

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



# Planning Committee

## Agenda

Monday, 31st July, 2023  
at 9.30 am

in the

Assembly Room  
Town Hall  
King's Lynn

Also available to view at

<https://youtube.com/user/WestNorfolkBC>





King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX  
Telephone: 01553 616200  
Fax: 01553 691663

**PLANNING COMMITTEE AGENDA**

Please note that due to the number of applications to be considered it is proposed that the Committee will adjourn for lunch at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

**DATE:** Monday, 31st July, 2023

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

**TIME:** 9.30 am

**1. APOLOGIES**

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

**2. MINUTES**

To confirm as a correct record the Minutes of the Meeting held on Monday 3 July 2023.

**3. DECLARATIONS OF INTEREST (Page 6)**

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 Chair 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 Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

**6. CHAIR'S CORRESPONDENCE**

To receive any Chair's correspondence.

**7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

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

**8. GLOSSARY OF TERMS (Pages 7 - 11)**

**9. INDEX OF APPLICATIONS (Pages 12 - 13)**

The Committee is asked to note the Index of Applications.

**a) Decisions on Applications (Pages 14 - 108)**

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

**10. DELEGATED DECISIONS (Pages 109 - 141)**

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

**To: Members of the Planning Committee**

Councillors B Anota, R Blunt, F Bone (Vice-Chair), A Bubb, M de Whalley, T de Winton, P Devulapalli, S Everett, S Lintern, B Long, S Ring, C Rose, J Rust (Chair), A Ryves, Mrs V Spikings, M Storey and D Tyler

## Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 3 August 2023** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

### Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 28 July 2023**. 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.

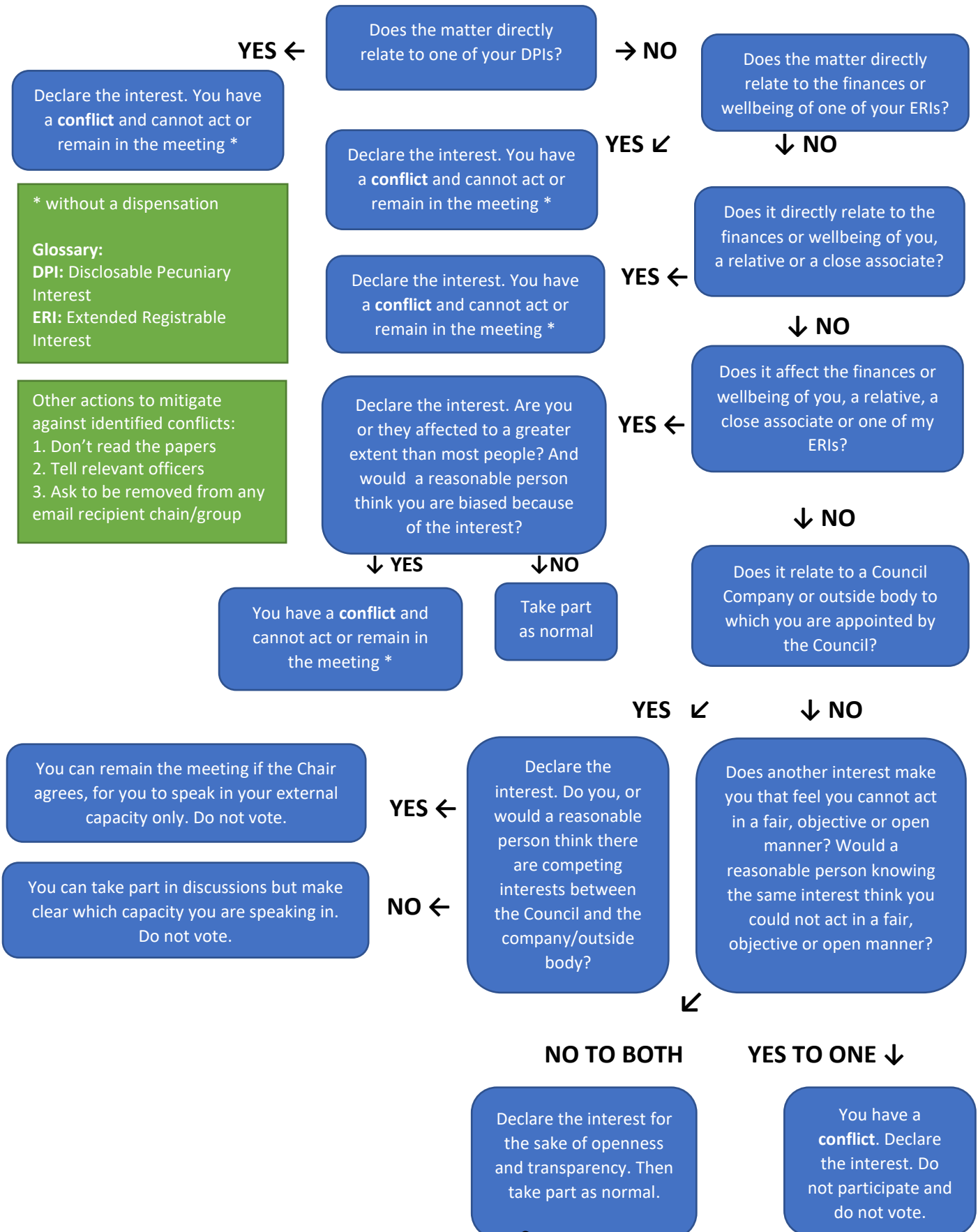
For Further information, please contact:

