP1005 H SITE AND LOCATION PLANS Received 28.04.2022  
View document details Revised Drawing 28 Apr 2022 SE-1458 PP1110 B  
PLOT 1 PLANS AND ELEVATIONS Received 28.04.2022

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking / turning demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 3 Condition: Prior to occupation, details of side screens to the rear door platforms of steps of plot 1, shall be submitted to, and agreed in writing by, the Local Planning Authority. The screens shall be implemented as agreed prior to occupation and shall be maintained in that condition thereafter.
- 3 Reason: In the interests of residential amenity and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP (2016).
- 4 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alterations to its roof shall not be allowed without the granting of specific planning permission.
- 4 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 5 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.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision

Planning Committee  
15 June 2022

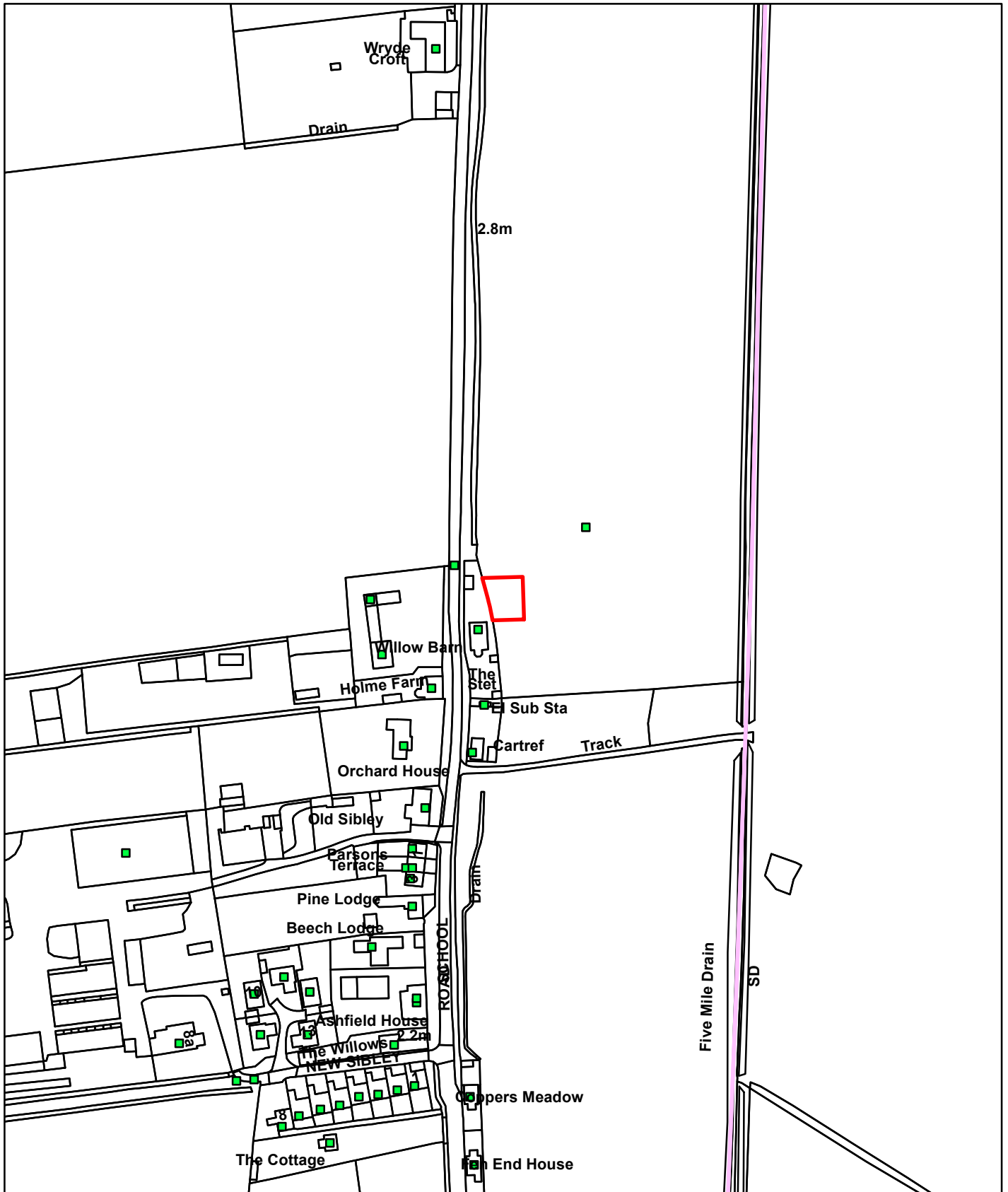
within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

- 6 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.



22/00346/F

Land E & NE The Stet School Road St Johns Fen End PE14 7SJ



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



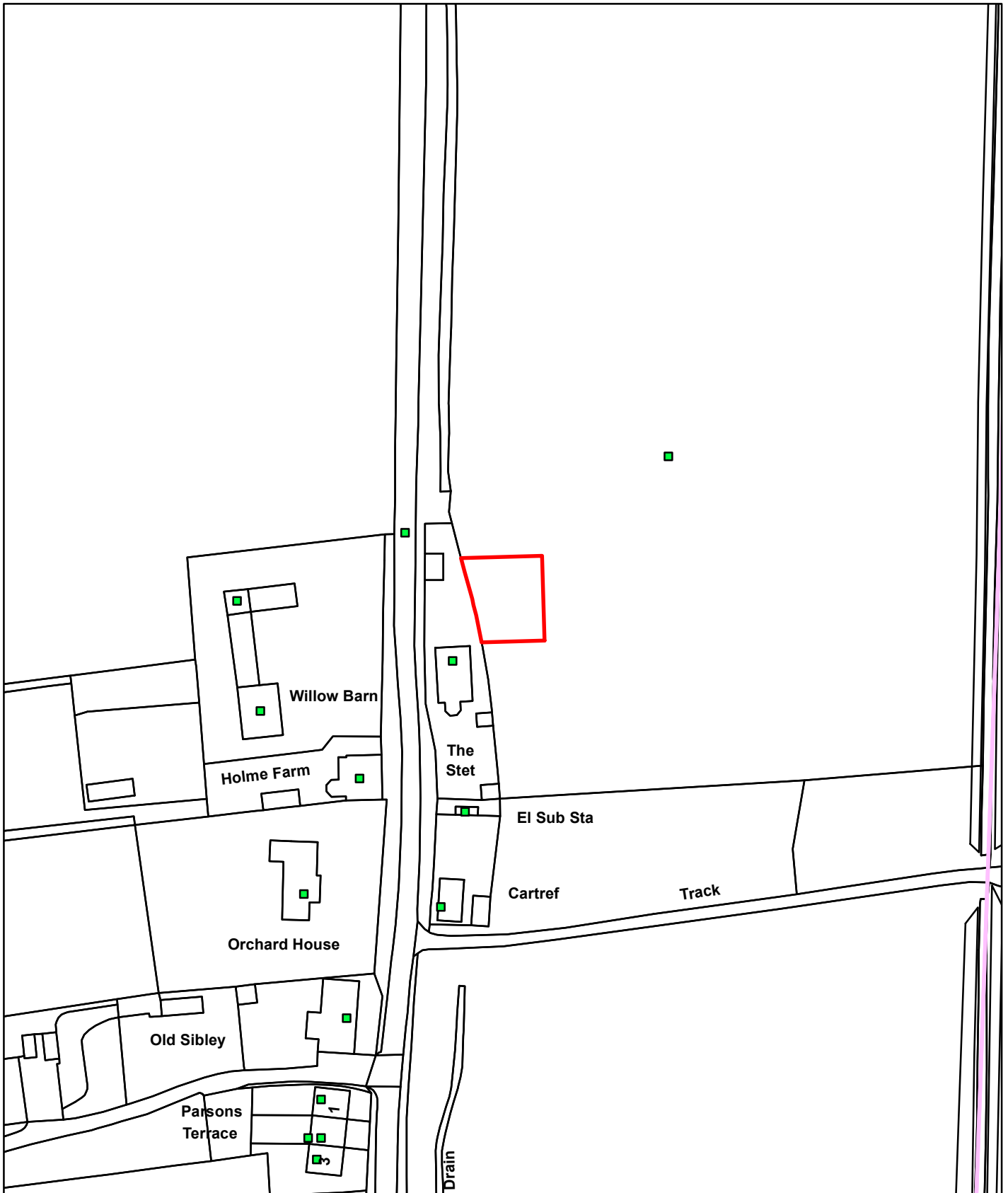
31/05/2022

105

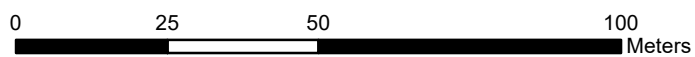


22/00346/F

Land E & NE The Stet School Road St Johns Fen End PE14 7SJ



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



31/05/2022

106



<b>Parish:</b>	<b>Terrington St John</b>	
<b>Proposal:</b>	<b>Retrospective : Construction of timber stables for non-commercial purposes</b>	
<b>Location:</b>	<b>Land E And NE of The Stet School Road St John's Fen End Terrington St John</b>	
<b>Applicant:</b>	<b>Mrs K Feleki</b>	
<b>Case No:</b>	<b>22/00346/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Bradley Downes</b>	<b>Date for Determination: 11 April 2022 Extension of Time Expiry Date: 17 June 2022</b>

**Reason for Referral to Planning Committee** – Parish Council response contrary to officer recommendation and Sifting Panel referred to Planning Committee

**Neighbourhood Plan:** Yes

**Case Summary**

The site lies in the countryside to the east of the dwelling The Stet, School Road, at St John's Fen End. The application is retrospective for the erection of a stable building for personal use within the existing agricultural paddock adjoining the property.

**Key Issues**

- Principle of development
- Impact on character and appearance of the countryside
- Impact on amenity of neighbouring occupiers
- Any other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The site lies in the countryside to the east of the dwelling The Stet, School Road, at St John's Fen End. The application is retrospective for the erection of a stable building for personal use within the existing agricultural paddock adjoining the property. The building is situated in the west side of the paddock, close to the main dwelling. The site lies on the northern edge of the main built up part of St John's Fen End.

The stable building is L-shaped and constructed from timber with a footprint of approximately 66sqm and approximately 2.8m high.

Planning Committee  
15 June 2022

## **SUPPORTING CASE**

The proposal comprises a 4 block stable for the Applicant's own horses. There is no commercial element.

The stables are of timber construction and have been sited close to the associated residence, for security, animal welfare and to keep the structure close to the house and existing built form.

The site is well screened by vegetation and is not visible in public views. In planning terms, the proposal accords with planning policy.

## **PLANNING HISTORY**

20/01898/F: Application Refused: 02/03/21 - Proposed dwelling and use of agricultural land as gardens - Land E And NE of The Stet School Road, St John's Fen End

20/00516/F: Application Refused: 28/09/20 - Proposed dwelling and use of agricultural land as gardens - Land E And NE of The Stet School Road, St John's Fen End

19/01784/O: Application Permitted: 05/12/19 - Outline application with some matters reserved for proposed dwelling - Adj. The Stet School Road, St John's Fen End

16/00468/O: Application Permitted: 25/10/16 - Outline Application: Proposed dwelling - The Stet School Road, St John's Fen End

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

This is agricultural land and should not be used for the proposed purpose. Change of use has already been refused and therefore the stable block cannot be considered.

Does not conform to the Neighbourhood Plan.

Clear indication of future development on the site and it is outside the village envelope.

### **Highways Authority: NO OBJECTION**

No objection provided it is not let or sold separately from dwelling.

### **Emergency Planning: NO OBJECTION**

The occupiers should sign up to the EA flood warning service and a flood evacuation plan should be prepared.

## **REPRESENTATIONS**

NONE RECEIVED

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1:** Village Development Boundary

**Policy 4:** Design

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

### **The main considerations:**

- Principle of development
- Impact on character and appearance of the countryside
- Impact on neighbour amenity
- Any other material impacts

### **Principle of development:**

The site lies outside the development boundary for Marshland St James/St Johns Fen End as defined in both the SADMPP 2016 and the Terrington St John Neighbourhood Plan. Policy 1 of the Terrington St John Neighbourhood Plan states that in areas outside the development boundary, proposals will only be permitted in accordance with national and Local Plan policies for development in the countryside. Policy DM2 of the SADMPP 2016 states that outside development boundaries, development is more restricted and limited to those identified as suitable in rural areas as set out in other policies of the Development Plan. Policy CS06 states that in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty.

Given the proposed equestrian use of the land is considered to be compatible development within the countryside, there would be no conflict in principle with the policies of the Development Plan or with the NPPF. Subsequently the development is considered to be in accordance with Policy 1 of the Neighbourhood Plan.

Planning Committee  
15 June 2022

### **Impact on character and appearance:**

The stable building is L-shaped and constructed from timber with a footprint of approximately 66sqm and approximately 2.8m high. The building is situated to the west side of the paddock near to the associated dwelling The Stet. Policy 4 of the Neighbourhood Plan states that the materials to be used in any new building should be carefully selected to blend in with adjacent properties in the area and maintain the character of the village.

Due to its proximity to the dwelling, being set back from School Road, and the small scale of the building it is considered the development does not result in any significant adverse impact on the character or appearance of the countryside. In addition, it is considered the building would maintain the character of the village in accordance with Policy 4 as the proposed materials are consistent with the examples cited within the Neighbourhood Plan. The proposal therefore complies with Policies CS06, CS08 and Dm15 of the Local Plan and Policy 4 of the Neighbourhood Plan.

### **Impact on neighbour amenity:**

The proposed building is situated far enough from any neighbouring dwellings such that there would not be any significant overbearing, overshadowing or overlooking impacts. It is considered the proposed use of the land for keeping horses for private use will not have any significant noise impact on neighbouring dwellings. The application will be conditioned to ensure it is private use in connection with the dwelling also owned by the applicant (as outlined in blue on the location plan). This provides the required certainty that the land would not be used in connection with an equestrian business without planning permission. The proposal therefore complies with Policy DM15 of the Local Plan.

### **Other material impacts:**

The proposal is an application for minor development involving private equestrian use. The site lies in Flood Zone 3a, however it is considered that a site specific Flood Risk Assessment is not necessary in this case. The use of the site for keeping horses for private purposes is a form of outdoor recreation, and therefore is classified as 'water-compatible development' under the EA Flood Risk vulnerability classification. The Borough Council Emergency Planner recommends the applicant sign up to the EA flood warning service and an evacuation plan is prepared. While it is not considered sufficiently necessary to warrant a condition in this case, it will be added to any approval as an informative note.

The only time vehicles will need to visit the site in connection with the use are if horses need to be transported or dropped off. Given the use of the site will be ancillary to the dwelling it is considered the level of traffic generated will be low and there would not be any significant impact to highway safety. The Local Highway Authority do not object to this application on this basis and the proposal complies with Policies CS11 and DM15 of the Local Plan.

### **Specific comments and issues:**

The Parish Council have raised concern that the development should be refused because a change of use was previously refused, and that the proposal shows a clear indication of the future development of the site. The previous change of use was for a residential garden extension and is not considered to be comparable to an equestrian use. In addition, any future planning applications on the land would be determined on their own merits.

## CONCLUSION

The principle of the proposed development is considered acceptable. The proposed building and change of use for private equestrian will not have any significant adverse impact on the character and appearance of the area and will not have any significant impacts on the amenity of neighbouring occupiers. The proposal is in accordance with Policies CS06 and CS08 of the Core Strategy 2011 and DM2 and DM15 of the SADMPP 2016 along with Policies 1 and 4 of the Neighbourhood Plan. The application is therefore recommended for approval.

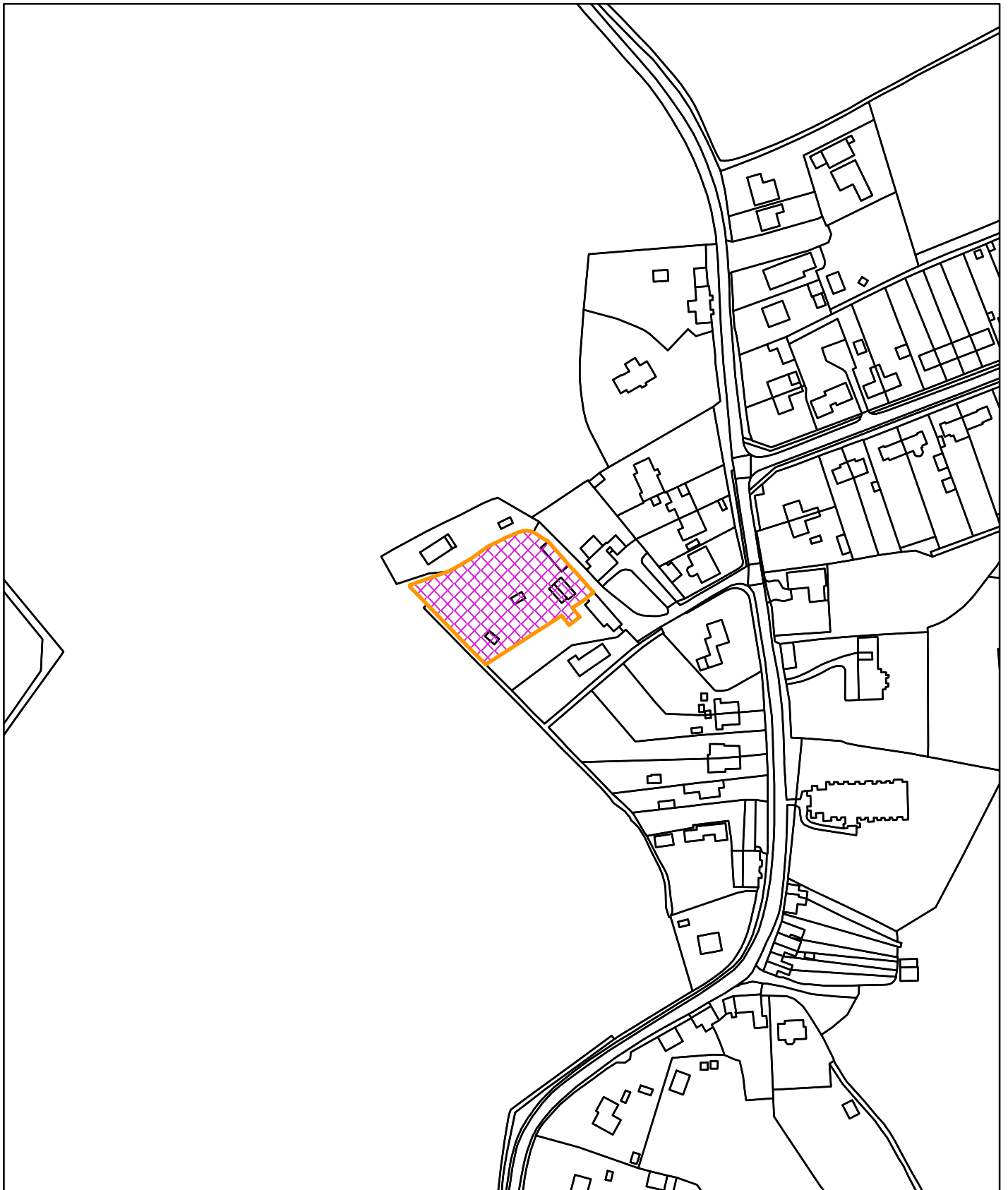
## RECOMMENDATION:

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

- 1 Condition: The development is hereby permitted in accordance with the following approved plans. Location Plan (received 3/3/22), Site Plan (received 3/3/22), and Proposed Elevations and Floor Plan (received 3/3/22).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The use of the stable building and land outlined in red on the approved Location Plan shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling known as 'The Stet' at School Road, St John's Fen End as outlined in blue on the Location Plan and shall at no time be used for business or commercial purposes.
- 2 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

21/02418/O

Thriftfields Cotts Lane Tilney All Saints PE34 4SL



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



01/06/2022

112



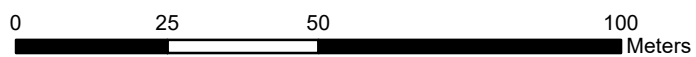


21/02418/O

Thriftfields Cotts Lane Tilney All Saints PE34 4SL



© Crown copyright and database rights 2022  
Ordnance Survey 100024314



01/06/2022

113

<b>Parish:</b>	<b>Tilney All Saints</b>	
<b>Proposal:</b>	<b>OUTLINE APPLICATION SOME MATTERS RESERVED: Erection of two dwellings</b>	
<b>Location:</b>	<b>Thriftfields Cotts Lane Tilney All Saints King's Lynn</b>	
<b>Applicant:</b>	<b>Joy Chamberlain</b>	
<b>Case No:</b>	<b>21/02418/O (Outline Application)</b>	
<b>Case Officer:</b>	<b>Bradley Downes</b>	<b>Date for Determination: 2 February 2022</b>

**Reason for Referral to Planning Committee** – Parish Council view contrary to officer recommendation and Sifting Panel referred to Planning Committee

**Neighbourhood Plan: Yes**

**Case Summary**

The outline application is for the erection of 2 detached dwellings with access and layout considered and all other matters reserved. The site lies in the development boundary of Tilney All Saints and would be accessed using Cotts Lane which joins onto Station Road.

Tilney All Saints is defined as a Rural Village by Policy CS02 of the Core Strategy 2011 where limited minor development will be permitted which meets the needs of settlements and helps to maintain existing services.

**Key Issues**

- Principle of development
- Design and layout
- Impact on Neighbours
- Highway safety and access
- Flood Risk
- Other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The outline application is for the erection of 2 detached dwellings with access and layout considered and all other matters reserved. The site lies in the development boundary of Tilney All Saints at the rear end of the surfaced part of Cotts Lane. Beyond the proposed

Planning Committee  
15 June 2022

point of access, Cotts Lane continues as an unsurfaced Public Right of Way. Permission for dwellings has previously been granted on the site under 15/01498/O, 09/01347/F and 08/00030/O, but these were not implemented.

## **PLANNING HISTORY**

21/01901/O: Application Withdrawn: 30/11/21 - OUTLINE APPLICATION: Erection of 3 dwelling houses - Thriffields, Cotts Lane, Tilney All Saints

15/01498/O: Delegated Decision: Application Permitted: 23/12/15 - Outline application some matters reserved: Construction of a pair of detached dwellings - Thriffields, Cotts Lane, Tilney All Saints

09/01347/F: Delegated Decision: Application Permitted: 05/10/09 - Dog Grooming Parlour - Thriffields, Cotts Lane, Tilney All Saints

08/00030/O: Committee Decision: Application Permitted: 02/06/08 - Outline application - construction of residential dwellings following demolition of existing buildings - Thriffields, Cotts Lane, Tilney All Saints

## **SUPPORTING STATEMENT:**

It would not be viable to propose a scheme involving smaller houses, such as two bedroomed houses as previously approved 15/01498/O, without significantly increasing the number of proposed houses to six. It is considered six houses would be amount to overdevelopment of the application site, causing conflict with local and national planning policy.

There is a need to provide flood mitigation measure in the construction of the development to ensure the lifetime of the development is not compromised. These measure not only limit the type of house that can be proposed but also limits occupiers.

There is a real demand for large family size houses as people are relocating from surrounding rural villages or to rural countryside locations from higher order settlements. People are seeking to experience the benefits from swapping the hustle and bustle of towns for the peace and quiet of rural living. These benefits are wide ranging and include more open space, fresh unpolluted air, and sometimes, depending on the location, you can get more bang for your buck. People relocating are also upsizing to a house that is well designed and offers a quality internal and external living environment of a sufficient size that will provide space for homeworking alongside a family life.

When considered cumulatively these key influencing factors outweigh in favour of granting planning permission.

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

Cotts Lane is single track, partially un-made cul-de-sac in poor condition with no turning area. Existing residents complain of lorries and vans using their driveways to turn around. 2 additional dwellings each with 2 parking spaces and a garage, plus visitors and deliveries

will increase the amount of traffic using the narrow unmade lane which goes into a public right of way.