Kathy Wagg on 01553 616276  
[kathy.wagg@west-norfolk.gov.uk](mailto:kathy.wagg@west-norfolk.gov.uk)

**DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART**



**START**



Declare the interest. You have a **conflict** and cannot act or remain in the meeting \*

\* without a dispensation

**Glossary:**

**DPI:** Disclosable Pecuniary Interest

**ERI:** Extended Registrable Interest

**Other actions to mitigate against identified conflicts:**

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

**Glossary of Terms and Abbreviations**

AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Plan
ATC	Air Traffic Controller
BCKLWN	Borough Council of King's Lynn and West Norfolk
BCN	Breach of Condition Notice
BNG	Biodiversity Net Gain
BS	British Standard
CA	Conservation Area
CCTV	Closed Circuit Television
CHZ	Coastal Hazard Zone
CIL	Community Infrastructure Levy
CLEUD	Certificate of Lawful Existing Use or Development
CLOPUD	Certificate of Lawful Proposed Use or Development
CRM	Collision Risk Modelling
CS	Core Strategy
CSH	Code for Sustainable Homes
CSNN	Community Safety and Neighbourhood Nuisance
CTMP	Construction Traffic Management Plan
CWS	County Wildlife Site
D and A	Design and Access Statement
DDA	Disability Discrimination Act
DEFRA	Department for Environment, Food and Rural Affairs
DISC	Discharge of Condition
DMPP	Development Management Policies Plan
DS	Design Statement
EA	Environment Agency
EBR	Economic Benefit Report
EIA	Environmental Impact Assessment
EN	Enforcement Notice
EVC	Electric Vehicle Charging

FFL	Finished Floor Level
FRA	Flood Risk Assessment
GCN	Great Crested Newts
GIRAMS	Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy
GPDO	General Permitted Development Order
HAS	Health and Safety Assessment
HELAA	Housing and Economic Land Availability Assessment
HPG	Historic Parks and Gardens
HRA	Habitat Regulations Assessment
HSE	Health and Safety Executive
IAQM	Institute of Air Quality Management
IDB	Internal Drainage Board
IROPI	Imperative Reasons of Overriding Public Interest
LB	Listed Building
LCA	Landscape Character Assessment
LDFCS	Local Development Framework Core Strategy
LHA	Local Highway Authority
LLFA	Lead Local Flood Authority
LP	Local Plan
LPA	Local Planning Authority
LVA	Landscape and Visual Appraisal
LVIA	Landscape and Visual Impact Assessment
MOD	Ministry of Defence
MUGA	Multi Use Games Area
NCC	Norfolk County Council
NCP	North Coast Partnership
NDG	National Design Guide
NE	Natural England
NHBC	National House Building Council
NMDC	National Model Design Guide
NMP	Noise Management Plan
NNR	National Nature Reserve
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance



OIA	Ornithological Impact Assessment
OS	Ordnance Survey
PADHI	Planning Advice for Development near Hazardous Installations
PCN	Planning Contravention Notice
PCPA	Planning and Compulsory Purchase Act
PEA	Preliminary Ecological Appraisal
PINs	Planning Inspectorate
POS	Public Open Space
PPG	Planning Practice Guidance
PROW	Public Rights of Way
PS	Protected Species
PSS	Protected Species Survey
RP	Registered Provider
RPA	Root Protection Area
RS	Ramsar Site
RSS	Regional Spatial Strategy
S106	Section 106 Agreement (Planning Legal Agreement)
S278	Section 278 Agreement (provide the legal mechanism required to carry out highway alterations)
S38	Section 38 Agreement (secure new road adoption by the highway authority)
SAC	Special Areas of Conservation
SADMPP	Site Allocations and Development Management Policies Plan
SCI	Statement of Community Involvement
SD	Sustainable Development
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SME	Subject Matter Expert
SOS	Secretary of State
SPA	Special Protection Area
SPD	Supplementary Planning Document
SS	Spatial Strategy
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage Scheme
TA	Transport Assessment
TCPA	Town and Country Planning Act

TEMPO	Tree Evaluation Method for Preservation Orders
TPO	Tree Preservation Order
TPP	Tree Protection Plan
TRO	Traffic Regulation Order
UCO	Use Class Order
UU	Unilateral Undertaking
VA	Viability Assessment
VOA	Valuation Office Agency
WHO	World Health Organisation
WSI	Written Scheme of Investigation

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<b>Suffixes to Reference Numbers</b>	
A	Advertisement Consent
AG	Agricultural Prior Notification
BT	Adoption/Removal of BT Payphone Box
CM	County Matter
CU	Change of use (where no development is involved)
CON	Consultation by Adjoining Authority
DM	Demolition Prior Notification
F	Full Application (including Householder)
FM	Full Major Application
HZ	Hazardous Substance Application
LDE	Lawful Development Certificate (existing use or development)
LDP	Lawful Development Certificate (proposed use or development)
NMA	Non Material Amendment
O	Outline Application
OM	Outline Major Application
PACU	Prior Notification for a change of use (i.e. barn to dwelling)
PAGPD	Householder Prior Notification (larger home extension)
PAGAA	Householder Prior Notification (increase by adding an additional storey onto a dwelling)
PIP	Permission in Principle
RM	Reserved Matters Application
RMM	Reserved Matters Major Application

S257	Divert/stop up a Public Right of Way
T3	Telecoms Prior Notification
TPO	Application for works to Tree(s) subject to a TPO
TREECA	Application for works to Tree(s) in a Conservation Area