Neighbouring properties would be overlooked losing their privacy and natural light as the site is slightly higher than surrounding properties.

2 dwellings is overly dense and out of character for the cul-de-sac and surrounding areas. Neighbourhood Plan Policies 1.2 (housing mix) and 1.3 (design) would apply.

The site lies in Flood Zone 2. We refer to Neighbourhood Plan Policy 2.2 (flooding and surface water drainage). Concerned on the increased risk of flooding for new and existing properties who already experience problems with soakaways struggling to cope. The IDB also raised concerns about drainage in their response to the previous withdrawn application.

Current Local Plan classifies Tilney All Saints as a rural village capable of accommodating modest growth. An allocation of 5 dwellings has already been met with a further 2 properties have been built in the Parish. No new allocations have been proposed for Tilney All Saints.

The application form states the site is currently domestic, but it is an orchard and used as part of the commercial dog kennels. Application will result in loss of agricultural land.

There are overhead power cables which would have to be relocated.

#### **Highways Authority: NO OBJECTION**

This application is similar to previous application under ref 15/01498/O and highway mitigation would be provided. In line with the previous approval I recommend conditions to ensure permanent availability of parking and turning areas, to ensure highway improvement works are designed to an appropriate standard and to ensure the highway network is adequate to cater for the development.

#### **NCC Public Rights of Way: NO OBJECTION**

The section of Cotts Lane in question immediately at the proposed entrance appears to be registered both as a public footpath and county road. The extent of highway has already been researched, indicating that the higher vehicular rights take precedent.

#### **Environment Agency: NO OBJECTION**

Strongly recommend that mitigation measures in the submitted flood risk assessment are adhered to.

#### **Emergency Planning: NO OBJECTION**

I suggest the occupiers sign up to the EA flood warning system and a flood evacuation plan is prepared.

#### **Historic Environment Service: NO OBJECTION**

The proposed development sits west of a medieval moated site. The partial extent of the moat is visible on 1840 tithe map, 1880 first edition OS map and second edition OS map from 1906. The proposed development lies outside the main moated area, but well within the area where one might expect ancillary buildings and surrounding development. Consequently, there is a potential that archaeological heritage assets may be present at the site and their significant will be affected by the proposed development.

As such, if planning permission is granted, we ask the development be subject to a programme of archaeological mitigatory work in accordance with NPPF paragraph 205.

## **Natural England: NO OBJECTION**

### **REPRESENTATIONS**

6 letters of **OBJECTION** have been received and the concerns raised are as follows:

Principle of development:

- Neighbourhood plan states that future homes should be starter homes or affordable housing.
- Proposal is contrary to Neighbourhood Plan.
- Sad to lose a market garden to housing in this rural village.

Impact on neighbours:

- Proposed dwellings should be bungalows to allow raised floor levels without overwhelming the adjacent area.
- Proposed dwellings would be detrimental to natural light, privacy and views into the village for No. 1 Cotts Lane.
- Impacts on natural light would require neighbours to use more artificial lighting at their expense as well as impacts physical and mental wellbeing of neighbours.
- Concerned about noise and dust during construction.
- Concerned about security of property. During construction, unsecured machinery will attract unwanted attention at night. Particularly since an attempted break in at neighbouring property on 2/12/21.
- Proposed dwellings will create noise when occupied and impact peace and tranquillity of Cotts Lane.

Flooding and drainage:

- This part of Tilney All Saints is low lying and prone to surface flooding to some extent.
- Proposed dwellings being raised will increase flood risk for neighbouring properties, especially with climate change.
- Local properties rely on septic tanks and surface water can enter the tank and can result in overflow of sewage. This problem will be increased with building further houses.
- FRA is unclear about surface water drainage from the site. It talks about riparian drain to the west and an IDB drain to the east of Church Road as if it were a working system. The riparian drain does not work and it has been filled in. Most drains in the village do not lead anywhere.
- Excess surface water will leave neighbouring property liable to damage from seeping into foundations and causing damp.

Highways and access:

- Cotts Lane is narrow and access is restricted with no passing or turning places.
- Lane cannot accommodate any more traffic. Family homes are likely to have in excess of two cars per household. Further traffic would not be welcomed by local residents.
- Delivery vehicles and refuse lorry have difficulty with Cotts Lane. This will be even more dangerous with lorries bringing materials to the site.

Planning Committee  
15 June 2022

- The part of Church Road where Cotts Lane joins is a blind spot so vehicles travelling along Church Road must approach with great caution.
- Who will pay for Cotts Lane to be widened?
- Degradation of Cotts Lane / Public Right of Way will get worse with more properties and traffic.
- It is noted that Cotts Lane is unadopted by the Council which is why essential maintenance has not been carried out.
- Church lane frequently used as a rat run and diverted traffic from A17 or A47 comes through the village. With potential works traffic and future residents traffic this will compound issues further.
- Concerned about public safety while using the Public Right of Way.
- Access to No. 1 Cotts Lane would be severely impeded by the development, particularly for emergency services and deliveries, including medication deliveries. Restricted access will seriously impact health.
- Where Cotts Lane meets Church Road it would not be possible to widen without the purchase of neighbouring land. Any further filling in of the dyke to widen the road will further impact flood risk.
- Limited bus time table means young people will have limited ability get into either town.

Other Comments:

- Opportunity for a grower to acquire land and build a viable horticultural business will be lost forever, as well as the gainful local village employment.
- Village will be a dormitory for local towns.
- Small village with no amenities. Nothing for children and young people to do, will result in additional anti-social behaviour and vandalism.
- The wall surrounding the site may be subject to a preservation order due to its inscriptions and fabric of brickwork.
- New properties would adversely impact light pollution and carbon emissions. Replacing orchard which will absorb carbon dioxide with dwellings seems against sense.
- Dwellings will put burden on power and water infrastructure.
- Overhead power cables and water supply runs through the site which appears impractical.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1.2:** Housing Mix

**Policy 1.3:** Design

**Policy 2.2:** Flooding and Surface Water Drainage

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The Key Issues are:

- Principle of development
- Design and layout
- Impact on Neighbours
- Highway safety and access
- Flood Risk
- Other material considerations

### **Principle of development**

The application site is located within the development boundary for Tilney All Saints shown on inset map G.97 of the Site Allocation and Development Management Policies Plan (2016). Policy DM2 of the SADMPP 2016 states that development will be permitted within the development boundary provided it is in accordance with other policies in the Local Plan.

Tilney All Saints Parish Council object to the application, one of the reasons being that there is not a sufficient need for new housing in the village. The allocation from the SADMPP 2016 has already been built out with another 2 dwellings from windfall sites. They note that no new allocations have been proposed in the emerging Local Plan. While it is noted that there are currently no outstanding allocations for development in Tilney All Saints, this does not automatically preclude any further development from taking place.

The Parish Council and third-party responses have highlighted Neighbourhood Plan Policy 1.2. Proposals which do not provide a mix of demonstrable local need or provide homes suitable for less mobile people or smaller dwellings (two bedroom or fewer) will need to be justified with evidence that such homes are not required or that they would make the development unviable. It appears the dwellings will be at least 1.5 or two storeys due to flood risk and therefore providing dwellings for the elderly or less mobile in the form of bungalows would not be possible.

While the details are not explicitly provided at this outline stage, the layout of the development indicates that the proposal is not for 'starter homes' and they are likely to have more than two bedrooms each. The agent has submitted a statement that sets out a number of factors why larger family homes are proposed. While it is true that Tilney All Saints has a high proportion of 3 and 4 bedroom homes, the statement asserts that demand for such homes is still high due to families wishing to move to the countryside from towns and cities. It

Planning Committee  
15 June 2022

also states that a scheme with two-bedroom dwellings would not be viable without increasing the number of dwellings which would result in overdevelopment of the site. Previously 3 dwellings were sought under 21/01901/O, but it was considered by the case officer at the time that this would represent over-development of the site. Lastly, flood risk mitigation increases construction costs and constraints the type of dwelling that can be constructed (no single storey). It is considered the statement adequately sets out why 2 bedroom dwellings on site would not be viable and therefore it is considered the development meets the requirements of Neighbourhood Plan Policy 1.2.

Lastly, the Parish Council has stated that the application will result in the loss of agricultural land. While the site is Grade 1 agricultural land, planning applications must be determined in accordance with the Development Plan unless there are overriding material considerations. The site is a relatively small amount of land within the development boundary and not realistic for viable agricultural use. Within the development boundary for Tilney All Saints the proposal would be in accordance with Policy DM2 of the SADMPP 2016 and it is considered there are no overriding material considerations in this case. It is considered the principle of development is acceptable.

### **Design and layout**

The proposed plans set out the layout and access for the construction of two detached dwellings, each with a garage building. The density of the proposed development will be approximately 7.14 dwellings per hectare (2 dwellings on 0.28Ha site). The proposal will utilise Cotts Lane and includes a shared driveway which would be used by both properties. Cotts Lane is single track width and to accommodate the scheme, the proposed plan indicates that the lane will be improved to NCC standards. The character along Cotts Lane currently is not consistent in terms the pattern of development and the gaps between buildings. While most dwellings are two-storey and detached, they are not situated in a uniform pattern and have unconventional spatial relationships with each other. The development would not be easily visible from Church Road to the east due to screening from vegetation and existing development.

Policy 1.3 of the Tilney All Saints Neighbourhood Plan relates to design. Specifically relating to layout, it states the following. New residential development will be supported where:

- It respects the grain of the existing settlement;
- Has careful regard to layout of homes in the immediate area and is well integrated functionally with existing development;
- Its density and layout provide for views into the open countryside and retain a rural feeling; and
- Private amenity space is provided.

While the proposed dwellings will be situated in between existing dwellings to the north, east and south, it is considered due to the existing inconsistent built form of the area that there would not be any detrimental impact on the character of the pattern of development. In addition, it is considered the site is large enough with sufficient gaps surrounding the proposed dwellings such that it would not create a cramped form of development. The proposed dwellings would not block any views of the countryside as the existing site is not easily visible and there are existing buildings which would restrict such views. Lastly, it is considered the plot sizes are relatively large and would provide adequate private amenity space.

While details of scale, and appearance are not specified, it can be deduced at this stage that the dwellings will need to be 1.5 or two storey to mitigate flood-risk and according to the submitted flood risk assessment, ground-floor levels are to be raised 0.5m above



surrounding ground levels. It is considered subject to a satisfactory design, the site could accommodate dwellings with these constraints without significant adverse impact on the character and appearance of the area.

There are a number of trees on the site which would need to be removed to facilitate the development and other trees along the boundaries which are shown to be retained on the submitted plan. These trees are not subject to Tree Preservation Orders however their proximity to the Public Right of Way gives them value in terms of visual amenity. Being at the edge of the settlement they are also considered to have a positive contribution on the character and appearance of the countryside. Notwithstanding the details shown on the site plan, this decision will be conditioned to require the submission of a satisfactory tree protection scheme subject to the approval of the Local Planning Authority, so those trees are retained as far as practicable.

Overall, the proposed dwellings are considered to accord with the typical pattern of development in Cotts Lane. Sufficient spacing is provided between properties to limit any adverse impact on the street scene and the proposed dwellings are considered unlikely to lead to any harm to any of the Listed Buildings around Church Road. The layout of the development is considered to accord with Policy DM15 of the SADMPP 2016, CS06 of the Core Strategy and Policy 1.3 of the Tilney All Saints Neighbourhood Plan.

### **Impact on Neighbours**

The application site is situated in between neighbours to the north, east and south. The neighbouring dwelling to the north would lie approximately 10.7m away from the proposed garage of Plot A, while it would lie approximately 18.2m away from the main dwelling of Plot A. The neighbouring dwelling to the east would lie approximately 28.3m away from Plot B in the south of the site. The donor dwelling Thriffields would lie approximately 20m from the closest point of Plot B. Lastly, the neighbouring dwelling to the south will lie approximately 25.7m away from Plot B.

It is considered the gaps to all of the neighbouring dwellings set out above would be sufficient such that there would not be any significant overbearing or overshadowing impacts on surrounding neighbours. The garage for Plot A being situated approximately 10.7m away from the neighbour to the north is also considered acceptable as it would be a smaller scale building.

Elevations of the proposed development are not provided at this stage, however it is considered that adequate natural light could be achieved with first-floor windows on the front and rear elevations (east and west), without any significant overlooking impact on neighbours. One third party comment has stated that any future design should be for bungalows so that raised floor levels do not adversely affect neighbours. Wholly single-storey dwellings would not be acceptable on this site as ground-floor sleeping accommodation would be restricted via condition for flood risk mitigation. It is considered dwellings of 1.5 or two-storey with raised ground-floor levels of 0.5m are unlikely to result in any significant adverse impacts on residential amenity due to the sufficient gaps to neighbours.

The neighbour to the north has two first-floor windows which would face towards the private amenity space for Plot A. To mitigate this impact, the proposed garage building for Plot A has been situated to screen views into the private garden. It is considered the siting of the proposed outbuilding and the gap of approximately 18m would be sufficient to avoid any detrimental overlooking impacts on future occupiers of Plot A. First-floor windows on the rear of Thriffields would not have any significant overlooking impact on future occupiers of Plot B

due to the approximately 20m gap and the angle of the view would not result in any detrimental window to window relationships.

While the scheme is only for two dwellings, it would involve significant improvement works to Cotts Lane. A number of concerns have been received from third parties in the immediate area regarding noise and dust from construction, the potential for increased security risk to neighbours if site is left open at night as well as the potential for construction traffic to obstruct access to properties and have difficulty in parking and turning. Therefore, it is considered sufficiently necessary for a construction management plan to be submitted to and approved by the Local Planning Authority prior to any development taking place.

Any noise arising from the future occupation of the dwellings would not be considered to result in any significant detrimental impact. Overall, it is considered subject to satisfactory scale and appearance at reserved matters, the proposed development would not have any significant adverse impact on residential amenity in accordance with Policy DM15 of the SADMPP 2016.

### **Highway Safety and Access**

The proposed dwellings are shown to be accessed via a shared private drive which adjoins Cotts Lane in the south east corner of the site. Cotts Lane is an adopted County Highway road which currently serves 6 dwellings and leads into a Public Right of Way beyond the proposed point of access.

Each dwelling benefits from external parking, a garage and turning space which are considered suitable for up to 4-bedroom dwellings. While Cotts Lane is currently substandard for additional residential development, the applicant has agreed to the principle of mitigatory highway improvement works to widen Cotts Lane. The Local Highway Authority do not object on this basis. A third party has indicated that to widen Cotts Lane may require purchase of third-party land. As far as the Borough Council is aware, to carry out highway improvement works as required by the Local Highway Authority, will not involve any third-party land and will only utilise the existing highway verge as previously approved under 15/01498/O. A third-party comment asked who would pay for the highway improvement works; they would be funded by the applicant then carried out by the Local Highway Authority.

Third party comments were also received concerning the safety of users of the Public Right of Way (PRoW). These comments are noted however the proposal has not drawn objections from the Local Highway Authority or NCC Public Rights of Way on these grounds. The part of Cotts Lane which will serve the development is wholly adopted County Highway. The PRoW continues along an unmade track to the north and this is not considered to be affected by the proposed development. Overall, the application is considered to comply with Policies CS08, CS11 and DM15 of the Development Plan regarding highway safety.

### **Flood risk**

The site lies within Flood Zone 3a of the SFRA 2018. Residential development is classified as 'more vulnerable'. According to the Environment Agency flood risk vulnerability compatibility table, more vulnerable development is acceptable in Flood Zone 3a where it passes the sequential and exception tests. The Environment Agency has no objection to the development subject to compliance with the recommendations set out in the Flood Risk Assessment. However, the EA's response does not consider the sequential or exception tests.

The majority of the Tilney All Saints lies within Flood Zone 3a and there are no alternative sites at lower risk, therefore the development would pass the sequential test. Following the sequential test, it is considered the development would also pass the exception test, as the site lies within the development boundary and the sustainability benefits of the scheme in providing new homes in accordance with an up-to-date development plan are considered to outweigh the flood risk in accordance with the NPPF and Policy CS08 of the Core Strategy 2011.

Third party comments raised concerns regarding surface water flooding and foul drainage. No details have been provided with this application, therefore a condition would be imposed to require full details of surface and foul water drainage prior to any development commencing to ensure adequate drainage on-site and so as to not adversely affect neighbouring land in accordance with Policy 2.2 of the Tilney All Saints Neighbourhood Plan, Policy CS08 of the Core Strategy 2011 and the NPPF.

### **Other material considerations**

Norfolk County Council has identified that the site lies close to a medieval moated site and therefore has potential for archaeological heritage assets. Conditions have been recommended to require mitigatory work to reduce potential for harm to any archaeological assets. It is considered subject to these conditions the development would not have any significant adverse impact on heritage significance of archaeological assets.

Natural England have not raised any objection to the proposed development and do not recommend any conditions for ecology.

### **Specific comments and issues**

One third party comment stated that the existing wall around the site may be subject of a preservation order. There is no such designation on this wall. Concern was also raised regarding limited bus services in the area and whether restricted access to large towns would encourage anti-social behaviour. The proposed dwellings would lie within the development boundary of the settlement and therefore are considered to be in a sustainable location. It is considered the erection of 2 dwellings would not be likely to result in any increased crime or anti-social behaviour.

The Parish Council and a Third Party raised concern that overhead power lines cross the site and could potentially be affected by the proposed development. If any public utility apparatus needs to be moved as a result of the development, this is not a material planning consideration and will be the responsibility of the applicant to contact the appropriate provider.

## **CONCLUSION**

The outline planning application with access and layout proposed for two dwellings in the development boundary of Tilney All Saints is considered to accord with the policies of the Development Plan for the reasons set out above. Policy H1.2 of the Neighbourhood Plan requires that any application that does not satisfy the local housing need (starter homes and homes for less mobile/elderly), should be supported with evidence to demonstrate that such a scheme would not be viable. The applicant has indicated that 2-bedroom dwellings would not be financially viable unless the number of dwellings was increased, and it has already been considered under 21/01901/O that 3 dwellings would be overdevelopment. Furthermore, single-storey dwellings would not be possible due to flood risk. The application is considered to meet the requirements of Policy H1.2 of the Neighbourhood Plan.

The development would benefit from a shared drive and joins onto Cotts Lane which as part of the scheme would undergo highway improvement works to mitigate the increased traffic from the development. It is considered the development accords with the provisions of the NPPF, Core Strategy 2011, SADMPP 2016 and the Tilney All Saints Neighbourhood Plan.

It is therefore recommended that the application be approved subject to the following conditions.

**RECOMMENDATION:**

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

- 1 Condition: Approval of the details of scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 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: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 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.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 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.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 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.
- 5 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 5 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.
- 6 Condition: The development shall be carried out in accordance with the following approved plans. 21092 01 (Location Plan), and 21092 02-2 (Proposed Site Plan) insofar as means of access and layout only.
- 6 Reason: For the avoidance of doubt and in the interests of proper planning.

- 7 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.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 8 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No. 21092 02-2 (Improvements and surfacing) have been submitted to and approved in writing by the Local Planning Authority.
- 8 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 9 Condition: Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in condition 8 shall be completed to the written satisfaction of the Local Planning Authority.
- 9 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 10 Condition: The development hereby permitted shall be carried out in accordance with the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) by Ellingham Consulting dated Sept 2021. In particular, the FRA recommends that:
- Finished floor levels will be set 0.5m above typical ground levels.
  - The development incorporates 0.3m of flood resilient construction above finished floor level.
  - There will be no ground floor sleeping accommodation.
- 10 Reason: To ensure the development will be reasonably safe from the risks of flooding for its lifetime in accordance with Policy CS08 and the NPPF.
- 11 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 11 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 12 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 11.

- 12 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 13 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 11 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition: No development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
- 1) the methods to be used and the measures to be undertaken to control the emission of dust, noise, and vibration from the operation of plant and machinery to be used;
  - 2) the location of any temporary buildings and compound areas;
  - 3) the location of parking areas for construction and other vehicles;
  - 4) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway; and,
  - 5) a scheme for the management and signage of all construction traffic.
- 14 Reason: In order that the Local Planning Authority may retain control over the construction activities in the interests of the amenities of the locality in accordance with the NPPF. This also needs to be a pre-commencement condition as this issue relates to the construction phase of the development.
- 15 Condition: No development shall be carried out other than in accordance with the approved construction management statement in condition 14.
- 15 Reason: In order that the Local Planning Authority may retain control over the construction activities in the interests of the amenities of the locality in accordance with the NPPF.
- 16 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained on dwg no. 21092 02-2 have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The 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.
- 16 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with

the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.

**PLANNING COMMITTEE  
– PLANNING ENFORCEMENT REPORT -**

**1.0 PURPOSE OF REPORT**

1.1 This report provides Members with an update on service performance for planning enforcement during the first quarter of 2022.

**2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE**

2.1 The following figures represents cases received and closed in the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

**Cases opened = 557**

**Cases closed = 479**

2.2 Set out below is a breakdown of figures in relation to received, closed and live cases during the 1<sup>st</sup> quarter of 2022.

**The total number of live cases is 499**

**Number of cases received inc high hedge 130**

**Total Number of cases closed 146**

2.3 A list of all live cases to **24<sup>th</sup> May 2022** can be found at Appendix 1.

2.4 Below is a breakdown of all **146** cases closed during the first quarter, including the reason for closure.

<b>Reason</b>	<b>Count</b>
Advertisement Consent Granted	0
Amendment Approved	0
Case Closed (includes duplicated cases)	14
Conditions Discharged	2
De minimis	0
Delegated Authority - no further action	19
Listed Building Consent granted	0
No breach established	41
Notice issued - complied	2
Permitted development	9
Planning App Approved	29
Prosecution	1
Referred to other service	1
Simple Caution	0
Remedied following informal action	23



Use/operational development lawful	5
Default action taken under s219	0
<b>Total</b>	<b>146</b>

2.4 During the first quarter the following formal notices were served:

<b>Notice</b>	<b>Count</b>
Enforcement Notice	2
Listed Building Enforcement Notice	0
Planning Contravention Notice	3
Requisition for Information	0
Breach of Condition Notice	3
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	0
Repairs Notice	0
High Hedge Remedial Notice	3
Tree Replacement Notice	0
Hedgerow replacement Notice	0
<b>Total</b>	<b>11</b>

2.5 Closure reason – prosecution.

This case related to a neglected un-occupied dwellinghouse subject to the service of a notice pursuant to Section 215 of the Planning Act.

Due to the failure to comply with its requirements the owner was prosecuted in July 2021 and the Planning Committee authorised (November 2021) that action could be taken in default of the notice. However, the owner took steps to comply with the notice circa December 2021 remedying the breach.