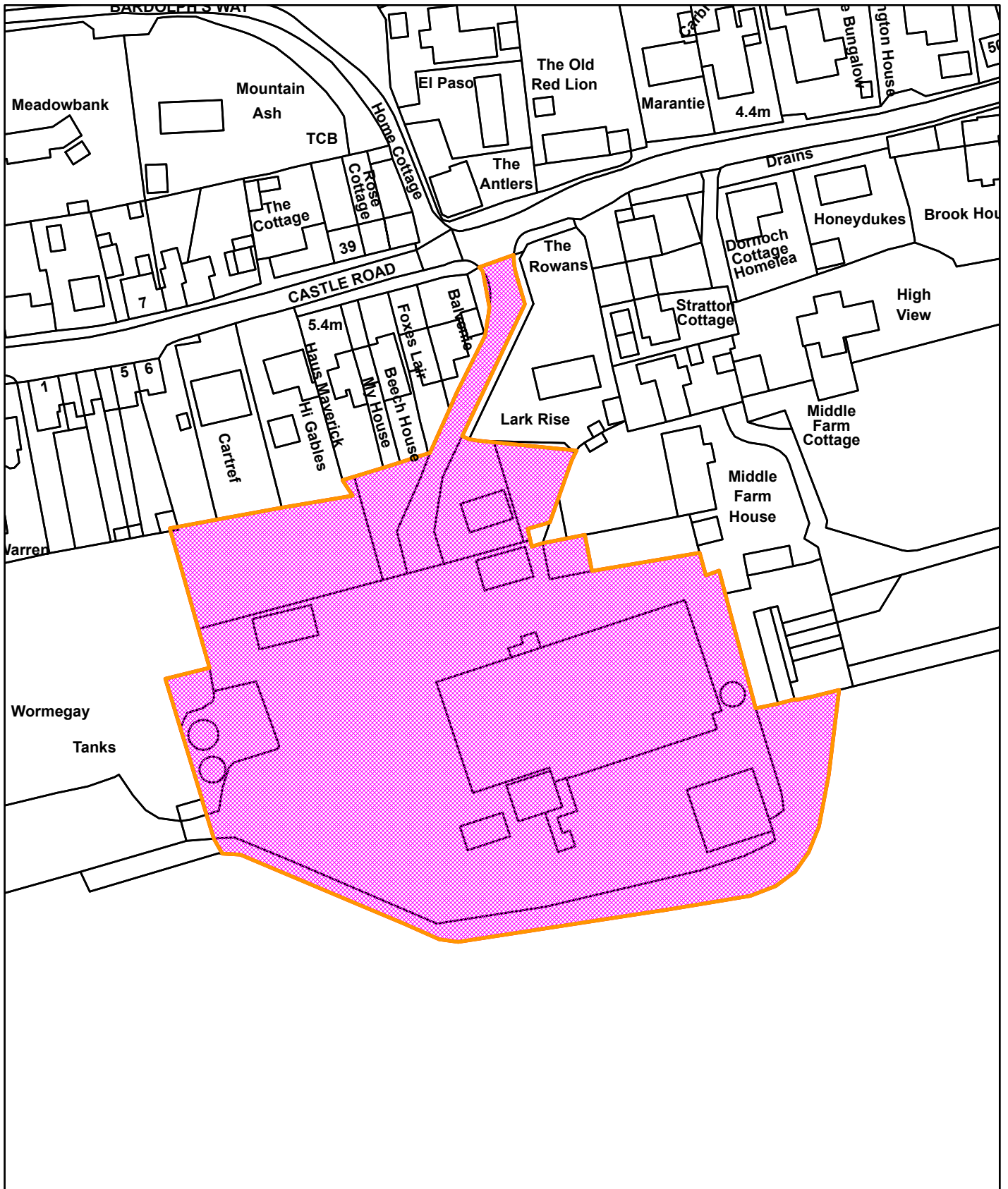
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE  
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON  
MONDAY 31 JULY 2023**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
<b>9/1</b>	<b>DEFERRED ITEMS</b>			
<b>9/1(a)</b>	<b>22/01333/FM</b> Alfred G Pearce Castle Road Wormegay King's Lynn Norfolk PE33 0SG Erection of new cold store building, change of use of existing cold store building to packing shed and alterations and extensions to existing cold store building.	<b>WORMEGAY</b>	<b>APPROVE</b>	<b>14</b>
<b>9/2</b>	<b>OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
<b>9/2(a)</b>	<b>23/00626/F</b> Mintlyn Crematorium, Lynn Road, Bawsey PE32 1HB Extension to existing crematorium car park, with associated tree planting works	<b>BAWSEY</b>	<b>APPROVE</b>	<b>31</b>
<b>9/2(b)</b>	<b>23/00507/F</b> No.TWENTY 9 29 Market Place Burnham Market Norfolk PE31 8HF VARIATION OF CONDITION 1 OF PLANNING PERMISSION 20/00283/F: Variation of conditions 1 and 6 and removal of condition 5 of planning permission 18/01796/F: VARIATION OF CONDITION 3: of planning permission 17/00984/F - Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations	<b>BURNHAM MARKET</b>	<b>APPROVE</b>	<b>40</b>
<b>9/2(c)</b>	<b>23/00086/F</b> Land West of Knights Hill Village Grimston Road South Wootton Norfolk PE30 3HQ Application for a temporary construction access in association with development approved under 16/02231/OM	<b>CASTLE RISING</b>	<b>APPROVE</b>	<b>51</b>