### **3.0 RECOMMENDATION**

3.1 That this report is noted.

#### **Contact**

Mr Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
Barton Bendish	21-Jul-21	21/00362/UNAUTU	The Berney Arms Church Road Barton Bendish Norfolk PE33 9GF	Alleged Unauthorised Use.	Pending Consideration
Brancaster	22-Jul-20	20/00282/UNAUTU	Mistletoe Cottage Main Road Brancaster Staithe Norfolk PE31 8BU	Alleged unauthorised use	Pending Consideration
Brancaster	23-Sep-20	20/00387/NIA	Brancaster Village Hall Main Road Brancaster KINGS LYNN Norfolk PE31 8AP	Alleged built not in accordance with approved plans	Pending Consideration
Brancaster	08-Oct-20	20/00424/UNOPDE	9 Anchorage View Brancaster King's Lynn Norfolk PE31 8XD	Alleged unauthorised operational development	Pending Consideration
Brancaster	06-Apr-21	21/00147/UNOPDE	The White Horse Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BY	Alleged unauthorised operational development	DC Application Submitted
Brancaster	04-Jan-22	22/00029/UNOPDE	29 Mill Hill Brancaster King's Lynn Norfolk PE31 8AQ	Alleged Unauthorised Operational Development	Pending Consideration
Burnham Market	14-May-19	19/00244/UNOPDE	No. TWENTY 929 Market Place Burnham Market Norfolk PE31 8HF	Alleged unauthorised operational development	Pending Consideration
Burnham Market	13-Aug-20	20/00305/UADV	Bombay Sprout 73 Market Place Burnham Market KINGS LYNN Norfolk PE31 8HD	Alleged unauthorised advertistment	Pending Consideration
Burnham Market	13-Aug-20	20/00307/UADV	Emmas Court 74 Market Place Burnham Market Norfolk	Alleged unauthorised advertisement	Pending Consideration

Burnham Market	13-Aug-20	20/00312/UADV	Mabel's16 Ulph PlaceBurnham MarketNorfolkPE31 8HQ	Alleged unauthorised advertisement	Pending Consideration
Burnham Market	13-Aug-20	20/00313/UADV	Barefoot Living14 North StreetBurnham MarketNorfolkPE31 8HG	Alleged unauthorised advertisement	Pending Consideration
Burnham Market	09-Apr-21	21/00170/UNAUTU	Wrights Barn1 Ulph PlaceBurnham MarketNorfolkPE31 8HQ	Alleged unauthorised use	Pending Consideration
Burnham Market	11-May-21	21/00214/UADV	No.TWENTY 929 Market PlaceBurnham MarketNorfolkPE31 8HF	Alleged unauthorised advert	Pending Consideration
Burnham Market	28-May-21	21/00233/UNOPDE	Orchard Barn22 Ulph PlaceBurnham MarketNorfolkPE31 8HQ	Alleged unauthorised operational development	Pending Consideration
131 Burnham Market	14-Jul-21	21/00344/BOC	25 Front StreetBurnham MarketKing's LynnNorfolkPE31 8EJ	Alleged Breach of Planning Conditions	DC Application Submitted
Burnham Market	05-Aug-21	21/00394/UADV	Post Office GreenNear Street RecordFront StreetBurnham MarketNorfolk PE31 8HD	Alleged Unauthorised Advertisement	Pending Consideration
Burnham Market	09-Aug-21	21/00399/UWLB	No.TWENTY 929 Market PlaceBurnham MarketNorfolkPE31 8HF	Alleged Unauthorised Works-L Bldg	Pending Consideration
Burnham Market	18-Aug-21	21/00411/UNOPDE	1 Old Railway YardBurnham MarketKINGS LYNNNorfolkPE31 8UP	Alleged Unauthorised Operational Development	Pending Consideration
Burnham Market	02-Sep-21	21/00428/NIA	7 Mill YardOvery RoadBurnham MarketKing's LynnNorfolkPE31 8HH	Alleged Not In Accordance With Approved Plans	Pending Consideration

Burnham Market	09-Sep-21	21/00435/UNOPDE	WoodcroftHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW	Alleged Unauthorised Operational Development	Pending Consideration
Burnham Market	09-Sep-21	21/00441/BOC	Church PightleStation RoadBurnham MarketKing's LynnNorfolkPE31 8HA	Alleged Breach of Condition	Pending Consideration
Burnham Market	16-Oct-21	21/00492/UNAUTU	4 St Ethelberts CloseBurnham MarketKing's LynnNorfolkPE31 8UT	Alleged Unauthorised Use.	Pending Consideration
Burnham Market	08-Nov-21	21/00523/BOC	Fisher & SonsNorth StreetBurnham MarketNorfolk	Alleged Breach of Condition	Pending Consideration
Burnham Market	18-Feb-22	22/00084/UNOPDE	1 Old Railway YardBurnham MarketKINGS LYNNNorfolkPE31 8UP	Alleged Unauthorised Operational Development	Pending Consideration
Burnham Market	29-Mar-22	22/00141/UNOPDE	Cherry TreesChurch WalkBurnham MarketKINGS LYNNNorfolkPE31 8DH	Alleged unauthorised operational development	Pending Consideration
Burnham Norton	15-Apr-21	21/00158/UNAUTU	Hill Stile House26 Norton StreetBurnham NortonKINGS LYNNNorfolkPE31 8DR	Alleged unauthorised use	Pending Consideration
Burnham Norton	29-Jun-21	21/00306/UNAUTU	Land North of A149Tower RoadBurnham Overy StaitheKing's LynnNorfolkPE31 8JB	Alleged Unauthorised Use.	DC Application Submitted
Burnham Overy	05-Nov-20	20/00459/BOC	LarksfieldGong LaneBurnham Overy StaitheKing's LynnNorfolkPE31 8JG	Alleged breach of condition	Pending Consideration
Burnham Thorpe	13-Sep-21	21/00449/UNOPDE	The Old Post OfficeWalsingham RoadBurnham ThorpeNorfolkPE31 8HL	Alleged Unauthorised Operational Development	Pending Consideration

Burnham Thorpe	16-May-22	22/00214/UNOPDE	Workhorse BarnWalsingham RoadBurnham ThorpeNorfolkPE31 8HL	Alleged unauthorised operational development	Pending Consideration
Castle Rising	15-Jun-21	21/00279/UNAUTU	The Black Horse InnSchool RoadCastle RisingNorfolkPE31 6AG	Alleged Unauthorised Use.	Pending Consideration
Clenchwarton	05-Feb-21	21/00054/UNOPDE	The Orchard124 Hall RoadClenchwartonKINGS LYNNNorfolkPE34 4AT	Alleged Unauthorised Operational Development	Pending Consideration
Clenchwarton	11-Jun-21	21/00282/BOC	224 Main RoadClenchwartonNorfolkPE34 4AD	Alleged Breach of Planning Condition	Pending Consideration
Clenchwarton	01-Mar-22	22/00085/UNAUTU	30 Ferry RoadClenchwartonKing's LynnNorfolkPE34 4BT	Alleged unauthorised use	Pending Consideration
133 Clenchwarton	11-Apr-22	22/00178/BOC	4 Poppy CloseClenchwartonKINGS LYNNNorfolkPE34 4FL	alleged breach of planning condition	Pending Consideration
Clenchwarton	25-Apr-22	22/00197/BTPO	55 Hall RoadClenchwartonKing's LynnNorfolkPE34 4AS	alleged breach of tree preservation order	Pending Consideration
Clenchwarton	26-Apr-22	22/00205/UNOPDE	29 Robin Kerkham WayClenchwartonKing's LynnNorfolkPE34 4BB	Alleged unauthorised operational development	Pending Consideration
Clenchwarton	06-May-22	22/00208/UNOPDE	Land West of 67 To 95Station RoadClenchwartonNorfolk	Alleged unauthorised operational development	Pending Consideration
Clenchwarton	12-May-22	22/00230/BOC	54 Jubilee Bank RoadClenchwartonKing's LynnNorfolkPE34 4BW	Alleged Breach of Condition 14/00950/F refers	Pending Consideration

Congham	15-May-19	19/00248/UNAUTU	Simla42 Low RoadConghamKing's LynnNorfolkPE32 1AE	Alleged Unauthorised Use	Pending Consideration
Congham	20-Jul-20	20/00276/UNOPDE	La CapillaSt Andrews LaneConghamKing's LynnNorfolkPE32 1DU	Alleged unauthorised operational development	Pending Consideration
Denver	06-Dec-18	18/00581/BOC	EvergladesEly RoadDenverNorfolk	Alleged breach of condition	Pending Consideration
Denver	01-Mar-21	21/00079/UNAUTU	Bramble CornerSluice RoadDenverNorfolk	Alleged Unauthorised Use	Pending Consideration
Dersingham	09-Oct-19	19/00534/UNAUTU	Land South of92 Hunstanton RoadDersinghamKing's LynnNorfolkPE31 6NF	Alleged unauthorised use	Pending Consideration
Dersingham	05-Feb-20	20/00054/BTPO	Life WoodWoodside CloseDersinghamNorfolkPE31 6ND	Alleged breach of Tree Preservation Order	Pending Consideration
Dersingham	20-Oct-20	20/00440/UNAUTU	Harmony House1B Woodside CloseDersinghamKINGS LYNNNorfolkPE31 6QD	Alleged unauthorised use	Pending Consideration
Dersingham	05-Aug-21	21/00379/HHC	5 St Nicholas CloseDersinghamKing's LynnNorfolkPE31 6LT	Alleged High Hedge Complaint	Pending Consideration
Dersingham	05-Jan-22	22/00025/UNOPDE	13 Gelham ManorDersinghamKINGS LYNNNorfolkPE31 6HN	Alleged Unauthorised Operational Development	Pending Consideration
Dersingham	21-Feb-22	22/00071/UNOPDE	14 Gelham ManorDersinghamKing's LynnNorfolkPE31 6HN	Alleged unauthorised operational development	Pending Consideration

Dersingham	21-Feb-22	22/00072/UNOPDE	12A Gelham ManorDersinghamKINGS LYNNNorfolkPE31 6HN	Alleged unauthorised operational development	Pending Consideration
Dersingham	01-Mar-22	22/00086/UNAUTU	60 Hunstanton RoadDersinghamKing's LynnNorfolkPE31 6HQ	Alleged unauthorised use	DC Application Submitted
Dersingham	08-Mar-22	22/00105/HHC	6 Doddshill RoadDersinghamKing's LynnNorfolkPE31 6LW	Alleged High Hedge Complaint	Pending Consideration
Dersingham	23-Mar-22	22/00151/UNTIDY	8 Hipkin RoadDersinghamKing's LynnNorfolkPE31 6XX	Alleged Untidy Land	Pending Consideration
Dersingham	31-Mar-22	22/00157/UNOPDE	Wood Villa92 Hunstanton RoadDersinghamKINGS LYNNNorfolkPE31 6NF	Alleged Unauthorised Operational Development	Pending Consideration
135 Dersingham	20-Apr-22	22/00187/UNAUTU	2 White Horse DriveDersinghamKing's LynnNorfolkPE31 6HL	Alleged unauthorised us	Pending Consideration
Dersingham	05-May-22	22/00198/UNAUTU	2 White Horse DriveDersinghamKing's LynnNorfolkPE31 6HL	Alleged unauthorised use	Pending Consideration
Dersingham	13-May-22	22/00211/UNOPDE	4 Doddshill RoadDersinghamKing's LynnNorfolkPE31 6LW	Alleged unauthorised operational development	Pending Consideration
Docking	23-Nov-20	20/00491/UNOPDE	2 Bell MeadowsDockingNorfolkPE31 8LA	Alleged unauthorised operational development	Pending Consideration
Docking	13-Jan-21	21/00029/UNOPDE	4 Docking GrangeSandy LaneDockingNorfolkPE31 8NF	Alleged Unauthorised Operational Development	Pending Consideration

Docking	28-Jan-21	21/00048/NIA	Glamping Site West of Fakenham Road The Paddocks Fakenham Road Stanhoe Norfolk	Alleged Not Built in Accordance with Approved Plans - 17/01709/F and 19/01984/F	Pending Consideration
Docking	10-May-21	21/00205/UNTIDY	Site Formerly Bernaleen Station Road Docking Norfolk PE31 8LY	Alleged untidy land	Pending Consideration
Docking	10-May-21	21/00206/BOC	Chalfont House High Street Docking King's Lynn Norfolk PE31 8NH	Alleged breach of condition	Pending Consideration
Docking	23-Jun-21	21/00292/BOC	21 Sandringham Avenue Docking KINGS LYNN Norfolk PE31 8QH	Alleged Breach of Planning Condition	Pending Consideration
Docking	28-Feb-22	22/00076/UNAUTU	Sunnydene Well Street Docking KINGS LYNN Norfolk PE31 8LQ	Alleged unauthorised operational development	Pending Consideration
Docking	28-Mar-22	22/00153/BOC	Dunroming Bircham Road Stanhoe KINGS LYNN Norfolk PE31 8PU	Alleged Breach of Condition(s)	Pending Consideration
Downham Market	20-Jun-19	19/00321/BOC	Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE	Alleged Breach of Condition	Pending Consideration
Downham Market	04-Dec-19	19/00610/UNTIDY	Sue Ryder Shop 14 Bridge Street Downham Market Norfolk PE38 9DH	Alleged untidy land	Pending Consideration
Downham Market	29-Sep-20	20/00418/UADV	Spice Hut 1C High Street Downham Market Norfolk PE38 9DA	Alleged unauthorised advertisement	Notice Issued
Downham Market	08-Jan-21	21/00021/UNTIDY	Rear of 36 To 38 High Street Downham Market Norfolk	Alleged Untidy Land	Pending Consideration



Downham Market	03-Jun-21	21/00235/UNAUTU	Unit 3Sovereign WayTrafalgar Industrial EstateDownham MarketNorfolkPE38 9SW	Alleged unauthorised use	Pending Consideration
Downham Market	27-Aug-21	21/00422/UNTIDY	Ivy House53 Railway RoadDownham MarketNorfolk	Alleged Untidy Land	Pending Consideration
Downham Market	08-Nov-21	21/00522/UNAUTU	39 Park LaneDownham MarketNorfolkPE38 9SH	Alleged unauthorised use	Pending Consideration
Downham Market	08-Nov-21	21/00524/UNAUTU	39 Park LaneDownham MarketNorfolkPE38 9SH	Alleged unauthorised use	Pending Consideration
Downham Market	03-Feb-22	22/00061/UNTIDY	42 Rosemary WayDownham MarketNorfolkPE38 9UB	Alleged Untidy Land	Notice Issued
137 Downham Market	17-Jan-22	22/00062/NIA	Street RecordStowfieldsDownham MarketNorfolk	Allegedly not in accordance with approved plans	Pending Consideration
Downham Market	29-Mar-22	22/00140/NIA	62 London RoadDownham MarketNorfolkPE38 9AT	Alleged not in accordance with approved plans	Pending Consideration
Downham Market	06-May-22	22/00206/NIA	Street RecordStowfieldsDownham MarketNorfolk	Alleged not in accordance with approved plans	Pending Consideration
Downham Market	12-May-22	22/00231/BOC	Former Jim Russell GarageLondon RoadDownham MarketNorfolkPE38 9AS	Alleged Breach of Condition 13/01855/FM	Pending Consideration
Downham West	08-May-19	19/00231/UNAUTU	Field AdjTwo Acres NurseryDownham RoadSalters LodeNorfolk	Alleged unauthorised use	Notice Issued

Downham West	16-Jun-21	21/00280/UNTIDY	2 Kemps Close Salters Lode Downham Market Norfolk PE38 0BB	Alleged Untidy Land	Notice Issued
Downham West	11-Nov-21	21/00538/UNAUTU	Barnum & Bayley Downham Road Salters Lode DOWNHAM MARKET Norfolk PE38 0BA	Alleged unauthorised Use	Pending Consideration
East Rudham	26-Feb-16	16/00097/UWLB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged unauthorised works to a Listed Building	Notice Issued
East Rudham	01-Mar-21	21/00090/UNOPDE	Land At Old White Horse Station Road East Rudham Norfolk PE31 8RB	Alleged Unauthorised Operational Development	Pending Consideration
East Walton	09-Sep-20	20/00341/UNAUTU	The Old Pheasantry Church Lane East Walton KINGS LYNN Norfolk PE32 1PP	Alleged unauthorised use	Pending Consideration
East Winch	20-Jun-19	19/00323/UNAUTU	The Old Forge Lynn Road East Winch King's Lynn Norfolk PE32 1NP	Alleged Unauthorised Use	Pending Consideration
East Winch	04-Dec-19	19/00612/UNAUTU	Cherry Tree Farm Winch Road Gayton Norfolk	Alleged unauthorised use	Pending Consideration
East Winch	08-Jun-21	21/00263/UNOPDE	Tanglewood Main Road West Bilney Norfolk PE32 1HP	Alleged Unauthorised Operational Development	Notice Issued
East Winch	09-Mar-22	22/00110/UNAUTU	Robins Nest Main Road West Bilney Norfolk PE32 1HP	Alleged unauthorised operational development	Pending Consideration
East Winch	29-Mar-22	22/00150/HHC	2 Church Lane East Winch King's Lynn Norfolk PE32 1NQ	Allegedly High Hedge	Pending Consideration

Emneth	20-Nov-19	19/00590/UNAUTU	Bramble Bee FarmFendyke RoadEmnethWisbechNorfolkPE14 8PL	Alleged unauthorised use	Pending Consideration
Emneth	21-Nov-19	19/00594/BOC	Land North of65 Hollycroft RoadEmnethWisbechNorfolkPE14 8BB	Alleged breach of planning condition	Pending Consideration
Emneth	05-Oct-20	20/00426/UNAUTU	The Old Jam FactoryChapel LaneEmnethNorfolkPE14 0DJ	Alleged unauthorised use	Pending Consideration
Emneth	21-Apr-21	21/00185/UNAUTU	A47 Car WashEmneth Services SouthWisbech BypassEmnethWISBECHNorfolkPE14 0ED	Alleged unauthorised use	Pending Consideration
Emneth	23-Apr-21	21/00189/UNAUTU	Read Residence60 ElmsideEmnethWISBECHNorfolkPE14 8BQ	Alleged unauthorised use	Pending Consideration
139 Emneth	10-Dec-21	22/00017/UNAUTU	85 Elm High RoadEmnethWisbechNorfolkPE14 0DH	Alleged Unauthorised Use	Pending Consideration
Emneth	17-Jan-22	22/00043/UNAUTU	29 Fendyke RoadEmnethWisbechNorfolkPE14 8BA	Alleged Unauthorised Use	Pending Consideration
Emneth	03-Mar-22	22/00094/BOC	Land East of 11 To 37Elm High RoadEmnethNorfolk	Alleged breach of planning condition	Pending Consideration
Feltwell	09-May-22	22/00225/UNOPDE	Green Acres1 Green LaneFeltwellTHETFORDNorfolkIP26 4BQ	Alleged Unauthorised Operational Development	Pending Consideration
Fincham	01-Nov-21	21/00511/UNTIDY	Old Methodist ChapelDownham RoadFinchamNorfolk	Alledged untidy land	Pending Consideration

Gayton	02-Dec-20	20/00513/UNAUTU	1 Church Farm BarnsBack StreetGaytonNorfolkPE32 1QR	Alleged unauthorised use	Pending Consideration
Gayton	30-Mar-21	21/00131/NIA	Field CottageBack StreetGaytonKing's LynnNorfolkPE32 1QR	Alleged not in accordance with approved plans	Pending Consideration
Gayton	14-Jul-21	21/00343/BOC	Jubilee Hall FarmJubilee Hall LaneGaytonKINGS LYNNNorfolkPE32 1PB	Alleged Breach of Planning Condition	Pending Consideration
Gayton	02-Mar-22	22/00087/UNOPDE	8 Lime GroveGaytonKing's LynnNorfolkPE32 1QU	Alleged unauthorised operational development	Pending Consideration
Great Massingham	10-Jan-20	20/00009/UNOPDE	Newhaven4 Station RoadGreat MassinghamKing's LynnNorfolkPE32 2HY	Alleged unauthorised operational development	Pending Consideration
Grimston	19-Jul-18	18/00341/BOC	Stave Farm3 Chapel RoadPott RowKing's LynnNorfolkPE32 1BS		Pending Consideration
Grimston	28-Mar-19	19/00160/BOC	Mill Hill Cottage77 Chapel RoadPott RowNorfolkPE32 1BP	Breach of Condition 3 - 13/00527/F	Pending Consideration
Grimston	11-May-20	20/00138/UNOPDE	Mill Hill NurseryCliffe En Howe RoadPott RowNorfolkPE32 1BY	Alleged unauthorised operational development	Pending Consideration
Grimston	15-Sep-20	20/00361/UNAUTU	Land West of Mill Hill Cottage77 Chapel RoadPott RowNorfolkPE32 1BP	Alleged unauthorised use	Pending Consideration
Grimston	05-Oct-20	20/00414/BOC	Land Behind 26-28 Vong LanePott RowKINGS LYNNNorfolkPE32 1BW	Alleged breach of condition	Pending Consideration

Grimston	06-Nov-20	20/00465/UNAUTU	Land To Rear of23 Vong LanePott RowKing's LynnNorfolkPE32 1BW	Alleged unauthorised use	DC Application Submitted
Grimston	14-Apr-21	21/00177/UNOPDE	Lodge Farm Barn141 Lynn RoadGrimstonNorfolkPE32 1AG	Alleged unauthorised operational development	Pending Consideration
Grimston	11-May-21	21/00217/UADV	Land Off Chapel RoadPott RowNorfolkPE32 1AQ	Alleged unauthorised advert	Pending Consideration
Grimston	29-Sep-21	21/00467/UNAUTU	7 Hawthorn AvenueGrimstonNorfolkPE32 1XB	Alleged unauthorised use	Pending Consideration
Grimston	05-Oct-21	21/00471/UNAUTU	Mill Hill Cottage77 Chapel RoadPott RowNorfolkPE32 1BP	Alleged Unauthorise Development	Pending Consideration
141 Grimston	30-Mar-22	22/00143/UNOPDE	15 Bracken WayGrimstonKing's LynnNorfolkPE32 1XA	Unauthorised operational development.	Pending Consideration
Grimston	23-Mar-22	22/00152/UNOPDE	7 Hawthorn AvenueGrimstonNorfolkPE32 1XB	Alleged Unauthorised Operational Development	Pending Consideration
Grimston	31-Mar-22	22/00158/UNOPDE	Henros42 Lynn RoadGrimstonKing's LynnNorfolkPE32 1AA	Alleged Unauthorised Operational Development	DC Application Submitted
Grimston	10-Apr-22	22/00176/UNAUTU	Alissian5 Chapel RoadPott RowKing's LynnNorfolkPE32 1BS	Alleged unauthorised use	Pending Consideration
Heacham	28-Aug-19	17/00052/BOC	18 And 18A North BeachHeachamKing's LynnNorfolkPE31 7LJ	alleged breach of condition relating to 11/01754/F	DC Application Submitted

Heacham	17-May-18	18/00224/NIA	Lidl43 Lynn RoadHeachamNorfolkPE31 7HU	Alleged - not in accordance with approved plans	Notice Issued
Heacham	30-Jul-18	18/00352/UNOPDE	5 Stainsby CloseHeachamKing's LynnNorfolkPE31 7BP	Alleged unauthorised operational development	Pending Consideration
Heacham	08-Aug-18	18/00382/UNAUTU	Marsh ViewLand S W of 70 South Beach RoadHeachamKing's LynnNorfolkPE31 7BB	Alleged unauthorised recreational camping use	Notice Issued
Heacham	08-Aug-18	18/00414/UNAUTU	50B North BeachHeachamNorfolkPE31 7LJ	Siting of a caravan	Pending Consideration
Heacham	08-Nov-18	18/00537/BOC	Marsh View DairyB&B Holiday Lets Land S W of 70 South Beach RoadHeachamKing's LynnNorfolkPE31 7BB	Alleged breach of Condition 9	DC Application Submitted
Heacham	29-Apr-19	19/00209/UNAUTU	Jennys Cove64 South BeachHeachamNorfolkPE31 7LH	Alleged unauthorised use	Pending Consideration
Heacham	29-Apr-19	19/00210/UNOPDE	45 The BroadwayHeachamKing's LynnNorfolkPE31 7JJ	Alleged unauthorised operational development	Pending Consideration
Heacham	14-Aug-20	20/00321/UNAUTU	Land And Building SW of Mount Pleasant Farm 25Mount Pleasant Farm25 Lamsey LaneHeachamNorfolk	Alleged unauthorised use	Pending Consideration
Heacham	10-Sep-20	20/00353/UNTIDY	6 Jennings CloseHeachamKing's LynnNorfolkPE31 7SU	Alleged untidy land	Notice Issued
Heacham	10-Sep-20	20/00358/BOC	Marsh ViewAgricultural Workers BuildingS of 70 South Beach RoadHeachamNorfolkPE31 7BB	Alleged breach of condition 3 on planning permission 19/01626/F	Pending Consideration