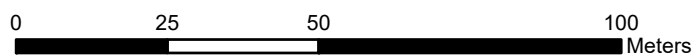
<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>RECOMMENDATION</b>	<b>PAGE NO.</b>
<b>9/2(d)</b>	<b>23/00185/F</b> Larkin House 36 Main Road Holme next The Sea Norfolk PE36 6LA Renovation and remodelling of existing dwelling with extensions	<b>HOLME-NEXT-THE-SEA</b>	<b>APPROVE</b>	<b>71</b>
<b>9/2(e)</b>	<b>23/00591/F</b> 4 Manor Farm Cottages Common Lane North Runcton King's Lynn Norfolk PE33 0RF Erection of single storey extension to domestic store/ home office and use of building for office use Use Class E(g)(i). Retrospective	<b>NORTH RUNCTON</b>	<b>REFUSE</b>	<b>82</b>
<b>9/2(f)</b>	<b>23/00367/F</b> Deer Park East of St Thomas Lane Snettisham Norfolk PE31 6SR Change of use of land from Deer Park to Deer park incorporating four modular cabins, together with associated infrastructure, and alterations to including change of use of, an existing barn to serve as an arrivals building and facilities hub associated with those cabins and a lap pool.	<b>SNETTISHAM</b>	<b>APPROVE</b>	<b>95</b>