Heacham	10-Sep-20	20/00359/BOC	Marsh ViewBed And Breakfast ConversionS of 70 South Beach RoadHeachamNorfolk	Alleged Breach of planning condition 7 on 12/00197/F	Pending Consideration
Heacham	21-Sep-20	20/00372/NIA	33 Kenwood RoadHeachamNorfolkPE31 7DD	Alleged not built in accordance with approved plans	Pending Consideration
Heacham	04-Jan-21	21/00034/BOC	27A Malthouse CrescentHeachamKINGS LYNNNorfolkPE31 7DL	Alleged Breach of Conditon 16/00976/F	Pending Consideration
Heacham	22-Mar-21	21/00126/BOC	14 St Marys CloseHeachamNorfolkPE31 7HL	Alleged breach of planning condition	Pending Consideration
Heacham	25-Mar-21	21/00133/UNAUTU	Land W of Sewage WorksFenwayHeachamNorfolkPE31 7BH	Alleged unauthorised development	Notice Issued
Heacham	04-Jun-21	21/00238/UNAUTU	31 School RoadHeachamKing's LynnNorfolkPE31 7DQ	Alleged unauthorised use	Pending Consideration
Heacham	01-Jun-21	21/00250/UNAUTU	The Bushel And Strike Public House24 Malthouse CrescentHeachamNorfolkPE31 7DL	Alleged Unauthorised Use	Pending Consideration
Heacham	28-Jul-21	21/00378/BOC	5 Lamsey LaneHeachamKing's LynnNorfolkPE31 7LA	Alleged Breach of Planning Condition	Pending Consideration
Heacham	12-Aug-21	21/00416/HHC	14 Folgate RoadHeachamKing's LynnNorfolkPE31 7BN	Alleged High Hedge Complaint	Notice Issued
Heacham	21-Oct-21	21/00507/UNOPDE	Land N of 20 North BeachHeachamKing's LynnNorfolkPE31 7LJ	Alleged Unathorised Operational Development	Pending Consideration

Heacham	26-Nov-21	21/00569/UNAUTU	Rhino Sheds Dairy Farm Heacham Norfolk PE31 7DH	Alleged Unauthorised Use	Pending Consideration
Heacham	09-Nov-21	22/00010/UNAUTU	Land NE of Rhino Sheds Dairy Farm Heacham Norfolk PE31 7DH	Alleged Unauthorised Use	Pending Consideration
Heacham	14-Dec-21	22/00020/UNOPDE	2 & 3 The Stable Yard Lodge Road Heacham KINGS LYNN Norfolk PE31 7AZ	Alleged Unauthorised Operational Development	Pending Consideration
Heacham	11-Jan-22	22/00036/UNAUTU	23 Hunstanton Road Heacham King's Lynn Norfolk PE31 7HH	Alleged Unauthorised Use	Pending Consideration
Heacham	12-Jan-22	22/00044/BOC	Heacham Social Club 13 Station Road Heacham KINGS LYNN Norfolk PE31 7HG	Alleged Breach Of Planning Condition	Pending Consideration
Heacham	08-Mar-22	22/00106/BOC	70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Alleged Breach of Condition	DC Application Submitted
Heacham	22-Mar-22	22/00129/BOC	Land West of Sewage Works Fenway Heacham Norfolk PE31 7BH	Alleged Breach of Condition	Pending Consideration
Heacham	25-Mar-22	22/00133/UNOPDE	Land W of Sewage Works Fenway Heacham Norfolk	Alleged unauthorised operational development	Pending Consideration
Heacham	28-Mar-22	22/00163/UNAUTU	1 Johnson Crescent Heacham King's Lynn Norfolk PE31 7LQ	Alleged Unauthorised Use	Pending Consideration
Heacham	11-Apr-22	22/00179/UNOPDE	Caravan 40 North Beach Heacham Norfolk PE31 7LJ	alleged unauthorised operational development	Pending Consideration



Heacham	16-May-22	22/00213/UNAUTU	45 South Moor DriveHeachamNorfolkPE31 7BW	Alledged Unauthorised Use	Pending Consideration
Hilgay	25-Sep-20	20/00394/UNAUTU	Caravan At Barn ConversionVenney FarmHundred Foot BankWelneyWISBECHNorfolkPE14 9TW	Alleged unauthorised use	Pending Consideration
Hilgay	30-Nov-20	20/00468/BOC	Land South of Brett HouseEast EndHilgayNorfolk	Alleged breach of conditions	Notice Issued
Hilgay	07-Mar-22	22/00101/NIA	Land To The RearReed HouseHigh StreetHilgayDownham MarketNorfolkPE38 0LH	Alleged not in accordfance with approved plans	Pending Consideration
Hilgay	09-Mar-22	22/00108/NIA	Reed HouseHigh StreetHilgayDownham MarketNorfolkPE38 0LH		Complaint Received/Investigation Started
Hillington	05-Aug-15	15/00392/UWLB	Willow Tree FarmFormerly Field FarmFakenham RoadHillingtonKing's LynnNorfolkPE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Notice Issued
Hillington	12-Mar-21	21/00107/UNOPDE	The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	Unauthorised Operational Development	Pending Consideration
Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke FarmBlack Dyke RoadHockwold cum WiltonNorfolkIP26 4JW	alleged Breach of Condition relating to 14/00265/F	Notice Issued
Hockwold cum Wilton	07-Jan-21	21/00018/UNAUTU	Twelve Acre FarmMoor Drove (East)Hockwold cum WiltonTHETFORDNorfolkIP26 4JU	Alleged Unauthorised Use	Pending Consideration
Hockwold cum Wilton	07-Feb-22	22/00065/UNOPDE	Valartra2A Boundary RoadHockwold cum WiltonTHETFORDNorfolkIP26 4NH	Alleged Unauthorised Operational Development	Pending Consideration

Hockwold cum Wilton	21-Feb-22	22/00067/BOC	106 Main StreetHockwold cum WiltonNorfolkIP26 4LP	Alleged Breach of Condition	Pending Consideration
Holme next the Sea	04-Jul-18	18/00319/UNAUTU	Land S of 38 To 42Main RoadHolme-next-the-SeaNorfolkPE36 6LA	Alleged unauthorised use	Notice Issued
Holme next the Sea	16-Jan-19	19/00029/UNOPDE	Land S of 60 And E of 71Beach RoadHolme next The SeaNorfolk	Alleged unauthorised use	DC Application Submitted
Holme next the Sea	24-Jun-19	19/00324/UNAUTU	Land Adjacent To48 Beach RoadHolme next The SeaNorfolkPE36 6LG		Pending Consideration
Holme next the Sea	19-Jul-19	19/00384/UNAUTU	Land S of The Poplars42 Main RoadHolme-next-the-SeaNorfolk	Alleged unauthorised use	Pending Consideration
Holme next the Sea	28-Jul-20	20/00298/BOC	Drove OrchardsThornham RoadHolme next The SeaNorfolk	Alleged breach of planning condition on permission 19/00285/F	Pending Consideration
Holme next the Sea	30-Jul-20	20/00301/UNAUTU	Land South of 32 Main RoadHolme-next-the-SeaNorfolkPE36 6LA	Alleged unauthorised use	Pending Consideration
Holme next the Sea	18-Jun-21	21/00286/UNAUTU	Land S of 60 And E of 71 Beach RoadHolme next The SeaNorfolkPE36 6LG	Unauthorised use	Notice Issued
Holme next the Sea	11-Jan-22	22/00035/UNOPDE	Thorn Grove7 Peddars WayHolme next The SeaNorfolkPE36 6LE	Alleged Unauthorised Operatioanal Development	Pending Consideration
Holme next the Sea	01-Apr-22	22/00173/UADV	Vine Cottage49 Main RoadHolme next The SeaNorfolkPE36 6LA	Alleged unauthorised advertisement	Pending Consideration

Hunstanton	16-Jul-20	20/00270/UNOPDE	The Wash & Tope Arms 10 - 12 Le Strange TerraceHunstantonNorfolkPE36 5AJ	Alleged unauthorised operational development	Pending Consideration
Hunstanton	12-Nov-20	20/00474/BTCA	The Pleasaunce 47 Avenue RoadHunstantonNorfolkPE36 5HW	Alleged breach - Tree in a Conservation Area	Pending Consideration
Hunstanton	11-Jan-21	20/00509/UADV	25 Lighthouse LaneHunstantonNorfolkPE36 6EN	Alleged unauthorised adverts	Pending Consideration
Hunstanton	08-Feb-21	21/00044/BOC	4 Old Town WayHunstantonNorfolkPE36 6HE	Alleged Breach of Condition 3 of Permission 19/02037/F	Pending Consideration
Hunstanton	21-Feb-21	21/00076/UNAUTU	Norfolk Deli 16 GreevegateHunstantonNorfolkPE36 6AA	Alleged Unauthorised Use	Pending Consideration
147 Hunstanton	18-Mar-21	21/00121/UNOPDE	10 Old Town WayHunstantonNorfolkPE36 6HE	Alleged unauthorised operational development	Pending Consideration
Hunstanton	15-Apr-21	21/00164/UNAUTU	Moss Bakery 18 High StreetHunstantonNorfolkPE36 5AF	Alleged unauthorised use	Pending Consideration
Hunstanton	15-Apr-21	21/00165/UNAUTU	Hunny Bun Tea Rooms Formerly Berni Beans 2 High StreetHunstantonNorfolkPE36 5AF	Alleged unauthorised use	Pending Consideration
Hunstanton	19-Apr-21	21/00180/UNOPDE	7 Victoria AvenueHunstantonNorfolkPE36 6BY	Alleged unauthorised operational development	Pending Consideration
Hunstanton	04-May-21	21/00201/UNOPDE	The Copper Kettle 25 High StreetHunstantonNorfolkPE36 5AB	Alleged unauthorised operational development	Pending Consideration

Hunstanton	04-May-21	21/00202/UNOPDE	14 Avenue RoadHunstantonNorfolkPE36 5BW	Alleged unauthorised operational development	Pending Consideration
Hunstanton	11-May-21	21/00215/UNOPDE	12 Clarence RoadHunstantonNorfolkPE36 6HQ	Alleged unauthorised operational development	Pending Consideration
Hunstanton	11-May-21	21/00219/UNAUTU	Chives 11 High StreetHunstantonNorfolkPE36 5AB	Alleged unauthorised use	Pending Consideration
Hunstanton	19-Aug-21	21/00413/UNTIDY	62 Seagate RoadHunstantonNorfolkPE36 5BD	Alleged Untidy Land	Notice Issued
Hunstanton	20-Oct-21	21/00504/BOC	2 South Beach RoadHunstantonNorfolkPE36 5BA	Alleged Breach of Condition 11/00322/F refers	Pending Consideration
Hunstanton	11-Jan-22	22/00034/UNOPDE	80 Waveney RoadHunstantonNorfolkPE36 5DQ	Alleged Unauthorised Operational Development	Pending Consideration
Hunstanton	20-Feb-22	22/00083/NIA	Road Adjacent To 13 Lapwing LaneHunstantonNorfolkPE36 5PQ	Allegedly not in accordance with approved plans	Pending Consideration
Ingoldisthorpe	22-Mar-21	21/00123/UNAUTU	Land West of Oak FarmOak FarmThe DriftIngoldisthorpeNorfolkPE31 6NW	Alleged unauthorised use 21/00123/UNAUTU	Pending Consideration
Ingoldisthorpe	17-Jan-22	22/00053/BOC	Davy FieldHill RoadIngoldisthorpeNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Ingoldisthorpe	23-Apr-22	22/00196/UNAUTU	5 Sandy LaneIngoldisthorpeKINGS LYNNNorfolkPE31 6NN	Alleged Unauthorised Use	Pending Consideration

Ingoldisthorpe	13-May-22	22/00209/OTHER	Land N 130 Lynn Road And E 147 Lynn RoadLynn RoadIngoldisthorpeNorfolkPE31 6NS	Alleged breach	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside4 Ferry SquareWest LynnKing's LynnNorfolkPE34 3JQ	alleged untidy land	Notice Issued
King's Lynn	06-Jun-17	17/00240/UADV	International Food Centre6 Tower PlaceKing's LynnNorfolk	alleged unauthorised advertisement	Pending Consideration
King's Lynn	20-Apr-18	18/00188/UNTIDY	Whincop House29 Tower StreetKing's LynnNorfolkPE30 1EJ	Alleged untidy land	Pending Consideration
King's Lynn	28-Aug-18	18/00417/UWLB	1 And 2 Aickmans YardKing StreetKing's LynnNorfolkPE30 1HW	Alleged unauthorised works to a listed building	Pending Consideration
149 King's Lynn	30-Oct-18	18/00520/UWLB	Medieval Merchant House9 King StreetKing's LynnNorfolkPE30 1ET	Alleged unauthorised works	Notice Issued
King's Lynn	06-Nov-18	18/00530/UWLB	Hanse HouseSt Margarets PlaceKing's LynnNorfolkPE30 5GH	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	11-Dec-18	18/00588/BOC	PRIVATE Car ParkChurch StreetKing's LynnNorfolk	Alleged breach of condition	Pending Consideration
King's Lynn	29-Jan-19	19/00055/UNOPDE	Land NE of 12 Saltpans CloseKing's LynnNorfolkPE30 2AT	Alleged unauthorised operational development	Notice Issued
King's Lynn	08-Feb-19	19/00074/UNAUTU	6 Guanock PlaceKing's LynnNorfolkPE30 5QJ	Alleged unauthorised use	DC Application Submitted

King's Lynn	14-Feb-19	19/00087/BOC	Goldings8 Saturday Market PlaceKing's LynnNorfolkPE30 5DQ		Pending Consideration
King's Lynn	24-Apr-19	19/00200/UNOPDE	28 South Wootton LaneKing's LynnNorfolkPE30 3BS	Alleged unauthorised operational development	Pending Consideration
King's Lynn	29-Apr-19	19/00208/UNTIDY	Glendevon49 - 51 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged untidy land	Pending Consideration
King's Lynn	01-May-19	19/00214/UNOPDE	48 Langley RoadSouth WoottonKing's LynnNorfolkPE30 3UB	Alleged unauthorised operational development	Pending Consideration
King's Lynn	20-May-19	19/00262/UNTIDY	119 High StreetKing's LynnNorfolk	Alleged untidy land	Pending Consideration
King's Lynn	30-Jul-19	19/00400/HHC	36 Suffield WayKing's LynnNorfolkPE30 3DE	High Hedge Notice	Notice Issued
King's Lynn	19-Aug-19	19/00448/UNAUTU	Nar HideawayThiefgate LaneSaddlebowNorfolkPE34 3AP	Alleged unauthorised use	Pending Consideration
King's Lynn	20-Sep-19	19/00506/UNTIDY	Land North of10 North End YardKing's LynnNorfolkPE30 2AB	Alleged untidy land	Notice Issued
King's Lynn	07-Nov-19	19/00574/UNAUTU	27 King StreetKing's LynnNorfolk	Alleged unauthorised use	DC Application Submitted
King's Lynn	07-Nov-19	19/00577/UNTIDY	Formally Riverside Dental Surgery7B King StreetKing's LynnNorfolkPE30 1ET	Alleged untidy land	Pending Consideration

King's Lynn	12-Nov-19	19/00582/UWLB	The White Hart Inn1 St James StreetKing's LynnNorfolkPE30 5DA	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	27-Jan-20	20/00031/UWLB	10A King StreetKing's LynnNorfolkPE30 1ES	Alleged unauthorised works to a listed building	Pending Consideration
King's Lynn	20-Mar-20	20/00115/UNAUTU	Land West of Rope WalkOff Edma StreetKing's LynnNorfolkPE30 2DB	Alleged unauthorised use	Pending Consideration
King's Lynn	11-May-20	20/00141/UNOPDE	34 Windsor RoadKing's LynnNorfolkPE30 5PL	Alleged unauthorised operational development	Pending Consideration
King's Lynn	08-Jun-20	20/00204/UWCA	36 Windsor RoadKing's LynnNorfolkPE30 5PL	Alleged unauthorised works	Pending Consideration
151 King's Lynn	24-Jun-20	20/00225/UWLB	Premier Whites Newsagent 32 London RoadKing's LynnNorfolkPE30 5QE	Alleged unauthorised works to listed building	Pending Consideration
King's Lynn	29-Jun-20	20/00233/BOC	49 Temple RoadKing's LynnNorfolkPE30 3SQ	Alleged Breach of Condition	Pending Consideration
King's Lynn	23-Jul-20	20/00286/BOC	Land Rear of 33Low RoadSouth WoottonNorfolk	Alleged breach of planning condition	Pending Consideration
King's Lynn	27-Jul-20	20/00291/UNAUTU	5 Guanock PlaceKing's LynnNorfolkPE30 5QJ	Alleged unauthorised use	DC Application Submitted
King's Lynn	09-Sep-20	20/00335/UADV	Vilnius European Supermarket119 London RoadKing's LynnNorfolkPE30 5ES	Alleged unauthorised Advertisement	Pending Consideration

King's Lynn	09-Sep-20	20/00344/UWCA	Gardeners Cottage17B Nelson StreetKing's LynnNorfolkPE30 5DY	Alleged unauthorised works in a Conservation Area	Pending Consideration
King's Lynn	02-Oct-20	20/00411/UNOPDE	Rajasthan61 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged unauthorised operational development	Pending Consideration
King's Lynn	08-Oct-20	20/00425/UNAUTU	6 RiversideKing's LynnNorfolkPE30 3AA	Alleged unauthorised use	Pending Consideration
King's Lynn	20-Oct-20	20/00442/UNAUTU	33 Barrett CloseKing's LynnNorfolkPE30 4UQ	Alleged unauthorised use	Pending Consideration
King's Lynn	06-Nov-20	20/00464/UWLB	3 And 4 Burkitt HomesQueen StreetKing's LynnNorfolkPE30 1HU	Alleged unauthorised works to listed buildings	Pending Consideration
King's Lynn	09-Nov-20	20/00466/UWLB	St Ann's FortNorth StreetKing's LynnNorfolk	Alleged unauthorised works to a listed building	Pending Consideration
King's Lynn	10-Dec-20	20/00485/UADV	Mobile Guru90 High StreetKing's LynnNorfolk	Alleged unauthorised sign	Pending Consideration
King's Lynn	18-Nov-20	20/00487/BOC	Barry's Cars & Commercials LtdOldmedow RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4HY	Alleged breach of condition	Pending Consideration
King's Lynn	10-Dec-20	20/00488/UWLB	5 And 6 Burkitt HomesQueen StreetKing's LynnNorfolkPE30 1HU	Alleged unauthorised works to listed buildings	Pending Consideration
King's Lynn	24-Nov-20	20/00494/UNOPDE	35 Hall View RoadGaywoodKing's LynnNorfolkPE30 4NZ	Alleged unauthorised operational development	Pending Consideration



King's Lynn	11-Jan-21	21/00024/UNOPDE	122-123 London RoadKing's LynnNorfolkPE30 5ES	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	19-Jan-21	21/00037/UNOPDE	31 Bader CloseKing's LynnNorfolkPE30 4GA	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	21-Jan-21	21/00040/BOC	Lidl80 Austin StreetKing's LynnNorfolkPE30 1AS	Alleged Breach of Condition 13/01753/F	Pending Consideration
King's Lynn	22-Jan-21	21/00046/UNOPDE	119 Gaywood RoadKing's LynnNorfolkPE30 2PU	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	04-Mar-21	21/00094/BOC	51 London RoadKing's LynnNorfolkPE30 5QH	Alleged Breach of Condition - 18/01741/F refers	Pending Consideration
King's Lynn	04-Mar-21	21/00099/UNTIDY	Dis-used Railway Gates Adjacent2A Hextable RoadKing's LynnNorfolkPE30 2AE	Untidy	Pending Consideration
King's Lynn	20-Mar-21	21/00125/UNOPDE	Ravenshaw23B Field LaneGaywoodKing's LynnNorfolkPE30 4AX	Alleged unauthorised operational development	Pending Consideration
King's Lynn	23-Mar-21	21/00130/UNAUTU	8 Homeland RoadKing's LynnNorfolkPE30 2PP	Alleged unauthorised use	Pending Consideration
King's Lynn	01-Apr-21	21/00169/UNOPDE	19 Goodwins RoadKing's LynnNorfolkPE30 5QX	Alleged unauthorised operational development	Pending Consideration
King's Lynn	22-Apr-21	21/00186/UNAUTU	23 Magnolia DriveKing's LynnNorfolkPE30 3FA	Alleged unauthorised use	Pending Consideration

King's Lynn	04-May-21	21/00198/NIA	The Cockle House3 Purfleet QuayKing's LynnNorfolkPE30 1HP	Alleged not in accordance with approved plans	Pending Consideration
King's Lynn	04-May-21	21/00199/UNOPDE	The Maids Head7 Tuesday Market PlaceKing's LynnNorfolkPE30 1JL	Alleged unauthorised operational development	Pending Consideration
King's Lynn	07-Jun-21	21/00243/UNOPDE	65 Milton AvenueKing's LynnNorfolkPE30 2QQ	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	02-Jun-21	21/00253/UNTIDY	34 King StreetKing's LynnNorfolkPE30 1ES	Alleged Untidy Land	Pending Consideration
King's Lynn	03-Jun-21	21/00256/UNAUTU	Hanse HouseSt Margarets LaneKing's LynnNorfolk	Alleged Unauthorised Use	Pending Consideration
King's Lynn	10-Jun-21	21/00272/UNAUTU	Flat 5Macmillan CourtTelford CloseKing's LynnNorfolkPE30 4TJ	Alleged Unauthorised Use	Pending Consideration
King's Lynn	21-Jun-21	21/00288/UNAUTU	43 Queens AvenueKing's LynnNorfolkPE30 5LR	Alleged Unauthorised Use	Pending Consideration
King's Lynn	08-Jul-21	21/00324/UNAUTU	Land NE of St Nicholas Business ParkEdward Benefer WayKing's LynnNorfolkPE30 2HW	Alleged Unauthorised Use.	Notice Issued
King's Lynn	14-Jul-21	21/00329/UNOPDE	MG Building Maintenance136 Norfolk StreetKing's LynnNorfolkPE30 1AU	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	15-Jul-21	21/00348/UNOPDE	250 Wootton RoadKing's LynnNorfolkPE30 3BH	Alleged Unauthorised Operational Development	Pending Consideration

King's Lynn	15-Jul-21	21/00350/UNAUTU	27 LowfieldKing's LynnNorfolkPE30 4RH	Alleged Unauthorised Use.	DC Application Submitted
King's Lynn	27-Jul-21	21/00373/UNAUTU	9 Elizabeth Court10 Winston Churchill DriveKing's LynnNorfolkPE30 4UR	Alleged Unauthorised Use	Pending Consideration
King's Lynn	02-Aug-21	21/00384/UNAUTU	Unit 4CR MotorsHereford WayHardwick NarrowsKing's LynnNorfolkPE30 4JD	Alleged Unauthorised Use	Pending Consideration
King's Lynn	05-Aug-21	21/00390/NIA	Kudos22 Norfolk StreetKing's LynnNorfolkPE30 1AN	Alleged Not in Accordance with Approved Plans	Pending Consideration
King's Lynn	13-Sep-21	21/00446/UNAUTU	25 Caxton CourtKing's LynnNorfolkPE30 4UU	Alleged Unauthorised Use	Pending Consideration
155 King's Lynn	17-Sep-21	21/00455/UNOPDE	Sowerby's Estate Agents1 King StreetKing's LynnNorfolkPE30 1ET	Alleged Unauthorised Operational Development	Pending Consideration
King's Lynn	10-Oct-21	21/00487/UADV	Stag And Hounds StyleWisbech RoadKing's LynnNorfolkPE30 5JH	Alleged Unauthorised Advertisement	Pending Consideration
King's Lynn	02-Nov-21	21/00515/BOC	Gem's Peri PeriWisbech RoadKing's LynnNorfolkPE30 5JH	Breach of Condition	Pending Consideration
King's Lynn	03-Nov-21	21/00519/UNTIDY	Land North of 21 Clifford Burman CloseKing's LynnNorfolk	Alleged untidy land	Pending Consideration
King's Lynn	08-Nov-21	21/00525/UADV	Family Aquatics7 - 8 Guanock PlaceKing's LynnNorfolkPE30 5QJ	Alleged unauthorised advertisement	Pending Consideration

King's Lynn	09-Nov-21	21/00534/NIA	Land At Greenpark AvenueKing's LynnNorfolkPE30 2RE	Allegedly not in accordance with approved plans	Pending Consideration
King's Lynn	23-Nov-21	21/00556/BTCA	Dummy AddressDummy StreetKing's LynnNorfolk	Alleged Breach - Tree in a Conservation Area	Pending Consideration
King's Lynn	10-Jan-22	21/00570/BOC	Eastgate House Residential Home17 Littleport StreetKing's LynnNorfolkPE30 1PP	Alleged Breach of Planning Condition	Pending Consideration
King's Lynn	18-Dec-21	21/00578/UNAUTU	The Woolpack Inn110 - 114 Gaywood RoadKing's LynnNorfolkPE30 2PT	Alleged Unauthorised Use	Pending Consideration
King's Lynn	16-Dec-21	22/00015/UNOPDE	Liquor & Loaded21 Tower StreetKing's LynnNorfolkPE30 1EJ	Alleged Unauthorised Operational Development	DC Application Submitted
King's Lynn	17-Dec-21	22/00047/UNTIDY	2A Friars StreetKing's LynnNorfolkPE30 5AP	Alleged Untidy Land	Pending Consideration
King's Lynn	04-Mar-22	22/00096/BTCA	White's House1 St Nicholas StreetKing's LynnNorfolkPE30 1LY	Alleged breach of Tree within Conservation Area	Pending Consideration
King's Lynn	04-Mar-22	22/00099/UNOPDE	43 Guanock TerraceKing's LynnNorfolkPE30 5QT	Alleged unauthorised operational development	Pending Consideration
King's Lynn	08-Mar-22	22/00107/UNAUTU	17 London RoadKing's LynnNorfolkPE30 5PY	Alleged unauthorised use	Pending Consideration
King's Lynn	16-Mar-22	22/00117/UNAUTU	Osmos Stores Kings Lynn123 - 124 Norfolk StreetKing's LynnNorfolkPE30 1AP	Alleged unauthorised use	Pending Consideration

King's Lynn	10-Mar-22	22/00120/BOC	Reeve Flooring Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk	Alleged Breach of Planning Condition	Pending Consideration
King's Lynn	22-Mar-22	22/00123/UNAUTU	7/8 Guanock Terrace King's Lynn Norfolk PE30 5QT	Alleged unauthorised use	Pending Consideration
King's Lynn	23-Mar-22	22/00127/UWLB	6 Church Lane King's Lynn Norfolk PE30 5AE	Alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	24-Mar-22	22/00128/UNTIDY	149 Loke Road King's Lynn Norfolk PE30 2BG	Alleged untidy land	Pending Consideration
King's Lynn	31-Mar-22	22/00160/UNTIDY	8 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	Alleged Untidy Lane	Pending Consideration
157 King's Lynn	08-Apr-22	22/00172/UNOPDE	12 Grafton Road King's Lynn Norfolk PE30 3HA	Alleged unauthorised operational development	Pending Consideration
King's Lynn	21-Apr-22	22/00191/UNTIDY	8 Walsham Close King's Lynn Norfolk PE30 4XE	Alleged untidy land	Pending Consideration
King's Lynn	05-May-22	22/00201/UWLB	11 Saturday Market Place King's Lynn KINGS LYNN Norfolk PE30 5DQ	Alleged unauthorised works	Pending Consideration
King's Lynn	26-Apr-22	22/00203/NIA	7 Golf Close King's Lynn Norfolk PE30 3SE	Alleged not in accordance with approved plans	Pending Consideration
King's Lynn	13-May-22	22/00210/UNAUTU	Freebridge Farm Clenchwarton Road West Lynn King's Lynn Norfolk PE34 3LP	Alleged unauthorised use	Pending Consideration

King's Lynn	13-May-22	22/00212/UNAUTU	1 Reffley Farm CottagesReffley LaneKing's LynnNorfolkPE30 3EH	Alleged unauthorised use	Pending Consideration
King's Lynn	17-May-22	22/00220/UNOPDE	15 Minnow AvenueKing's LynnNorfolkPE30 5FD	Alleged unauthorised operational development	Pending Consideration
King's Lynn	17-May-22	22/00222/UNOPDE	Purfleet Brasserie19 Purfleet StreetKing's LynnNorfolkPE30 1ER	Alleged unauthorised operational development	Pending Consideration
Leziate	17-Jun-20	20/00212/UNAUTU	Zenon House62 East Winch RoadAshwickenKINGS LYNNNorfolkPE32 1LZ	Alleged unauthorised use	Pending Consideration
Leziate	14-Aug-20	20/00323/UNTIDY	Leziate Park Country ClubBrow of The HillLeziateNorfolkPE32 1EN	Alleged untidy land	DC Application Submitted
Leziate	01-Dec-20	20/00512/UNAUTU	Red Gate FarmChilver House LaneBawseyKINGS LYNNNorfolkPE32 1ES	Alleged unauthorised use	Notice Issued
Leziate	05-Mar-21	21/00101/UNAUTU	Land S W of 96 To 102Church LaneAshwickenNorfolkPE32 1LL	Alleged Unauthorised Use	Pending Consideration
Leziate	05-Nov-21	21/00529/UNAUTU	18 Church LaneAshwickenKing's LynnNorfolkPE32 1LN	Alleged unauthorised use	DC Application Submitted
Little Massingham	11-Apr-22	22/00177/UNOPDE	Land N of Electrical Sub Station And NW of Red RoofsStation RoadLittle MassinghamNorfolk	alleged unauthorised operational development	Pending Consideration
Marham	03-Apr-18	18/00147/UNAUTU	The Manor CottageThe ManorThe StreetMarhamNorfolkPE33 9JP	Alleged unauthorised use	Pending Consideration

Marshland St James	21-Aug-19	19/00456/UNOPDE	Land At AvalonLong LotsMarshland St JamesNorfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	02-Oct-20	20/00429/BOC	Elliott HouseHunters DroveMarshland St JamesWISBECHNorfolkPE14 8JQ	Alleged breach of conditions	Pending Consideration
Marshland St James	16-Nov-20	20/00479/UNAUTU	Land Opposite (west Of) The Yard4 Dades LaneMarshland St JamesWISBECHNorfolkPE14 8JJ	Alleged unauthorised use	DC Application Submitted
Marshland St James	31-Mar-22	22/00154/BOC	Middle Drove Enterprise ParkMiddle DroveMarshland St JamesWISBECHNorfolkPE14 8LB	Alleged Breach of Condition 20/02044/F	Notice Issued
Marshland St James	29-Mar-22	22/00166/UNAUTU	28 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8JG	Alleged Unathorised use	Pending Consideration
159 Marshland St James	20-Apr-22	22/00192/UNOPDE	Fox Gill House131 Smeeth RoadMarshland St JamesWISBECHNorfolkPE14 8JF	alleged unauthorised operational development	Pending Consideration
Methwold	11-Apr-19	19/00181/UNAUTU	20 The AvenueBrookvilleThetfordNorfolkIP26 4RF	Alleged unauthorised use	Notice Issued
Methwold	11-Jun-19	19/00302/UNAUTU	Land On The North East Side of Brandon Road	Alleged unauthorised use	Pending Consideration
Methwold	04-Dec-19	19/00604/BOC	Formerly RAF MethwoldBrandon RoadMethwoldNorfolkIP26 4RL	Alleged breach of planning condition	Pending Consideration
Methwold	14-May-21	21/00226/HHC	2 Trent Vc CloseMethwoldThetfordNorfolkIP26 4QE	Alleged high hedge complaint	Notice Issued

Methwold	13-May-21	21/00227/UNOPDE	1 Warren Cottage Brandon RoadMethwoldThetfordNorfolkIP26 4RL	Alleged Unauthorised Operational Development	DC Application Submitted
Methwold	28-Feb-22	22/00079/NIA	49A Main Road BrookvilleNorfolkIP26 4RB	Alleged not it accordance with approved plans	Pending Consideration
Methwold	05-May-22	22/00200/BOC	19 Herbert Drive MethwoldThetfordNorfolkIP26 4PY	Alleged breach of condition	Pending Consideration
Middleton	13-Jan-21	21/00032/UNAUTU	Land Between Sandy Lane And East Winch Road N of AllotmentsSandy LaneBlackborough EndNorfolk	Alleged Unauthorised Use	Pending Consideration
Middleton	02-Mar-21	21/00089/UNAUTU	WestfieldsSchool RoadMiddletonKing's LynnNorfolkPE32 1SA	Alleged Unauthorised Use of Land	DC Application Submitted
Middleton	15-Apr-21	21/00157/UNAUTU	Agricultural Building W of Sunset And Weedy CottageSchool RoadMiddletonNorfolkPE32 1SA	Alleged unauthorised use	Pending Consideration
Middleton	26-Aug-21	21/00421/UNAUTU	Louies Hand Car WashNorwich RoadMiddletonNorfolkPE32 1RH	Alleged Unauthorised Use	Pending Consideration
Middleton	03-Mar-22	22/00092/UNOPDE	21 Graham DriveMiddletonKing's LynnNorfolkPE32 1RL	Alleged unauthorised operational development	DC Application Submitted
Middleton	29-Mar-22	22/00139/UNOPDE	Middleton Hall Golf ClubHall OrchardsMiddletonKing's LynnNorfolkPE32 1RY	Alleged unauthorised operational development	DC Application Submitted
Middleton	06-May-22	22/00227/UNAUTU	Unused Quarry W of Middleton Aggregates LtdMill DroveBlackborough EndNorfolk	Alleged Authorised Use	Pending Consideration



Nordelph	06-Feb-22	22/00063/UNAUTU	AshleighDownham RoadNordelphDownham MarketNorfolkPE38 0BQ	Alleged Unauthorised Use	Pending Consideration
North Creake	23-Jan-20	20/00025/UWCA	Land E of 26 To 34Church StreetNorth CreakeNorfolk	Alleged unauthorised works to a tree	Pending Consideration
North Creake	09-Feb-09	22/00056/UNTIDY	Land NW of 8 Church StreetNorth CreakeNorfolkNR21 9AD	Alleged untidy land	Pending Consideration
North Creake	31-Mar-22	22/00155/NIA	Church Cottages63 Church StreetNorth CreakeFakenhamNorfolkNR21 9JJ	Alleged Not in Accordance with Plans	Pending Consideration
North Runcton	10-Feb-22	22/00058/UNOPDE	44 Cedar GroveNorth RunctonKing's LynnNorfolkPE33 0QZ	Alleged unauthorised Operational Development	Pending Consideration
191 North Runcton	19-Apr-22	22/00183/UNAUTU	Victoria Lodge5 West Winch RoadWest WinchKing's LynnNorfolkPE33 0NF	Alleged Unauthorised Use	Pending Consideration
North Wootton	03-Nov-20	20/00454/BTPO	Rowan HouseThe GreenNorth WoottonKing's LynnNorfolkPE30 3RD	Alleged breach of a TPO	Pending Consideration
North Wootton	03-Mar-22	22/00093/UNAUTU	6 Wesley RoadNorth WoottonKing's LynnNorfolkPE30 3XB	Alleged unauthorised use	Pending Consideration
Northwold	30-Jul-20	20/00299/UNAUTU	Oak LodgeThetford RoadNorthwoldNorfolkIP26 5LQ	Alleged unauthorised use	Pending Consideration
Northwold	08-Apr-21	21/00143/UNAUTU	Ashlee31 Methwold RoadWhittingtonKing's LynnNorfolkPE33 9RX	Alleged unauthorised use	Pending Consideration

Northwold	16-Nov-21	21/00543/UNOPDE	Land SE East View 98 High Street Little London Road Northwold Norfolk	Alleged unauthorised operational development	Pending Consideration
Northwold	06-Dec-21	22/00012/UNAUTU	The Reception Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk PE33 9GP	Alleged Unauthorised Use	Pending Consideration
Old Hunstanton	26-Jun-18	18/00296/UWLB	Caley Hall Motel 89 Old Hunstanton Road Old Hunstanton Norfolk PE36 6HH	Alleged unauthorised works to a listed building	Pending Consideration
Old Hunstanton	01-Nov-21	21/00509/UNTIDY	12 Wodehouse Road Old Hunstanton Hunstanton Norfolk PE36 6JD	Alleged untidy land	Pending Consideration
Old Hunstanton	25-Jan-22	22/00052/UWLB	Firemans Cottage Church Road Old Hunstanton Hunstanton Norfolk PE36 6JS	Alleged Unauthorised Works - L Bldg	Pending Consideration
Outwell	14-May-19	19/00247/NIA	Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk	Alleged built not in accordance with approved plans	Pending Consideration
Outwell	10-Sep-20	20/00357/UNAUTU	Horseshoe Cottage Basin Road Outwell Wisbech Norfolk PE14 8TH	Alleged unauthorised use	Pending Consideration
Outwell	30-Sep-20	20/00402/UNAUTU	6 The Cottons Outwell Wisbech Norfolk PE14 8TP	Alleged unauthorised use	Pending Consideration
Outwell	02-Aug-21	21/00371/UNOPDE	381 Wisbech Road Outwell Norfolk PE14 8PG	Alleged Unauthorised Operational Development	Pending Consideration
Outwell	20-Nov-21	22/00002/BOC	Crown Lodge Hotel 40 Downham Road Outwell Wisbech Norfolk PE14 8SE	Alleged Breach of Condition	Pending Consideration

Outwell	01-Apr-22	22/00167/UNOPDE	Land NW of Scotts Field HouseHall RoadOutwellNorfolk	Alleged Unauthorised Operational Development	Pending Consideration
Outwell	05-May-22	22/00199/BOC	Scotsfield49 Hall RoadOutwellWisbechNorfolkPE14 8PE	Alleged breach of condition	Pending Consideration
Pentney	05-May-20	20/00134/UNOPDE	Pentney LakesCommon RoadPentneyNorfolk	Alleged unauthorised operational development	Pending Consideration
Pentney	12-Jun-20	20/00208/BOC	Pentney LakesCommon RoadPentneyNorfolk	Alleged breach of conditions of planning permission 15/02068/CU	Pending Consideration
Pentney	12-Jun-21	21/00274/UNAUTU	Poacher's PocketLow RoadPentneyKINGS LYNNNorfolkPE32 1JF	Alleged Unauthorised Use	Pending Consideration
Pentney	30-Jun-21	21/00311/UNOPDE	Rosewood HouseNarborough RoadPentneyKINGS LYNNNorfolkPE32 1JL	Alleged Unauthorised Operational Development	Pending Consideration
Pentney	14-Jul-21	21/00313/UNOPDE	1 Jubilee CourtPentneyKing's LynnNorfolkPE32 1LA	Alleged Unauthorised Operational Development	Pending Consideration
Pentney	30-Jun-21	21/00314/UNAUTU	Pumping Station AtBilney RoadPentneyNorfolk	Alleged Unauthorised Use	Pending Consideration
Pentney	08-Sep-21	21/00432/UNOPDE	Pentney Village Leisure And Bowls ClubNarborough RoadPentneyKing's LynnNorfolkPE32 1JD	Alleged Unauthorised Operation Development	Pending Consideration
Pentney	12-May-22	22/00229/BOC	Pentney LanePentneyNorfolk	Alleged Breach of Condition 16/00015/O	Pending Consideration

Roydon	15-Jun-16	16/00280/UNTIDY	Land East of No's 3 And 4 Birch Drive Roydon Norfolk PE32 1AL	alleged untidy land	Notice Issued
Roydon	19-Nov-19	19/00589/BOC	White Cottage 33 Low Road Roydon King's Lynn Norfolk PE32 1AN	Alleged breach of planning condition to 15/00264/NMA_1	Pending Consideration
Roydon	06-Apr-21	21/00148/UNOPDE	36 Church Lane Roydon King's Lynn Norfolk PE32 1AR	Alleged unauthorised operational development	Pending Consideration
Roydon	15-May-21	21/00228/UNAUTU	20 Church Lane Roydon King's Lynn Norfolk PE32 1AR	Alleged Unauthorised Use	Pending Consideration
Runcton Holme	10-Oct-18	18/00481/UNAUTU	10 Lynn Road South Runcton King's Lynn Norfolk PE33 0EW	Alleged Unauthorised Use	Pending Consideration
Sedgeford	18-Apr-19	19/00197/BOC	Wisbech House Ringstead Road Sedgeford Norfolk PE36 5NQ	Alleged Breach of condition	Pending Consideration
Sedgeford	06-Sep-19	19/00478/UNAUTU	Cole Green House Fring Road Sedgeford Norfolk PE36 5LT	Alleged unauthorised use	Pending Consideration
Sedgeford	22-Jan-20	20/00016/BOC	Conifer Lodge Ringstead Road Sedgeford Hunstanton Norfolk PE36 5NQ	Alleged breach of planning condition	Pending Consideration
Sedgeford	19-Oct-20	20/00437/UNOPDE	Cole Green House Fring Road Sedgeford Norfolk PE36 5LT	Alleged unauthorised operational development	Pending Consideration
Sedgeford	19-Mar-21	21/00116/BOC	Land Adjacent The Chimneys Docking Road Sedgeford Hunstanton Norfolk PE36 5LR	Alleged Breach of Condition 4 of Planning Permission 18/02145/RM	Notice Issued

Shouldham	02-Dec-21	21/00572/NIA	Kings Arms28 The GreenShouldhamNorfolkPE33 0BY	Allegedly not in Accordance with Approved Pland	DC Application Submitted
Snettisham	28-Jan-16	16/00038/BOC	Land AtCommon RoadSnettishamNorfolk	alleged breach of condition relating to 13/01736/RM	Pending Consideration
Snettisham	31-Oct-16	16/00506/BOC	18 Beach RoadSnettishamKing's LynnNorfolkPE31 7RA	Alleged breach of condition	Notice Issued
Snettisham	10-Jan-18	18/00008/UNAUTU	18 Beach RoadSnettishamKing's LynnNorfolkPE31 7RA	from countryside to garden land including construction of pond and residential paraphernalia	Notice Issued
Snettisham	11-Dec-19	19/00620/UNOPDE	Land To Rear of36A Common RoadSnettishamKing's LynnNorfolkPE31 7PF	Alleged unauthorised operational development	Pending Consideration
Snettisham	04-Feb-20	20/00047/BOC	18 Beach RoadSnettishamNorfolkPE31 7RA	Alleged breach of condition	Pending Consideration
Snettisham	21-Sep-20	20/00376/UWCA	Land Rear of8-14 Park LaneSnettishamNorfolk	Alleged unauthorised works to trees in a conservation area	Pending Consideration
Snettisham	16-Apr-21	21/00160/UNAUTU	1 Lodge LaneSnettishamKing's LynnNorfolkPE31 7QQ	Alleged unauthorised use	Pending Consideration
Snettisham	04-Jun-21	21/00241/UNOPDE	54 Shepherds Port RoadShepherds PortSnettishamNorfolkPE31 7UT	Alleged unauthorised operational development	Pending Consideration
Snettisham	23-Jul-21	21/00355/UWLB	The Coach HouseSnettisham HouseSt Thomas LaneSnettishamNorfolkPE31 7RZ	Alleged Unauthorised Works - L Bldg	DC Application Submitted

Snettisham	18-Sep-21	21/00490/UNOPDE	Shepherds Port Farmhouse44 - 46 Beach RoadSnettishamKing's LynnNorfolkPE31 7RA	Alleged Unauthorised Operational Development	Pending Consideration
Snettisham	07-Jan-22	22/00028/BOC	40 Bank RoadShepherds PortSnettishamNorfolkPE31 7PS	Alleged Breach of Planning Condition	Pending Consideration
South Creake	11-Oct-19	19/00536/UNAUTU	Horseshoe FarmActons EngineeringRoman RoadSouth CreakeNorfolkNR21 9PR	Alleged unauthorised use	Notice Issued
South Creake	08-Apr-21	21/00142/BOC	Land At The OaksThe CommonSouth CreakeNorfolkNR21 9JB	Alleged breach of planning condition	Pending Consideration
South Creake	15-Jul-21	21/00349/UNAUTU	Land S of Unit 3 Creake Business ParkThe CommonSouth CreakeNorfolk	Alleged Unauthorised Use	Pending Consideration
South Creake	23-Jul-21	21/00368/UNOPDE	The Ostrich Inn1 Fakenham RoadSouth CreakeFAKENHAMNorfolkNR21 9PB	Alleged Unauthorised Plan	Pending Consideration
South Creake	03-Aug-21	21/00387/UNAUTU	Botany FarmThe CommonSouth CreakeFakenhamNorfolkNR21 9JA	Alleged Unauthorised Use	Pending Consideration
South Creake	02-Nov-21	21/00513/UNOPDE	Horseshoe FarmRoman RoadSouth CreakeNorfolkNR21 9PR	Alleged unoperational development	Pending Consideration
South Creake	09-Feb-22	22/00055/UNAUTU	The Ostrich Inn1 Fakenham RoadSouth CreakeFAKENHAMNorfolkNR21 9PB	Alleged unauthorised use	Pending Consideration
South Creake	25-Mar-22	22/00134/UNAUTU	Goldcrest HouseAvondale RoadSouth CreakeNorfolkNR21 9PH	Alleged unauthorised use	Pending Consideration

South Wootton	28-May-20	20/00183/UNAUTU	Land North ofThe Oaks72 Castle Rising RoadSouth WoottonKing's LynnNorfolkPE30 3JD	Alleged unauthorised use	Pending Consideration
South Wootton	27-Jul-20	20/00290/UNOPDE	3 Sycamore CloseSouth WoottonKing's LynnNorfolkPE30 3JJ	Alleged unauthorised operational development	Pending Consideration
South Wootton	08-Dec-20	20/00478/UNOPDE	Wolvesey92 Nursery LaneSouth WoottonKing's LynnNorfolkPE30 3NB	Alleged unauthorised operational development	Pending Consideration
South Wootton	09-Dec-20	20/00481/NIA	Four Winds166 Grimston RoadSouth WoottonKing's LynnNorfolkPE30 3PB	Alleged not in accordance with approved plans	Pending Consideration
South Wootton	12-Jan-21	20/00517/UNOPDE	The Swan Inn21 Nursery LaneSouth WoottonNorfolkPE30 3NG	Alleged unauthorised operational development	Pending Consideration
167 South Wootton	11-Jan-21	21/00020/BOC	Chelwood172 Grimston RoadSouth WoottonKing's LynnNorfolkPE30 3PB	Alleged Breach of Condition 19/02059/F	Pending Consideration
South Wootton	28-Feb-21	21/00077/HHC	23 Sandy LaneSouth WoottonKing's LynnNorfolkPE30 3NX	High Hedge Complaint	Notice Issued
South Wootton	09-Mar-21	21/00096/UNOPDE	39 St Augustines WaySouth WoottonKing's LynnNorfolkPE30 3TE	Alleged Unauthorised Operational Development	Pending Consideration
South Wootton	28-Jun-21	21/00357/BOC	43 The BirchesSouth WoottonKing's LynnNorfolkPE30 3JG	Alleged Breach of Planning Condition	Pending Consideration
South Wootton	02-Sep-21	21/00429/UNOPDE	43 The BirchesSouth WoottonKing's LynnNorfolkPE30 3JG	Alleged Unauthorised Operational Development	DC Application Submitted

South Wootton	25-Jan-22	22/00049/OTHERS106	Land Between 102 And 116Nursery LaneSouth WoottonNorfolk	Alleged Breach of S106 Compliance	Pending Consideration
South Wootton	04-Apr-22	22/00169/BTPO	12 Green LaneSouth WoottonKing's LynnNorfolkPE30 3NT	Alleged Breach of Tree Preservation Order	Pending Consideration
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells FarmFarthing DroveSoutheryNorfolkPE38 0PR	alleged unauthorised use	Notice Issued
Stanhoe	06-Apr-18	18/00157/UNAUTU	Land North of No 1Parsons LaneStanhoeNorfolk	Alleged unauthorised use	Pending Consideration
Stanhoe	23-Aug-19	19/00462/UNAUTU	Land South East ofStation Farm CottageStation RoadStanhoeKing's LynnNorfolkPE31 8QN	Alleged unauthorised use	DC Application Submitted
Stoke Ferry	12-Apr-22	22/00159/BOC	La ChaumiereGreatmans WayStoke FerryNorfolkPE33 9SZ	Alleged Breach of Condition	Pending Consideration
Stoke Ferry	16-May-22	22/00217/UNAUTU	Sea Star Fish Bar Kebab PizzaLynn RoadStoke FerryNorfolkPE33 9SW	Alleged authorised use	Pending Consideration
Stoke Ferry	17-May-22	22/00221/HEDGE	Land E Side of Road Between Oak Bungalow And Romer DroveOxborough RoadStoke FerryKing's LynnNorfolkPE33 9TA	Alleged removal/works to hedge	Pending Consideration
Stow Bardolph	05-Feb-20	20/00053/BOC	Wilks Place34 The DroveBarroway DroveNorfolkPE38 0AJ	Alleged breach of planning condition	Notice Issued
Stow Bardolph	09-Sep-21	21/00433/UNAUTU	Prestbury HouseCuckoo RoadStow BridgeKINGS LYNNNorfolkPE34 3NY	Alleged Unauthorised Use	Pending Consideration



Stow Bardolph	22-Mar-22	22/00142/UNAUTU	2A The DroveBarroway DroveNorfolkPE38 0AJ	Alleged Unauthorised Use	Pending Consideration
Stow Bardolph	22-Mar-22	22/00145/UNAUTU	2 The DroveBarroway DroveNorfolkPE38 0AJ	Alleged Unauthorised Use	Pending Consideration
Syderstone	22-Jan-20	20/00020/UNOPDE	21 BroadlandsThe StreetSyderstoneKing's LynnNorfolkPE31 8ST	Alleged unauthorised operational development	Notice Issued
Syderstone	13-Mar-21	21/00114/UNAUTU	Land To The R/O Fieldfare HouseCreake RoadSyderstoneNorfolkPE31 8SF	Alleged Unauthorised Use	Pending Consideration
Syderstone	04-Jun-21	21/00240/UNAUTU	23 Tattersett RoadSyderstoneKing's LynnNorfolkPE31 8SA	Alleged unauthorised use	Pending Consideration
169 Syderstone	10-Aug-21	21/00401/UNTIDY	Tarn Hows ¶ Graces CottagesThe StreetSyderstoneKing's LynnNorfolkPE31 8SD	Alleged Untidy Land	Pending Consideration
Syderstone	14-Oct-21	21/00488/UNOPDE	Land N of 13 BroadlandsThe StreetSyderstoneKing's LynnNorfolkPE31 8ST	Alleged Unauthorised Operational Development	Pending Consideration
Syderstone	23-Jan-22	22/00051/UNAUTU	Land South of Nursery Lodge FarmThe StreetSyderstoneNorfolkPE31 8SD	Alleged Unauthorised Use	Pending Consideration
Syderstone	06-Apr-22	22/00168/BOC	11 - 12 Websters YardThe StreetSyderstoneNorfolkPE31 8SJ	Alleged Breach of Condition 16/02219/F refers	Pending Consideration
Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South ForkWaterlow RoadTerrington St ClementNorfolkPE34 4PS	alleged unauthorised use	Pending Consideration

Terrington St Clement	08-Nov-17	17/00487/UNAUTU	African Violet And Garden Centre Station Road Terrington St Clement Norfolk PE34 4PL	Alleged unauthorised use	DC Application Submitted
Terrington St Clement	12-Aug-19	19/00435/UNAUTU	Land To The East of The Poplars Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	Alleged unauthorised use	Pending Consideration
Terrington St Clement	18-Oct-21	21/00496/UNOPDE	Westfield Gardens 81 Market Lane Terrington St Clement KINGS LYNN Norfolk PE34 4HR	Alleged Unauthorised Operational Development	Pending Consideration
Terrington St Clement	14-Mar-22	22/00114/UNTIDY	53 Bullock Road Terrington St Clement King's Lynn Norfolk PE34 4PR	Alleged untidy site	Pending Consideration
Terrington St Clement	25-Mar-22	22/00130/UNOPDE	7 ` & 8 Church Bank Terrington St Clement King's Lynn Norfolk PE34 4NA	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	25-Mar-22	22/00132/UNAUTU	2 Long Road Terrington St Clement King's Lynn Norfolk PE34 4JL	Alleged unauthorised use	Pending Consideration
Terrington St Clement	20-Apr-22	22/00189/NIA	Fairview 31 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4JU	Alleged not in accordance with approved plans	Pending Consideration
Terrington St Clement	06-May-22	22/00207/BOC	Homefields Low Lane Terrington St Clement Norfolk PE34 4NW	Alleged breach of condition	Pending Consideration
Terrington St Clement	03-May-22	22/00219/UNOPDE	Homefields Low Lane Terrington St Clement Norfolk PE34 4NW	Alleged unauthorised operational development	Pending Consideration
Terrington St Clement	12-May-22	22/00228/UNAUTU	Roman Bank Farm 61 Old Roman Bank Terrington St Clement KINGS LYNN Norfolk PE34 4JP	Alleged Unauthorised Use	Pending Consideration

Terrington St John	24-Nov-20	20/00461/BOC	Surgery HouseMill RoadTerrington St JohnWisbechNorfolkPE14 7SF	Alleged breach of condition	Notice Issued
Terrington St John	31-Aug-21	21/00426/UNOPDE	Holly Lodge110 School RoadTerrington St JohnNorfolkPE14 7SG	Alleged Unauthorised Operational Development	Pending Consideration
Terrington St John	25-Jan-22	22/00037/UNAUTU	The StetSchool RoadSt John's Fen EndTerrington St JohnNorfolkPE14 7SJ	Alleged Unauthorised Use	Pending Consideration
Thornham	16-Aug-18	18/00393/UNAUTU	Land North of The Coach HouseHigh StreetThornhamNorfolkPE36 6LY	Alleged unauthorised use	Notice Issued
Thornham	11-Oct-19	19/00537/UNAUTU	Swiss CottageHigh StreetThornhamHunstantonNorfolkPE36 6LY	Alleged unauthorised use	Pending Consideration
Thornham	10-Nov-20	20/00470/BOC	Formerly The Pastures 6Choseley RoadThornhamNorfolkPE36 6ND	Alleged breach of planning condition	Notice Issued
Thornham	22-Jun-21	21/00550/UNOPDE	Tanglewood HouseHigh StreetThornhamHUNSTANTONNorfolkPE36 6LX	Alleged Unauthorised Operational Development	Pending Consideration
Thornham	10-Jan-22	21/00571/OTHER	Formerly The Pastures6 Choseley RoadThornhamNorfolkPE36 6ND	Alleged breach of S106	Pending Consideration
Thornham	21-Feb-22	22/00069/BTPO	Land West ofChoseley RoadThornhamNorfolk	Alleged breach of 2/TPO/00615	Pending Consideration
Thornham	31-Mar-22	22/00146/NIA	Thornham DeliHigh StreetThornhamNorfolkPE36 6LY	Alleged not built in accordance with approved plans	Pending Consideration

Thornham	16-Mar-22	22/00194/UNOPDE	ShiresPloughmans PieceThornhamHUNSTANTONNorfolkPE36 6NE	Alleged unauthorised operational development	Pending Consideration
Thornham	11-Mar-22	22/00195/UNOPDE	Thornham HallHall LaneThornhamHunstantonNorfolkPE36 6NB	Alleged unauthorised operation development	Pending Consideration
Thornham	16-May-22	22/00216/UWCA	Land East of Marsh HouseThe GreenThornhamNorfolkPE36 6NH	Alleged unauthorised works in a Conservation Area	Pending Consideration
Tilney All Saints	13-May-19	19/00238/UNAUTU	Waggin Tails AtThriftfieldsCotts LaneTilney All SaintsNorfolkPE34 4SL	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	17-Sep-18	18/00453/BOC	2 Islington Hall CottagesIslington GreenTilney All SaintsKing's LynnNorfolkPE34 4SB	Alleged breach of planning condition	Pending Consideration
Tilney St Lawrence	12-Nov-19	19/00581/UNAUTU	Waterworks House16 St Johns RoadTilney St LawrenceNorfolkPE34 4QL	Alleged unauthorised use	Pending Consideration
Tilney St Lawrence	03-Dec-19	19/00600/BOC	Quaker FarmHigh RoadTilney cum IslingtonNorfolkPE34 3BL	Alleged breach of planning condition	Notice Issued
Tilney St Lawrence	13-Sep-21	21/00450/UWLB	Duncans Farm HouseLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	Alleged Unauthorised Works - L Bldg	Pending Consideration
Tilney St Lawrence	05-Nov-21	21/00526/BOC	The HolliesNew RoadTilney St LawrenceKing's LynnNorfolkPE34 4QF	Alleged Breach of Planning Condition	Pending Consideration
Tilney St Lawrence	07-Mar-22	22/00103/UNOPDE	HighfieldsLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	Alleged unauthorised operational development	DC Application Submitted

Tilney St Lawrence	16-Mar-22	22/00125/UNAUTU	40 Spice Chase Tilney St Lawrence King's Lynn Norfolk PE34 4RD	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	25-Mar-22	22/00131/UNAUTU	98 High Road Tilney cum Islington Norfolk PE34 3BN	Alleged unauthorised Use	Pending Consideration
Tilney St Lawrence	26-Apr-22	22/00204/UNAUTU	Bright Blast Ltd Brights Yard New Road Tilney St Lawrence WISBECH Norfolk PE34 4QF	Alleged unauthorised use	Pending Consideration
Titchwell	19-Jul-21	21/00360/UNAUTU	Land NW of Junction With Choseley Road And E of Track N of Orchard Cottage Main Road Titchwell Norfolk	Alleged Unauthorised Use	Pending Consideration
Titchwell	18-Jan-22	22/00042/BTCA	Orchard Cottage Main Road Titchwell King's Lynn Norfolk PE31 8BB	Alleged Breach - Tree in Cons Area	Pending Consideration
173 Titchwell	07-Mar-22	22/00102/NIA	2 Gorleston Cottages Main Road Titchwell King's Lynn Norfolk PE31 8BB	Allegedly Not in Accordance with Approved Plans	Pending Consideration
Titchwell	02-Mar-22	22/00126/BOC	The Beaches Main Road Titchwell Norfolk	Alleged Breach of Planning Condition	Pending Consideration
Upwell	08-Sep-17	17/00384/UNTIDY	53 - 55 Croft Road Upwell Wisbech Norfolk PE14 9HE	Alleged untidy land	Pending Consideration
Upwell	10-Jun-19	19/00299/UNAUTU	The Cottage Welney Road Lakes End Norfolk PE14 9QB	Alleged unauthorised use	Pending Consideration
Upwell	16-Oct-20	20/00436/UNOPDE	Orchard View 7 Baptist Road Upwell Wisbech Norfolk PE14 9EY	Alleged unauthorised operational development	Pending Consideration

Upwell	17-Nov-20	20/00483/UNAUTU	Buildings East of School RoadUpwellNorfolk	Alleged unauthorised use	Pending Consideration
Upwell	17-Feb-21	21/00064/UNOPDE	239 Small LodeUpwellWisbechNorfolkPE14 9BL	Alleged Unathorised Operational Development	Pending Consideration
Upwell	01-Jun-21	21/00251/UWLB	White Lion House50 Town StreetUpwellNorfolkPE14 9DA	Alleged Unauthorised Works - L Bldg	Pending Consideration
Upwell	18-Aug-21	21/00396/BOC	WhitesidesMumbys DroveThree HolesNorfolkPE14 9JT	Alleged Breach of Planning Condition	Pending Consideration
Upwell	09-Nov-21	21/00542/UNOPDE	Highbury82 Town StreetUpwellNorfolkPE14 9DF	Alleged Unauthorised Operational Development	Pending Consideration
Upwell	02-Jan-22	22/00024/UNAUTU	Willow Lodge80 Small LodeUpwellWisbechNorfolkPE14 9BG	Alleged Unauthorised Use	Pending Consideration
Upwell	28-Mar-22	22/00165/UNAUTU	Land NW of Townley CloseUpwellWISBECHNorfolkPE14 9AB	Alleged Unauthorise Use	Pending Consideration
Walpole	09-Jun-21	21/00268/BOC	108 Church RoadWalpole St PeterWISBECHNorfolkPE14 7NU		Pending Consideration
Walpole	05-Aug-21	21/00377/UNOPDE	Cley CottageThe MarshWalpole St AndrewWISBECHNorfolkPE14 7JG	Alleged Unauthorised Operational Development	Pending Consideration
Walpole	17-May-22	22/00223/UNOPDE	BungalowMill RoadWalpole St PeterNorfolkPE14 7QP	Alleged unauthorised operational development	Pending Consideration

Walpole Cross Keys	16-Feb-21	21/00060/UNOPDE	Christmas Tree Cottage144 Sutton RoadWalpole Cross KeysKing's LynnNorfolkPE34 4HE	Alleged Unathorised Operational Development	Pending Consideration
Walpole Cross Keys	14-Sep-21	21/00452/UNTIDY	Land At Sutton Road / Station Road NorthWalpole Cross KeysWISBECHNorfolkPE34 4HB	Alleged Untidy Land	Pending Consideration
Walpole Cross Keys	25-Mar-22	22/00135/NIA	Crown Cottage116 Sutton RoadWalpole Cross KeysKINGS LYNNNorfolkPE34 4HE	Alleged not in accordance with approved plans	Pending Consideration
Walpole Cross Keys	19-Apr-22	22/00188/UNOPDE	14 Market LaneWalpole St AndrewWisbechNorfolkPE14 7LT	alleged unauthorised operational development	Pending Consideration
Walpole Cross Keys	17-May-22	22/00218/NIA	Samuels Family Farm Shop And ButchersMarket LaneWalpole St AndrewNorfolkPE14 7LT	Alleged not in accordance with approved plans	Pending Consideration
175 Walpole Highway	29-Mar-22	22/00138/UNOPDE	Walnut Lodge18 Hall RoadWalpole HighwayWISBECHNorfolkPE14 7QD	Alleged unauthorised operational development.	Pending Consideration
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend RoadWalsokenNorfolkPE14 7BQ	alleged breach of condition	Notice Issued
Walsoken	22-Aug-17	17/00357/UNOPDE	Sibley Field FarmBiggs RoadWalsokenWisbechNorfolkPE14 7BD	Alleged unauthorised operational development	Notice Issued
Walsoken	30-Aug-19	19/00467/UNAUTU	Maipop FarmBiggs RoadWalsokenNorfolkPE14 7BD	Alleged unauthorised use	Pending Consideration
Walsoken	29-Oct-20	20/00448/BOC	Squirrels FieldBiggs RoadWalsokenWISBECHNorfolkPE14 7BD	Alleged breach of planning condition	Pending Consideration

Walsoken	14-Apr-21	21/00154/UNOPDE	Willowdene Biggs Road Walsoken WISBECH Norfolk PE14 7BD	Alleged unauthorised operational development	Pending Consideration
Walsoken	05-Jul-21	21/00309/UNAUTU	Tarrazona 16 S-Bend Lynn Road Walsoken Norfolk PE14 7AP	Alleged Unauthorised Use.	Pending Consideration
Walsoken	24-Sep-21	21/00463/UNOPDE	Fountain House Walton Road Walsoken Norfolk PE14 7AG	Alleged Unauthorised Operational Development	Pending Consideration
Walsoken	11-Nov-21	21/00537/UNOPDE	Little Eastfield Barn Lynn Road Walsoken Norfolk PE14 7AL	Alleged unauthorised operational development	Pending Consideration
Watlington	12-Mar-20	20/00090/UNAUTU	The Angel 41 School Road Watlington King's Lynn Norfolk PE33 0HA	Alleged unauthorised use	Pending Consideration
Watlington	18-May-20	20/00149/UNAUTU	37A School Road Watlington KINGS LYNN Norfolk PE33 0HA	Alleged unauthorised use	Pending Consideration
Watlington	07-Jul-21	21/00322/UNAUTU	Home Farm Barnards Lane Watlington King's Lynn Norfolk PE33 0JN	Alleged Unauthorised Use	Pending Consideration
Watlington	15-Jul-21	21/00345/UNOPDE	26 Station Road Watlington King's Lynn Norfolk PE33 0JF	Alleged Unauthorised Operational Development	Pending Consideration
Watlington	01-Nov-21	21/00510/BOC	Land N of 57 And 67 Fen Road Watlington Norfolk	Alleged Breach of Condition	Notice Issued
Watlington	09-May-22	22/00224/UNOPDE	6 Fendley Close Watlington Norfolk PE33 0TW	Alleged Unauthorised Operational Development	Pending Consideration



Welney	28-Sep-20	20/00397/UNAUTU	Acorn Holiday Park Bedford Bank Welney Norfolk PE14 9RJ	Alleged unauthorised use	Pending Consideration
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
West Acre	24-Nov-20	20/00460/BOC	West Acre Art Gallery Abbey Farm River Road West Acre Norfolk PE32 1UA	Alleged breach of condition	DC Application Submitted
West Acre	04-Mar-21	21/00095/UNOPDE	Laundry Cottage River Road West Acre Norfolk PE32 1UA	Alleged Unauthorised Operational Development	Pending Consideration
West Acre	15-Jun-21	21/00277/UNAUTU	Duration Brewery Abbey Farm River Road West Acre Norfolk PE32 1UA	Alleged Unauthorised Use.	Pending Consideration
West Rudham	30-Nov-21	22/00004/BOC	Hall Farm School Road West Rudham Norfolk PE31 8TE	Alleged Breach of Planning Condition	Pending Consideration
West Walton	11-Jun-19	19/00306/UNAUTU	Little Acorns 161 St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged unauthorised use	Notice Issued
West Walton	31-Jul-19	19/00411/UADV	Worzals Farm Shop Lynn Road Walsoken Norfolk PE14 7DA	Alleged unauthorised advertisement	Pending Consideration
West Walton	17-Jun-21	21/00293/UNAUTU	Land SW of The Bungalow Common Road Walton Highway Norfolk	Alleged Unauthorised Use	Pending Consideration
West Winch	13-Mar-19	19/00130/BOC	The Annex Garage Lane Setchey Norfolk PE33 0BE	Alleged breach of condition to planning permission 14/01317/CU	Pending Consideration

West Winch	14-Feb-21	21/00059/BOC	Building W of Spinney HouseLynn RoadSetcheyKINGS LYNNNorfolkPE33 0BD	Alleged Breach of Condition 20/00303/FM refers	Notice Issued
West Winch	07-Aug-21	21/00397/HHC	RosendLynn RoadSetcheyKing's LynnNorfolkPE33 0AZ	Alleged High Hedge Complaint	Notice Issued
West Winch	17-Aug-21	21/00464/UNAUTU	The Winch70 Main RoadWest WinchNorfolkPE33 0LY	Alleged Unauthorised Use	Pending Consideration
West Winch	20-Apr-22	22/00185/UNAUTU	Telos3 Westland ChaseWest WinchKing's LynnNorfolkPE33 0QH	Alleged Unathorised Use	Pending Consideration
Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs HollowMagdalen High RoadWiggenhall St Mary MagdalenNorfolkPE34 3BG	alleged breach of condiiton	Notice Issued
Wiggenhall St Germans	03-Jan-20	20/00001/UNAUTU	Barns South of 155 Fitton RoadFitton RoadWiggenhall St GermansNorfolk	Alleged unauthorised use	Notice Issued
Wiggenhall St Germans	02-Jun-20	20/00196/UNAUTU	Land AtPeters DroveWiggenhall St Mary The VirginWISBECHNorfolk	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	21-Sep-20	20/00374/UNAUTU	Next To Rufi BarnCommon RoadWiggenhall St Mary The VirginNorfolkPE34 3EW	Alleged unauthorised use	Notice Issued
Wiggenhall St Germans	13-Jan-21	21/00031/UNAUTU	36 Sluice RoadWiggenhall St GermansKing's LynnNorfolkPE34 3EF	Alleged Unauthorised Use	Pending Consideration
Wiggenhall St Germans	25-Mar-21	21/00132/UNAUTU	The StablesLynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised development	Pending Consideration

Wiggenhall St Germans	26-Mar-21	21/00139/UNOPDE	11 Lynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	20-Oct-21	21/00503/UNAUTU	Raven CottageHigh RoadSaddlebowKINGS LYNNNorfolkPE34 3AR	Alleged Unauthorised Use	Pending Consideration
Wiggenhall St Germans	01-Mar-22	22/00082/UNAUTU	Wiles HaulageEau Brink RoadEau BrinkTilney All SaintsNorfolkPE34 4ST	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	28-Mar-22	22/00137/UNAUTU	Two Acres12 Mill RoadWiggenhall St GermansKing's LynnNorfolkPE34 3HL	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	26-Mar-22	22/00161/UNOPDE	Land Rear of 2 Nursery CottagesHigh RoadSaddlebowKing's LynnNorfolkPE34 3AR	Alleged Unauthorised Operational Development	Pending Consideration
179 Wiggenhall St Mary Magdalen	06-Jul-21	21/00319/UNOPDE	FieldviewStow RoadWiggenhall St Mary MagdalenKINGS LYNNNorfolkPE34 3BD	Alleged Unauthorised Operational Development	Pending Consideration
Wiggenhall St Mary Magdalen	02-Nov-21	21/00518/UNOPDE	The Old SchoolMill RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3BZ	Alleged unauthorised operational development	Pending Consideration
Wiggenhall St Mary Magdalen	05-Nov-21	21/00527/UNAUTU	Peace HavenFen RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3DD	Alleged Unauthorised Use	DC Application Submitted
Wimbotsham	20-Oct-21	21/00502/UNOPDE	The Chequers 7 Church RoadWimbotshamKing's LynnNorfolkPE34 3QG	Alleged Unauthorised Operational Development	Pending Consideration
Wimbotsham	10-Jan-22	22/00039/UNAUTU	The ChequersLow RoadWimbotshamKINGS LYNNNorfolkPE34 3QQ	Alleged Unauthorised Operational Development	Pending Consideration

**PLANNING COMMITTEE – 15 JUNE 2022**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

---

**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the May Planning Committee Agenda and the June agenda. 180 decisions issued, 169 decisions issued under delegated powers with 11 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 26/04/2022 – 27/05/2022

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
<b>Major</b>	5	5	0		5	100%	60%	5	0
<b>Minor</b>	78	71	7	59		76%	80%	3	1
<b>Other</b>	97	94	3	83		86%	80%	2	0
<b>Total</b>	<b>180</b>	<b>170</b>	<b>0</b>						

Planning Committee made 11 of the 180 decisions, 6%

## PLANNING COMMITTEE - 15 JUNE 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
11.03.2022	03.05.2022 <b>Application Permitted</b>	21/01385/NMA_1	Land SE Holly House Fincham Road Barton Bendish King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 21/01385/F: Change of use of former workshop/store (B8) to single office unit (Use Class E) with associated works to building and adjoining land	Barton Bendish
24.09.2021	27.04.2022 <b>Application Permitted</b>	21/01868/F	Barn At Whitehouse Farm Queen Elizabeth Way Bawsey Proposed Barn Conversion	Bawsey

15.03.2022	28.04.2022 <b>TPO Work Approved</b>	22/00028/TPO	Lime Tree Cottage Church Lane Great Bircham Norfolk 2/TPO/00468: To carry out crown lift of lower lateral limbs & tip reduction by approximately 1.0m, to qty 3 Lime trees along boundary from church garden, due to overhanging and shading applicant's lawn/driveway area	Bircham
24.01.2022	18.05.2022 <b>Application Refused</b>	22/00099/F	Cavenham Cottage Mill Hill Road Boughton Norfolk Side and rear extension to dwelling, including new front porch.	Boughton
03.03.2022	16.05.2022 <b>Application Permitted</b>	22/00476/F	Field Barn Farm Oxborough Road Boughton King's Lynn To create new field access from Oxborough Road	Boughton
26.10.2021	13.05.2022 <b>Application Permitted</b>	21/02125/F	Marsh House Cross Lane Brancaster King's Lynn Demolition of garage with store and create a new annexe with link to existing outbuilding and 2 storey extension to north elevation	Brancaster
04.02.2022	25.05.2022 <b>Application Permitted</b>	22/00264/CU	Garden Cottage Marsh Drove Brancaster KINGS LYNN Change of Use of self contained residential annex to dwelling house Use Class C3	Brancaster
11.03.2022	18.05.2022 <b>Application Permitted</b>	22/00520/F	8 Field House Farm Cottages Mill Road Brancaster Norfolk Variation of condition 4 of planning permission 21/01914/F to allow the installation of external lighting to the structure upon completion	Brancaster

14.03.2022	26.05.2022 <b>Application Permitted</b>	22/00433/F	Westgate Old Rectory Ringstead Road Burnham Market King's Lynn Change of use of land edged red on Location Plan from agricultural to leisure use and construction of all weather tennis court.	Burnham Market
05.04.2022	28.04.2022 <b>Tree Application - No objection</b>	22/00074/TREECA	Bowling House 18 Front Street Burnham Market Norfolk T1 Holm Oak- Crown lift to approximately 2.5 meters and a 30% crown reduction, within a Conservation Area	Burnham Market
29.12.2021	29.04.2022 <b>Application Permitted</b>	21/02495/F	2 Gravel Hill Mill Road Burnham Overy Town King's Lynn Replacement two storey rear extension with lean-to	Burnham Overy
11.03.2022	06.05.2022 <b>Application Permitted</b>	22/00521/F	Pebbles Gong Lane Burnham Overy Staithe KINGS LYNN Raise roof by 1.7 m to increase headroom on first floor and addition of gable to north. Rear single storey extension with balcony over. New garage to front drive.	Burnham Overy
31.03.2022	24.05.2022 <b>Application Permitted</b>	22/00535/F	Wildgoose Cottage Glebe Lane Burnham Overy Staithe King's Lynn Demolition of existing house and replacement dwelling	Burnham Overy

17.03.2022	27.05.2022 <b>Application Permitted</b>	22/00455/F	Nelson Memorial Hall Church Lane Burnham Thorpe King's Lynn Replacement of 9 single glazed Crittall windows on the 1950's extension on the south, east and north sides of the building. These will be replaced with aluminium framed narrow profile double glazed units. These will be in white as existing.	Burnham Thorpe
25.03.2022	20.05.2022 <b>DM Prior Notification NOT Required</b>	22/00643/DM	Bowling Green Walsingham Road Burnham Thorpe Norfolk Prior Approval Application: Demolition of two sheds	Burnham Thorpe
15.10.2021	26.04.2022 <b>Application Permitted</b>	15/01315/NMA_1	Land N of 94 Hall Road Clenchwarton Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/01315/OM to change surface material of the private driveway from permable block paving to permeable asphalt	Clenchwarton
04.11.2021	05.05.2022 <b>Application Permitted</b>	21/02159/F	Land East of The Grange 262 Main Road Clenchwarton KINGS LYNN Variation of Conditions 1 and 6 of Planning Permission 19/01288/RM: Application for four detached houses	Clenchwarton



12.01.2022	11.05.2022 <b>Application Permitted</b>	22/00051/F	Land East of The Grange Main Road Clenchwarton KINGS LYNN Norfolk Proposed culvert of existing ditch, detached double garage to Plot 4 of previously approved 21/02159/F and post and rail fence to Northern boundary	Clenchwarton
24.03.2022	17.05.2022 <b>Application Permitted</b>	22/00494/F	32 Hall Road Clenchwarton King's Lynn Norfolk Proposed extensions and associated alterations	Clenchwarton
31.03.2022	25.05.2022 <b>Application Permitted</b>	22/00538/F	Abbotsmede Mill Lane Clenchwarton King's Lynn Proposed internal and external alterations incorporating modifications to existing bay windows. Additional bay window proposed following removal of existing conservatory.	Clenchwarton
04.04.2022	23.05.2022 <b>Prior Approval - Not Required</b>	22/00713/PAGPD	33 Ferry Road Clenchwarton King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4.06m with a maximum height of 3.60m and a height of 2.60m to the eaves	Clenchwarton

10.02.2022	23.05.2022 <b>Application Permitted</b>	22/00218/F	Stow Barn Stow Barn Road Crimplesham King's Lynn The proposals involve removing two rear painted brick extensions, reordering internal layout and external window/ door locations, extending the south elevation of the property and re-locating the front entrance. Conversion of attic space, including one new roof light and a dormer on rear elevation. Repair/ renew external render.	Crimplesham
27.10.2021	18.05.2022 <b>Application Permitted</b>	21/02094/LB	Rough Barn 65 Sluice Road Denver Downham Market Variation to existing Listed Building Consent for amended ridge heights, footprint, internal layout and elevational treatment.	Denver
24.11.2021	18.05.2022 <b>Application Permitted</b>	21/02272/F	Rough Barn (Plot 1) 65 Sluice Road Denver Downham Market Variation of condition 8 of planning permission 17/00839/F to make minor material amendments to the layout, ridge heights, fenestration and door positions of house and garage	Denver
26.01.2022	28.04.2022 <b>Application Permitted</b>	22/00149/F	Ancillary Outbuildings At 34 Whin Common Road Denver Norfolk Conversion of barn to dwelling.	Denver
18.03.2022	11.05.2022 <b>Application Permitted</b>	22/00467/F	The Old Vicarage 25 Ryston Road Denver Downham Market Construction of single storey porch on front of house	Denver

22.03.2022	03.05.2022 <b>Tree Application - No objection</b>	22/00069/TREECA	63 Manor Road Dersingham King's Lynn Norfolk T1 Ash - 40% crown reduction T2 Ash - Remove T3 Golden Cyprus - Crown lift to 3m T4/T5 Various Prunus and Conifer - Remove	Dersingham
17.02.2022	17.05.2022 <b>Application Permitted</b>	22/00388/F	(Former Granarys Site) Choseley Road Docking Norfolk Variation of condition 1 of planning permission 21/00887/F to change drawings	Docking
01.09.2021	28.04.2022 <b>Application Permitted</b>	21/01767/F	47 Lynn Road Downham Market Norfolk PE38 9NP CHANGE OF USE APPLICATION from Shop to additional Residential Accommodation, to remove shop window and replace with window to match other existing windows.	Downham Market
17.12.2021	10.05.2022 <b>Application Permitted</b>	21/02428/F	Nelson Academy Nursery Road Downham Market Norfolk Replacement of existing metal fencing and gates with new weld mesh fencing and gates.	Downham Market
24.12.2021	11.05.2022 <b>Application Permitted</b>	21/02487/F	5 Bridle Lane Downham Market Norfolk PE38 9QZ Proposed extensions to dwelling	Downham Market
11.01.2022	13.05.2022 <b>Application Permitted</b>	22/00036/F	Plot 10 St Johns Way St John's Business Estate Downham Market Construction of 3 x Industrial units with associated parking	Downham Market

31.01.2022	27.04.2022 <b>Application Permitted</b>	22/00190/F	108 - 112 London Road Downham Market Norfolk PE38 9AT Construction of three bungalows and garages including new access driveway & new garage for no.110, following demolition of existing garage (and retention of three existing dwellings).	Downham Market
23.02.2022	11.05.2022 <b>DM Prior Notification NOT Required</b>	22/00304/DM	Chestnut Villa 44 Railway Road Downham Market Norfolk Prior Notification: Demolition of existing single storey flat roof extension to the rear of property. Make good any damage to rear exterior of property. And open up existing back door to fit french doors.	Downham Market
28.02.2022	29.04.2022 <b>Application Permitted</b>	22/00337/F	44 Hillcrest Downham Market Norfolk PE38 9QW Proposed single storey rear extension and loft conversion	Downham Market

10.03.2022	06.05.2022 <b>Application Permitted</b>	19/02216/NMA_3	Land At 161 Bexwell Road Downham Market Norfolk NON-MATERIAL AMENDMNET OF PLANNING PERMISSION 19/02216/F: Erection of Starbucks coffee shop and drive thru (class A3 use) and freestanding McDonald's restaurant with drive-thru (class A3/A5). Includes car parking, landscaping and associated works including the installation of 2 no. customer order displays, goal post height restrictor and child's play frame. Works for enclosure for gas and electricity	Downham Market
18.03.2022	11.05.2022 <b>Application Permitted</b>	22/00466/F	Hair By A.J.L 12 London Road Downham Market Norfolk Replacement Shop Front	Downham Market
18.03.2022	11.05.2022 <b>Application Permitted</b>	22/00581/A	Tesco London Road Downham Market Norfolk Application for advertisement consent for 1 x non illuminated fascia sign	Downham Market
24.02.2022	10.05.2022 <b>Application Permitted</b>	22/00311/F	Shining Tree (Healthy Living Centre) Downham Road Salters Lode DOWNHAM MARKET Change of use of commercial health and leisure facilities into residential use	Downham West
29.04.2021	06.05.2022 <b>Application Refused</b>	21/01010/F	J Kew Butcher Station Road East Rudham Norfolk Change of use from butchers shop and premises to dwelling	East Rudham

29.04.2021	29.04.2022 <b>Application Refused</b>	21/01012/F	Old White Horse Station Road East Rudham Norfolk Alterations and extension to dwelling	East Rudham
24.03.2022	18.05.2022 <b>Application Permitted</b>	22/00616/F	45 Fendyke Road Emneth Wisbech Norfolk Single storey extension to dwelling	Emneth
01.04.2022	24.05.2022 <b>Application Permitted</b>	22/00554/F	Land East of 11 To 37 Elm High Road Emneth Norfolk Construction of temporary construction access road to serve approved development of 117 houses (18/01464/RMM)	Emneth
08.12.2021	06.05.2022 <b>Application Permitted</b>	21/02411/F	Royal Air Force Feltwell Wilton Road Feltwell THETFORD Construct an imitation section of runway from reinforced concrete and asphalt together with shoulders to mimic conditions of a typical runway scenario and a connecting road.	Feltwell
07.02.2022	27.04.2022 <b>GPD HH extn - Not Required</b>	22/00204/PAGPD	37 Wilton Road Feltwell Thetford Norfolk Single storey rear extension which extends beyond the rear wall by 5m with a maximum height of 4m and a height of 2.5m to the eaves	Feltwell
24.02.2022	16.05.2022 <b>Application Permitted</b>	22/00310/F	Green Acres 1 Green Lane Feltwell THETFORD Alterations and extensions to existing dwelling	Feltwell

18.02.2022	12.05.2022 <b>Was Lawful</b>	22/00270/LDE	48 Station Road Great Massingham King's Lynn Norfolk Lawful Development Certificate: Rear garden at 48 Station Road, Great Massingham to be recognised and changed from agricultural land to residential land. No machinery to be installed.	Great Massingham
08.03.2022	29.04.2022 <b>Application Permitted</b>	22/00397/F	Old Bakehouse 2 Station Road Great Massingham King's Lynn Single storey rear/side extension on existing two storey dwelling	Great Massingham
13.12.2021	27.05.2022 <b>Application Permitted</b>	21/02380/F	64 Church Close Grimston King's Lynn Norfolk Proposed dwelling following subdivision of plot	Grimston
29.03.2022	25.05.2022 <b>Application Permitted</b>	22/00512/F	Carrstones 81 Chapel Road Pott Row King's Lynn Rear single storey extension, front porch extension and recladding elevations	Grimston
28.02.2022	11.05.2022 <b>Application Permitted</b>	22/00326/F	The Mill Mill Road Harpley King's Lynn Single storey extension and internal alterations to The Mill House	Harpley
01.03.2022	16.05.2022 <b>Application Permitted</b>	22/00456/LB	The Mill Mill Road Harpley King's Lynn Listed Building Application: Single storey extension and internal alterations to The Mill House	Harpley

08.02.2022	25.05.2022 <b>Application Permitted</b>	22/00193/F	Caravans At 61 North Beach Heacham Norfolk Installation of decking around the existing mobile home	Heacham
14.02.2022	29.04.2022 <b>Application Permitted</b>	22/00239/F	2B Folgate Road Heacham King's Lynn Norfolk Two bay oak framed cart lodge	Heacham
14.02.2022	03.05.2022 <b>Prior Approval - Approved</b>	22/00347/PAGAA	59 North Beach Heacham King's Lynn Norfolk Enlargement of dwelling house by construction of an additional storey creating an additional height of 2.3m	Heacham
22.02.2022	23.05.2022 <b>Application Permitted</b>	22/00288/F	Netherby Lodge 33 The Broadway Heacham King's Lynn The proposal is for the demolition of the existing rear single storey rooms and construction of new pitched roof extension plus a new pitched roof over the new master bedroom.	Heacham
28.02.2022	19.05.2022 <b>Application Permitted</b>	22/00328/F	17 Lynn Road Heacham King's Lynn Norfolk Single storey rear extension	Heacham
28.02.2022	16.05.2022 <b>Application Permitted</b>	22/00331/F	27 Malthouse Crescent Heacham KINGS LYNN Norfolk Variation of Condition 6 of Planning Permission 16/00976/F: Construction of dwelling	Heacham
28.02.2022	19.05.2022 <b>Application Permitted</b>	22/00333/F	Orchard House 66 School Road Heacham King's Lynn Insertion of Glazing to provide Enclosed Porch	Heacham



01.03.2022	26.04.2022 <b>Application Permitted</b>	22/00458/F	FLAMES 38 - 40 Station Road Heacham Norfolk Application for Planning Permission: The retention of an Automated Teller Machine and associated signage	Heacham
01.03.2022	26.04.2022 <b>Application Permitted</b>	22/00459/A	FLAMES 38 - 40 Station Road Heacham Norfolk Application for consent to Display an Advertisement: The retention of an Automated teller Machine and associated signage	Heacham
04.03.2022	29.04.2022 <b>Application Permitted</b>	22/00376/F	60 College Drive Heacham King's Lynn Norfolk Single storey extension	Heacham
17.03.2022	17.05.2022 <b>Application Permitted</b>	22/00574/F	Coastguard Cottage 58 South Beach Road Heacham Norfolk Single storey rear extension and alterations to dwelling	Heacham
12.11.2021	29.04.2022 <b>Application Permitted</b>	21/02220/FM	The Ffolkes Arms Hotel Lynn Road Hillington King's Lynn Improvements and extension to the existing facilities to include 6no. new hotel cabins, alterations and extension to the courtyard hotel rooms, alterations to the stables function room courtyard and the provision of additional parking.	Hillington
23.08.2021	27.05.2022 <b>Application Permitted</b>	21/01682/F	Island Farm Cowles Drove Hockwold cum Wilton Norfolk Proposed Temporary Mobile Home (Agricultural Workers Dwelling)	Hockwold cum Wilton

14.03.2022	25.05.2022 <b>Application Permitted</b>	22/00548/F	Agricultural Building Blackdyke Farm Black Dyke Road Hockwold cum Wilton Norfolk New agricultural building for livestock	Hockwold cum Wilton
24.03.2022	18.05.2022 <b>GPD HH extn - Not Required</b>	22/00606/PAGPD	Grange Farm Burdock Lane Hockwold cum Wilton Norfolk Single storey rear extension with pitched roof with tiles to match existing, 7 m in depth and 3.5 m wide and a maximum height or 3.8 m.	Hockwold cum Wilton
31.01.2022	06.05.2022 <b>Application Permitted</b>	22/00202/F	Gurneys Fish Box 1 Drove Orchards Thornham Road Holme next The Sea VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/00173/F: Extension on to retail unit (Use Class A1) for restaurant area (Use Class A3), storage and WCs including parking and drainage	Holme next the Sea
18.02.2022	05.05.2022 <b>Application Permitted</b>	22/00268/F	111 Waveney Road Hunstanton Norfolk PE36 5DQ Proposed two storey side extension incorporating residential annexe.	Hunstanton
23.02.2022	29.04.2022 <b>Application Permitted</b>	22/00307/F	24 Belgrave Avenue Hunstanton Norfolk PE36 6DQ Erection of porch over front entrance	Hunstanton

24.02.2022	05.05.2022 <b>Application Permitted</b>	22/00429/F	8 Queens Drive Hunstanton Norfolk PE36 6EZ Proposed Extension to side of existing bungalow to accommodate new Lounge area	Hunstanton
28.02.2022	06.05.2022 <b>Application Permitted</b>	22/00325/F	80 Waveney Road Hunstanton Norfolk PE36 5DQ Single storey rear extension, extending 3.3m from the rear wall of the original house (retrospective)	Hunstanton
04.03.2022	23.05.2022 <b>Application Permitted</b>	22/00486/F	25 Austin Street Hunstanton Norfolk PE36 6AN Proposed loft conversion and alterations	Hunstanton
10.03.2022	17.05.2022 <b>Application Permitted</b>	22/00509/F	Princess Theatre 13 The Green Hunstanton Norfolk Replacement roof covering, eaves and gutters	Hunstanton
11.03.2022	17.05.2022 <b>Application Permitted</b>	22/00425/F	14 Queens Drive Hunstanton Norfolk PE36 6EZ Extension to Dwelling	Hunstanton
16.03.2022	16.05.2022 <b>Application Permitted</b>	22/00563/F	Sea Fever 48 Cliff Parade Hunstanton Norfolk Proposed internal and external alterations and raised terrace/balcony	Hunstanton
06.12.2021	11.05.2022 <b>Application Permitted</b>	21/02329/F	Land Around Pond And W of 30 Hill Road Lynn Road Ingoldisthorpe Norfolk VARIATION OF CONDITIONS 1 of Planning Permission 18/02200/RMM: To amend drawings for Plot 7	Ingoldisthorpe

10.05.2022	<b>TPO Approved Work</b>	22/00044/TPO	Penroy St Thomas Lane Ingoldisthorpe Norfolk 2/TPO/00010  T1. Dying / dangerous Lime tree. Fell to ground.	Ingoldisthorpe
26.03.2021	<b>03.05.2022 Application Permitted</b>	21/00775/F	Seeche Farm Mill Road Wiggenhall St Germans Norfolk Conversion of existing agricultural barn into a 4 bedroom residential dwelling. Demolition of existing single storey barns to allow for a new 4 bay carport and garden store. Conversion of existing single storey barn into a residential games room/home gym. Culverting existing drain and associated landscaping and boundary walls.	King's Lynn
17.11.2021	<b>13.05.2022 Application Permitted</b>	21/02233/F	Building Rear of 19 And 18A Valingers Road King's Lynn Norfolk Conversion of outbuilding to form dwelling	King's Lynn
18.11.2021	<b>05.05.2022 Application Permitted</b>	21/02237/LB	Bishops Lynn House 18 Tuesday Market Place King's Lynn Norfolk Listed Building Application: Division of 1 bed duplex apartment into 2 studio apartments within the extension converted from offices to residential	King's Lynn

08.12.2021	13.05.2022 <b>Application Refused</b>	21/02409/F	Land S of Extons Place And E of Kings Avenue Rollesby Road Hardwick Industrial Estate King's Lynn Variation of Conditions 2, 6 and 8 and Removal of Conditions 16 and 17 of 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	29.04.2022 <b>Application Permitted</b>	21/02423/F	Enterprise Rent-A-Car North Street King's Lynn Norfolk Construction of a vehicle wash bay and re-surfacing works	King's Lynn
04.01.2022	11.05.2022 <b>Application Refused</b>	22/00028/F	Bishops Lynn House 18 Tuesday Market Place King's Lynn Norfolk To add penthouse to rear extension	King's Lynn
03.02.2022	11.05.2022 <b>Application Permitted</b>	22/00241/F	119 Gaywood Road King's Lynn Norfolk PE30 2PU Proposed conversion of unit to a self contained studio in connection with HMO	King's Lynn
04.02.2022	26.05.2022 <b>Application Permitted</b>	22/00253/F	15 Colney Court King's Lynn Norfolk PE30 3UY Two Storey extension and alterations to dwelling. Proposed access and parking area.	King's Lynn
15.02.2022	11.05.2022 <b>Application Permitted</b>	22/00359/F	9 And 10 Willow Park King's Lynn Norfolk PE30 3BP Single storey rear extensions and alterations to the garage roofs (amended)	King's Lynn

01.03.2022	16.05.2022 <b>Application Permitted</b>	22/00457/F	3 Burch Close King's Lynn Norfolk PE30 4UJ Proposed single storey side/rear extension and garage conversion	King's Lynn
02.03.2022	27.05.2022 <b>Application Permitted</b>	22/00469/F	5 Guanock Place King's Lynn Norfolk PE30 5QJ Retention of a converted store outbuilding to a self contained annex	King's Lynn
02.03.2022	26.05.2022 <b>Application Permitted</b>	22/00470/LB	5 Guanock Place King's Lynn Norfolk PE30 5QJ Listed Building: Retention of a converted store outbuilding to a self contained annex	King's Lynn
03.03.2022	13.05.2022 <b>Application Permitted</b>	22/00403/CU	The Woolpack Inn 110 - 114 Gaywood Road King's Lynn Norfolk Change of use of part of bar and grill into a takeaway grill bar	King's Lynn
03.03.2022	10.05.2022 <b>Application Permitted</b>	22/00484/F	River Cottage 93 Bankside West Lynn King's Lynn Addition of 0.61 metre (2ft) of trellis above existing 2 metre high boundary wall.	King's Lynn
03.03.2022	27.05.2022 <b>Application Permitted</b>	22/00485/LB	6 Guanock Place King's Lynn Norfolk PE30 5QJ Listed Building Consent: Change of Use of storage and access area back to residential accommodation and retention of internal and external alterations being carried out.	King's Lynn

04.03.2022	27.05.2022 <b>Application Permitted</b>	22/00483/F	6 Guanock Place King's Lynn Norfolk PE30 5QJ Change of use to ground floor from storage to a residential flat C3	King's Lynn
10.03.2022	28.04.2022 <b>TPO Approved</b> <b>Work</b>	22/00026/TPO	Street Record Larkspur Close Gaywood King's Lynn 2/TPO/00516: To clean out the crown of all deadwood, crossing and suppressed branches (see tree report)	King's Lynn
10.03.2022	24.05.2022 <b>Application Permitted</b>	22/00410/F	96 London Road King's Lynn Norfolk PE30 5EX Internal & external alterations and refurbishment of dwelling	King's Lynn
10.03.2022	26.05.2022 <b>Application Permitted</b>	22/00413/F	Corn Exchange 20 Tuesday Market Place King's Lynn Norfolk Relocation of Existing Gas Pipe at Alive Corn Exchange and Cinema including the installation of gas meter cabinet on concrete plinth	King's Lynn
10.03.2022	16.05.2022 <b>Application Permitted</b>	22/00420/LB	The Old Doctors House 97 London Road King's Lynn Norfolk Conversion of outbuilding to form dwelling	King's Lynn
10.03.2022	29.04.2022 <b>Application Permitted</b>	22/00501/LB	96 London Road King's Lynn Norfolk PE30 5EX Listed Building Application: Internal & external alterations and refurbishment of dwelling	King's Lynn
16.03.2022	26.05.2022 <b>Application Permitted</b>	22/00440/F	39 Suffield Way King's Lynn Norfolk PE30 3DL Single storey rear extension with flat roof and glass roof lantern	King's Lynn

18.03.2022	23.05.2022 <b>Application Permitted</b>	22/00465/F	35 Kensington Road King's Lynn Norfolk PE30 4AS Proposed two storey side extension	King's Lynn
23.03.2022	13.05.2022 <b>NO OBJECTION TO NCC APP</b>	22/00636/CM	Xeroko 5 Bryggen Road North Lynn Industrial Estate King's Lynn COUNTY MATTERS: Change of use from industrial unit (B2) to F1(a) sustainable construction and environmental skills training centre for adults wishing to upskill/retrain/reskill in the construction industry	King's Lynn
28.03.2022	19.05.2022 <b>Application Permitted</b>	22/00502/A	Currys PC World Unit 10 To 11 Hardwick Retail Park Campbells Meadow Application for advertisement consent for 3 x illuminated fascia signs, 4 x non-illuminated fascia signs and window vinyl signs	King's Lynn
28.03.2022	19.05.2022 <b>Application Permitted</b>	22/00507/F	34 Hoveton Close Hickling King's Lynn Norfolk Proposed double storey side extension and Internal Alterations	King's Lynn
29.03.2022	20.05.2022 <b>Application Permitted</b>	22/00511/A	Pierpoint House 28 Horsleys Fields King's Lynn Norfolk 700 x 14000mm internally illuminated (static) Signage Box to be attached to new building	King's Lynn



29.03.2022	23.05.2022 <b>Application Permitted</b>	22/00513/F	55 Kensington Road King's Lynn Norfolk PE30 4AS Add upper floor area above garage to form new bedrooms, plus single storey extension to the kitchen,sun room area	King's Lynn
01.02.2022	25.05.2022 <b>Application Permitted</b>	22/00215/F	Rotherby House 32 Brow of The Hill Leziate King's Lynn Construction of single storey attached garage extension	Leziate
21.03.2022	18.05.2022 <b>Application Permitted</b>	22/00474/F	Highbury 41 Station Road Leziate King's Lynn Extension and alterations to dwelling. Increase width of highway access	Leziate
17.03.2022	12.05.2022 <b>Application Withdrawn</b>	22/00447/O	Land S of House On The Hill And Annexes N of The Paddocks Station Road Little Massingham Norfolk Outline Application (with access and layout): construction of a dwelling	Little Massingham
05.05.2021	28.04.2022 <b>Application Permitted</b>	21/00877/CU	Rose Cottage Rands Drove Marshland St James WISBECH Retrospective change of use to garden land	Marshland St James
06.05.2021	28.04.2022 <b>Application Permitted</b>	21/01058/CU	Rose Cottage Rands Drove Marshland St James WISBECH Retrospective change of use of land to access and yard area to serve existing agricultural contractors business	Marshland St James

14.12.2021	19.05.2022 <b>Application Permitted</b>	21/02386/F	Land North of 292 And S of St James Court Smeeth Road Marshland St James Norfolk Variation of condition 2 of planning permission 19/01995/F for redesign of originally approved dwelling and change of plans	Marshland St James
02.02.2022	25.05.2022 <b>Application Permitted</b>	22/00154/F	New Road Farm Middle Drove Marshland St James Wisbech Proposed 2 storey extension incorporating new bedroom, bathroom, office and utility room	Marshland St James
25.11.2021	28.04.2022 <b>Application Permitted</b>	21/02281/O	Essanjay 14 The Avenue Brookville Thetford Replacement of bungalow with chalet dwelling	Methwold
27.01.2022	27.04.2022 <b>Application Permitted</b>	22/00157/F	Farm Office Catsholme Farm Severalls Road Methwold Hythe Conversion of farm office/store to essential farm worker dwelling	Methwold
16.02.2022	10.05.2022 <b>Application Permitted</b>	22/00380/F	Quorn Foods Brandon Road Methwold Norfolk Freezer Extension (food storage).	Methwold
17.02.2022	04.05.2022 <b>Would be Lawful</b>	22/00263/LDP	Gael Cottage 16 The Avenue Brookville Thetford Certificate of Lawfulness: New porch	Methwold
21.02.2022	18.05.2022 <b>Application Refused</b>	22/00404/F	15 Feltwell Road Methwold Hythe Thetford Norfolk Construction of new bungalow type dwelling	Methwold

12.04.2022	18.05.2022 <b>GPD HH extn - Not Required</b>	22/00698/PAGPD	Gael Cottage 16 The Avenue Brookville Thetford Single storey rear extension which extends beyond the rear wall by 8m with a maximum height of 2.71m and a height of 2.31m to the eaves	Methwold
21.12.2021	17.05.2022 <b>Application Permitted</b>	21/02461/F	11 Church Street North Creake Norfolk Demolition of out building to the rear of the site and plant room attached to the school with the removal of the shipping containers found to the rear of the site. Change of use from F1 to C3. Extension to the rear of the property and construction of dormers	North Creake
30.03.2022	19.05.2022 <b>Application Permitted</b>	22/00523/F	25 Carlton Drive North Wootton King's Lynn Norfolk Extensions	North Wootton
21.02.2022	24.05.2022 <b>Application Permitted</b>	22/00281/F	The Old Bell 2 Whittington Hill Whittington King's Lynn Proposed conversion of outbuilding to form a single dwelling	Northwold

12.05.2021	05.05.2022 <b>Application Refused</b>	21/00928/F	Land SE of Bramleys And E of The Myrtles Pius Drove Upwell Norfolk Change of use of part of the land for the stationing of three static caravans for Gypsy/traveller occupation. Provision of three day rooms; erection of small agricultural barn. Hard and soft landscaping.	Outwell
13.10.2021	27.04.2022 <b>Application Permitted</b>	21/01989/F	Oakwood Golden Gym Pentney Norfolk Proposed extension and alterations to the dwellinghouse, and retention of the entrance wall, gate, and associated fence, and outbuilding ahead of the principal elevation.	Pentney
15.02.2022	29.04.2022 <b>Application Permitted</b>	22/00247/F	Willow Barn 61 Station Road Roydon Norfolk Conversion of Attic space to Bedroom & En-suite	Roydon
06.04.2022	27.05.2022 <b>Application Permitted</b>	22/00592/F	42 Church Lane Roydon King's Lynn Norfolk Side and rear single storey extension	Roydon
25.02.2022	27.04.2022 <b>Application Permitted</b>	22/00318/F	Church Barn 5 West Hall Farm Barns Church Lane Sedgeford Rebuilding collapsed retaining wall	Sedgeford
09.03.2022	05.05.2022 <b>Application Permitted</b>	22/00408/F	Keepersfield Cole Green Sedgeford Norfolk Construction of a rear dormer window to serve the existing bathroom with top hung windows	Sedgeford

03.05.2022	12.05.2022 <b>Application Permitted</b>	22/00318/NMA_1	Church Barn 5 West Hall Farm Barns Church Lane Sedgeford NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00318/F: Rebuilding collapsed retaining wall	Sedgeford
11.01.2022	27.04.2022 <b>Application Permitted</b>	22/00037/F	Barn 15 New Road Shouldham KINGS LYNN VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01832/F: Proposed conversion of existing barn into a one residential dwelling and construction of a garage	Shouldham
15.12.2021	28.04.2022 <b>Application Permitted</b>	21/02398/F	Mill Farm House Mill Road Shouldham Thorpe Norfolk PROPOSED CONVERSION OF EXISTING STRUCTURE TO FORM AN EXTENSION TO THE EXISTING RESIDENTIAL DWELLING	Shouldham Thorpe
11.02.2022	27.04.2022 <b>Application Permitted</b>	22/00232/F	Shepherds Port Farmhouse 44 - 46 Beach Road Snettisham KINGS LYNN Retrospective Application for the construction of a two storey rear extension, side extension and porch	Snettisham

15.11.2021	29.04.2022 <b>Application Permitted</b>	21/02197/LB	The Ostrich Inn 1 Fakenham Road South Creake FAKENHAM  Listed Building Application: Retrospective installation of chiller/AC unit, new timber boarding around chiller unit; retrospective application for corten fencing to rear courtyard.	South Creake
15.11.2021	26.04.2022 <b>Application Permitted</b>	21/02203/F	The Ostrich Inn 1 Fakenham Road South Creake FAKENHAM VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/01291/F: To amend drawings	South Creake
30.03.2022	22.04.2022 <b>Application Permitted</b>	21/01232/NMA_1	Creake Business Park The Common South Creake Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 21/01232/F: The construction of a new industrial building within an existing industrial estate with all existing services and access	South Creake
19.01.2022	27.05.2022 <b>Application Permitted</b>	22/00082/O	Cattistock 83 Nursery Lane South Wootton Norfolk Outline Application: New Dwelling.	South Wootton
28.02.2022	10.05.2022 <b>Application Permitted</b>	22/00340/F	1 Ullswater Avenue South Wootton King's Lynn Norfolk First floor extension	South Wootton
21.03.2022	13.05.2022 <b>Application Permitted</b>	22/00473/F	2B Avon Road South Wootton King's Lynn Norfolk Proposed new access	South Wootton
31.03.2022	20.05.2022 <b>Application Permitted</b>	22/00540/F	14 Briar Close South Wootton King's Lynn Norfolk Extension and Alterations.	South Wootton

08.04.2022	26.05.2022 <b>Application Permitted</b>	22/00613/F	50 Willow Road South Wootton King's Lynn Norfolk Replace current front porch and flat roof area with new pitched roof extension to new porch/kitchen/utility	South Wootton
13.04.2022	16.05.2022 <b>TPO Work Approved</b>	22/00035/TPO	High House 29 Castle Rising Road South Wootton King's Lynn 2/TPO/00066 T1: Horse chestnut One large horse chestnut on driveway boundary has grown across the neighbouring Phone line and requires minor tip reduction to remove the contacting branches. One low overextended limb requires removal. Measuring approximately 8-10 inches in diameter at the collar and will remove nothing from the shape or health of the tree. This limb is the main concern surrounding the phone line.	South Wootton
10.05.2022	16.05.2022 <b>Application Permitted</b>	21/00393/NMA_1	The Gables 5 Priory Lane South Wootton KINGS LYNN NON-MATERIAL AMENDMENT TO PLANNING CONSENT 21/00393/F: Proposed alterations, conversion of garage to living accommodation. Front and rear extensions. First floor bedroom, en-suite, bathroom and playroom extension.	South Wootton

01.11.2021	03.05.2022 <b>Application Permitted</b>	21/02122/F	Kersey House 4B Furlong Road Stoke Ferry King's Lynn Erection of a single-storey side extension	Stoke Ferry
20.04.2022	26.05.2022 <b>Application Permitted</b>	21/00194/NMA_1	10 Oxborough Road Stoke Ferry King's Lynn Norfolk NON-MATERIAL AMENDMENT to Planning Permission 21/00194/F: Demolition of rear porch, erection of single-storey rear extension and first-floor side extension.	Stoke Ferry
17.03.2022	11.05.2022 <b>Application Permitted</b>	22/00452/F	2 Farm Court 53 The Drove Barroway Drove Norfolk Replace existing conservatory roof and wall frames	Stow Bardolph
05.04.2022	03.05.2022 <b>Consent Required</b> is	22/00714/AG	Nursery Lodge Farm The Street Syderstone Norfolk Prior Approval: Erection of barn for the production of growing herbs	Syderstone
05.04.2022	03.05.2022 <b>Consent Required</b> is	22/00715/AG	Nursery Lodge Farm The Street Syderstone Norfolk Prior Approval: Erection of polytunnel for the production of growing herbs	Syderstone
16.11.2021	29.04.2022 <b>Application Permitted</b>	21/02211/F	61 Chapel Road Terrington St Clement King's Lynn Norfolk Erection of 4-bed chalet bungalow with garage & pair of 3 bed semi detached dwellings, involving demolition of existing bungalow	Terrington St Clement
21.02.2022	10.05.2022 <b>Application Permitted</b>	22/00278/F	Rosedean 8 Wesley Avenue Terrington St Clement King's Lynn Proposed front and rear extension	Terrington St Clement



15.03.2022	11.05.2022 <b>Prior Approval - Approved</b>	22/00549/PACU3	Barn Adjacent To Fenland Lodge Race Course Road Terrington St Clement Norfolk Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Terrington St Clement
06.01.2022	29.04.2022 <b>Application Permitted</b>	22/00047/F	3 Holme Oak Cottages High Street Thornham HUNSTANTON Installation of a flue on the roof of summer house (retrospective)	Thornham
18.03.2022	10.05.2022 <b>Application Permitted</b>	22/00582/F	Honora The Green Thornham Hunstanton Proposed replacement garage incorporating garden room to rear	Thornham
30.09.2021	16.05.2022 <b>Application Permitted</b>	21/01897/F	The Old Barn Greens Lane Tilney All Saints King's Lynn Proposed glass green house and agricultural store for new cut flower business	Tilney All Saints
14.02.2022	29.04.2022 <b>Application Permitted</b>	22/00238/F	Meadow Farm 1 Church Road Tilney All Saints King's Lynn Rear extension	Tilney All Saints
12.04.2021	27.04.2022 <b>Application Permitted</b>	21/00706/F	Islington Hall Farm Islington Green Tilney All Saints King's Lynn Conversion alteration and extension of existing outbuildings to form 2 new holiday lets with parking off an existing access.	Tilney St Lawrence

27.08.2021	28.04.2022 <b>Application Permitted</b>	21/01743/LB	Islington Hall Farm Islington Green Tilney All Saints King's Lynn Conversion alteration and extension of existing outbuildings to form 2 new holiday lets with parking off an existing access	Tilney St Lawrence
26.10.2021	29.04.2022 <b>Application Permitted</b>	21/02085/FM	Westfield House Lynn Road Tilney All Saints King's Lynn Proposed workshop, yard and associated external works	Tilney St Lawrence
14.12.2021	11.05.2022 <b>Application Permitted</b>	21/02455/F	Land Off Church Road Tilney St Lawrence Norfolk Construction of new dwelling (revised design)	Tilney St Lawrence
10.03.2022	25.05.2022 <b>Application Permitted</b>	22/00514/F	71C School Road Tilney St Lawrence King's Lynn Norfolk Proposed first floor extension over entrance lobby and shower room	Tilney St Lawrence
21.09.2021	25.05.2022 <b>Application Permitted</b>	21/01847/F	82 New Road Upwell Wisbech Norfolk Proposed extension & internal alterations	Upwell
08.11.2021	26.05.2022 <b>Application Permitted</b>	21/02187/CU	Welbeck 17 Croft Road Upwell Wisbech Change of use from garage to dog grooming business	Upwell
12.11.2021	26.05.2022 <b>Prior Approval - Refused</b>	21/02206/PACU3	Buildings S of Squires Drove Three Holes Wisbech Norfolk Prior Approval for change of use of agricultural barns to 1 larger and 2 smaller dwellings	Upwell

24.11.2021	28.04.2022 <b>Application Permitted</b>	21/02274/F	Southlands 103 Town Street Upwell Norfolk Retrospective mooring landing stage	Upwell
24.12.2021	03.05.2022 <b>Application Permitted</b>	21/02486/F	12 Tointons Road Upwell Wisbech Norfolk Single storey rear extension, additional fenestration to first floor with loft conversion and dormer	Upwell
25.01.2022	27.04.2022 <b>Application Permitted</b>	22/00110/F	Pinfold House 2 Pinfold Road Upwell WISBECH Application for an 8 x 1.2 metre landing stage (approx 9.6 sq metres) plus access steps and handrail (approx 2 sq metres)	Upwell
10.02.2022	16.05.2022 <b>Application Permitted</b>	22/00223/F	Flint House Barn Flint House Road Lott's Bridge Three Holes VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/00805/F: To amend the external appearance	Upwell
21.02.2022	23.05.2022 <b>Application Permitted</b>	22/00277/F	21 Croft Road Upwell Wisbech Norfolk Proposed replacement bungalow	Upwell
08.03.2022	10.05.2022 <b>Application Permitted</b>	22/00496/F	Highbury 82 Town Street Upwell Norfolk Construction of a domestic garage	Upwell
04.01.2022	10.05.2022 <b>Application Permitted</b>	22/00002/F	Dovecote House Church Road Walpole St Peter Norfolk Conversion of existing un-used cottage to 2x 2-bed holiday lets	Walpole

04.01.2022	28.04.2022 <b>Application Permitted</b>	22/00003/LB	Dovecote House Church Road Walpole St Peter Norfolk Listed Building Application: Conversion of existing un-used cottage to 2x 2-bed holiday lets	Walpole
01.02.2022	11.05.2022 <b>Application Permitted</b>	22/00213/F	Land Off Church Road Walpole St Peter Norfolk Proposed demountable stable and tack room	Walpole
14.03.2022	12.05.2022 <b>Application Permitted</b>	17/01605/NMA_1	Land Adjacent To Hawthorne Lodge Police Road Walpole St Andrew NON MATERIAL AMMENDMENT TO PLANNING CONSENT 17/01605/RM: Reserved matters application for proposed new dwelling	Walpole
09.12.2021	27.05.2022 <b>Application Permitted</b>	21/02356/F	Land Between Bimbos Ark And 15 Station Road Walpole Cross Keys Norfolk Residential development	Walpole Cross Keys

08.03.2022	03.05.2022 <b>Would be Lawful</b>	22/00396/LDP	Nutherday 156 Sutton Road Walpole Cross Keys King's Lynn Application for a Lawful Development Certificate for the proposed upgrading of existing external windows and doors, creation of new external door & window openings on the side & rear elevations, re-roofing of existing rear extension roof including the installation of rooflights in connection with associated internal layout alterations	Walpole Cross Keys
04.10.2021	05.05.2022 <b>Application Permitted</b>	21/01911/F	Land SW of Ivy Farm West Drove South Walpole Highway Wisbech Formation of customer sales area, including the erection of a modular building providing an office, reception, and facilities, the erection of polytunnels, along with the formation of a customer car park and the erection of 2x water tanks as well as the retention of 2x water attenuation tanks	Walpole Highway
24.01.2022	25.05.2022 <b>Application Permitted</b>	22/00102/F	The Barn Lynn Road Walpole Highway Norfolk Proposed Single Storey Side Extension.	Walpole Highway

26.01.2022	19.05.2022 <b>Application Permitted</b>	22/00148/F	Eastern Frames Unit 3 Grassgate Lane Walsoken Demolition of existing industrial unit and erection of proposed replacement unit and new road ingress	Walsoken
08.03.2022	03.05.2022 <b>Application Permitted</b>	22/00498/F	10 S-Bend Lynn Road Walsoken Norfolk Construction of a detached domestic garage	Walsoken
21.02.2022	06.05.2022 <b>Application Permitted</b>	22/00273/F	2 St Peters Road Watlington Norfolk PE33 0JW Rear/ side single storey extension to existing building	Watlington
02.03.2022	03.05.2022 <b>Application Refused</b>	22/00353/F	5 Thomas Close Watlington King's Lynn Norfolk Two storey rear extension on existing two storey house	Watlington
16.03.2022	26.05.2022 <b>Application Permitted</b>	22/00442/O	10 Fairfield Lane Watlington King's Lynn Norfolk OUTLINE APPLICATION WITH ALL MATTER RESERVED: New dwelling between 4 & 10 Fairfield Lane	Watlington
29.11.2021	19.05.2022 <b>Application Permitted</b>	21/02293/F	Mill Farm Bungalow March Road Welney Norfolk Single storey extension to an existing bungalow to create a new family room. Remodelling of the area to create a utility room.	Welney

29.11.2021	03.05.2022 <b>Application Permitted</b>	21/02296/F	Croft Barn Wisbech Road Tipps End Welney Proposed barn conversion, demolition of 2No outbuildings to be replaced with one new outbuilding	Welney
28.01.2022	12.05.2022 <b>Application Permitted</b>	22/00159/F	Silver Crest March Road Welney Norfolk Side single storey extension and remodeling of the external elevations, render instead of brick	Welney
30.09.2021	03.05.2022 <b>Application Permitted</b>	21/01893/F	Vicarage House Church Road Wereham King's Lynn Proposed Cart Shed / Store (redesign)	Wereham
08.03.2022	03.05.2022 <b>Application Permitted</b>	22/00393/F	Barachel Flegg Green Wereham King's Lynn Variation of conditions 1 and 3 and removal of condition 4 of planning permission 21/01840/F	Wereham
29.12.2021	23.05.2022 <b>Application Permitted</b>	21/02488/F	Hall Farm Barns School Road West Rudham Norfolk Variation of condition 2 of planning permission 18/00113/F to remove garages from drawings	West Rudham

12.03.2021	27.04.2022 <b>Application Refused</b>	21/00492/F	Land SW of The Bungalow Common Road Walton Highway Norfolk The use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/dayroom ancillary to that use	West Walton
29.12.2021	18.05.2022 <b>Application Permitted</b>	21/02496/F	86 School Road West Walton Norfolk PE14 7HA Proposed construction of a two storey extension plus conservatory including associated external works.	West Walton
13.01.2022	24.05.2022 <b>Application Permitted</b>	22/00060/F	Marshland High School 69 School Road West Walton Wisbech Classroom extension, including internal and external alterations	West Walton
31.01.2022	04.05.2022 <b>Application Permitted</b>	22/00203/F	78 School Road West Walton WISBECH Norfolk Single storey garage and bike store to each side	West Walton
25.03.2022	26.04.2022 <b>Application Permitted</b>	18/01421/NMAM_1	Land To South of The Poplars Lynn Road Walton Highway Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 18/01421/RMM: Reserved Matters Application: Construction of 25 dwellings	West Walton



22.03.2022	16.05.2022 <b>Application Permitted</b>	22/00478/F	The Old Bull Inn Lynn Road Setchey King's Lynn RETROSPECTIVE PLANNING FOR INSTALLATION OF A 12 PANEL GROUND MOUNT SOLAR PV SYSTEM WITHIN GARDEN TO REAR OF LISTED ASSETT	West Winch
24.03.2022	03.05.2022 <b>Application Permitted</b>	21/01332/NMA_2	Miller Chicken Farm 80 Main Road West Winch King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 21/01332/F: Variation of condition 2 attached to Planning Permission 18/00995/F: Proposed Development of Three Dwellings	West Winch
24.03.2021	18.05.2022 <b>Application Permitted</b>	21/00758/F	50 Fitton Road Wiggshall St Germans King's Lynn Norfolk Detached one bedroom annexe, including domestic workshop and therapy room for home business	Wiggshall St Germans
18.10.2021	06.05.2022 <b>Application Permitted</b>	21/02022/F	West View 37 Stow Road Wiggshall St Mary Magdalen King's Lynn Variation of condition 2 of planning permission 19/01179/F to replace drawings	Wiggshall St Mary Magdalen
10.03.2022	10.05.2022 <b>Application Permitted</b>	22/00414/F	The Laurels 66 Stow Road Wiggshall St Mary Magdalen King's Lynn Demolition of existing conservatory and replacement with new sun room	Wiggshall St Mary Magdalen

14.09.2021	03.05.2022 <b>Application Permitted</b>	21/01819/F	65 West Way Wimbotsham King's Lynn Norfolk Erection of 2 sheds, porch and horizontal cladding to front elevation of the dwelling (retrospective)	Wimbotsham
27.01.2022	28.04.2022 <b>Would be Lawful</b>	22/00132/LDP	Mannsville 98 West Way Wimbotsham King's Lynn Lawful Development Certificate: Temporary siting of mobile home	Wimbotsham
03.03.2022	29.04.2022 <b>Application Permitted</b>	22/00363/F	1 Fendicks Cottages Low Road Wretton King's Lynn Proposed Dropped Kerb	Wretton