# 22/01333/FM

Alfred G Pearce Castle Road Wormegay PE33 0SG



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Ordnance Survey 100024314

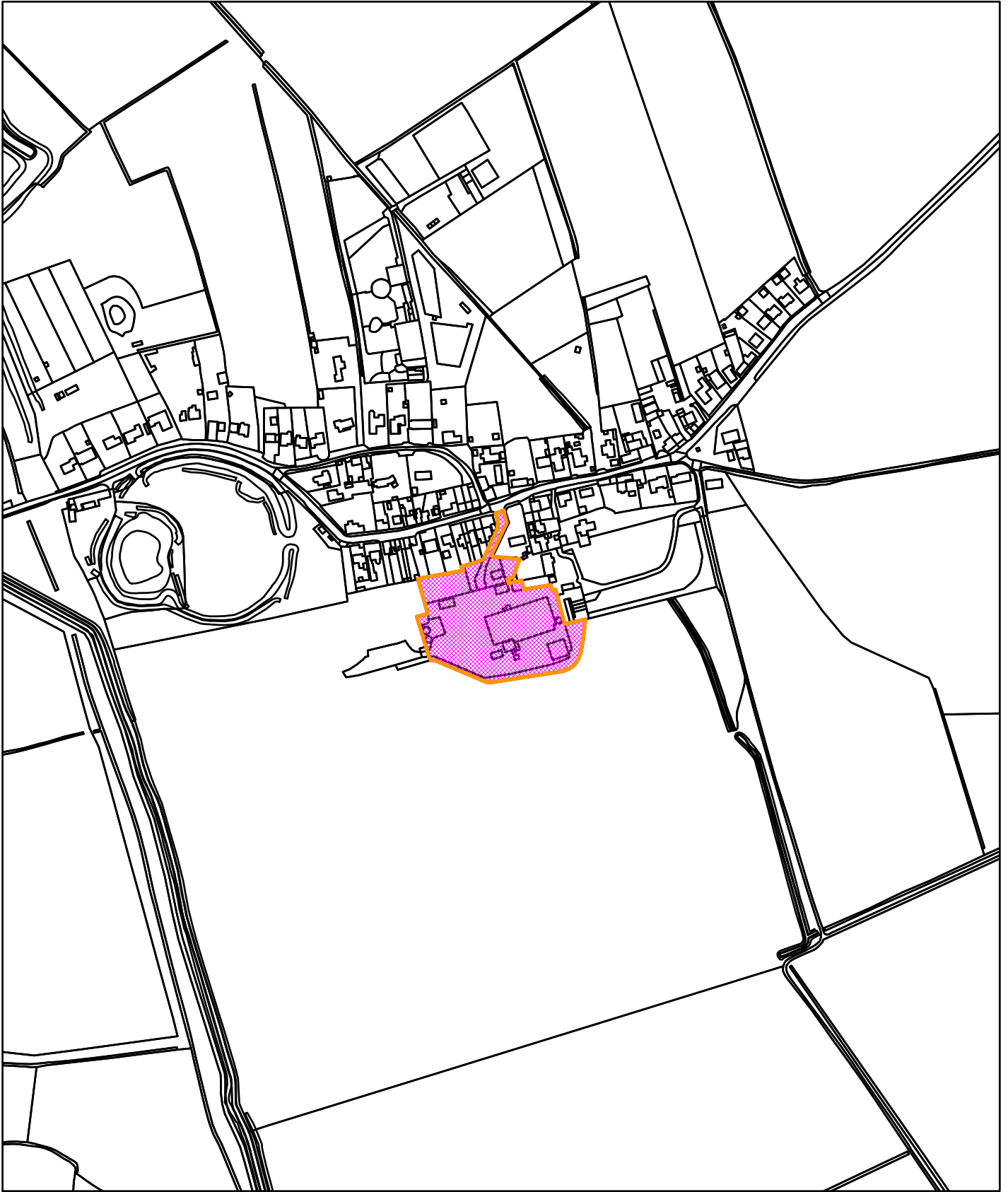


19/07/2023



22/01333/FM

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0 105 210 420  
Meters

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**AGENDA ITEM NO: 9/1(a)**

<b>Parish:</b>	<b>Wormegay</b>	
<b>Proposal:</b>	<b>Erection of new cold store building, change of use of existing cold store building to packing shed and alterations and extensions to existing cold store building.</b>	
<b>Location:</b>	<b>Alfred G Pearce Castle Road Wormegay King's Lynn PE33 0SG</b>	
<b>Applicant:</b>	<b>Alfred G Pearce Limited</b>	
<b>Case No:</b>	<b>22/01333/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 3 November 2022 Extension of Time Expiry Date: 7 July 2023</b>

**Reason for Referral to Planning Committee** – The Parish Council comments are contrary to the office recommendation and the application was referred to Committee by the Sifting Panel.

**Neighbourhood Plan:** No

**Members Update:**

The application was deferred from 3rd July Planning Committee to enable the applicant to consider the siting of an earth bund along the northern boundary of the site.

The applicant has confirmed that an earth bund could be constructed to the north of the proposed cold store within the existing staff car park.

Therefore, Members are asked to determine the application as submitted but with an additional condition attached requiring details of the earth bund (and associated landscaping) to be submitted and agreed by the Local Planning Authority.

Updated sections of the report are in bold.

**Case Summary**

The application site is a vegetable processing plant located close to the centre of Wormegay, operated by Alfred G Pearce Limited. The application seeks consent for alterations/extensions to an existing cold store and the construction of a new cold store elsewhere on the site.

Access to the site is via Castle Road. The site is bounded to the north by residential development and to the south and west by open countryside.

The application seeks to change the use of the existing cold store to a packing shed with alterations and extensions to the building. The existing cold store is located in the southeast corner of the site, to the rear of the main processing building. The building is adjoined to the



north and west by areas of concrete hardstanding; whilst to the south and east there are open fields.

The site of the proposed cold store is to the west and presently forms part of the open yard serving the business and includes part of an existing effluent plant which is now defunct. There are areas of hardstanding to the south and east and open fields to the west beyond the remainder of the effluent plant. To north is the staff car park.

The site of the proposed development falls outside but immediately adjacent to the development boundary for Wormegay, as defined in the Local Plan.

### **Key Issues**

Principle of Development  
Form and Character  
Neighbour Amenity  
Highways/ Access  
Drainage  
Other Material Considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site is a vegetable processing plant located close to the centre of Wormegay, operated by Alfred G Pearce Limited. The application seeks consent for alterations/extensions to an existing cold store and the construction of a new cold store elsewhere on the site.

Access to the site is gained from Castle Road. The site is bounded to the north by residential development and to the south and west by open countryside. The site of the proposed development falls outside but immediately adjacent to the development boundary for Wormegay, as defined in the Local Plan.

The application seeks to change the use of the existing cold store to a packing shed with alterations and extensions to the building. The existing cold store is located in the southeast corner of the site, to the rear of the main processing building. The building is adjoined to the north and west by areas of concrete hardstanding; whilst to the south and east there are open fields.

The site of the proposed cold store presently forms part of the open yard serving the business and includes part of an existing effluent plant which is now defunct. There are areas of hardstanding to the south and east and open fields to the west beyond the remainder of the effluent plant. To north is the staff car park.

The existing cold store building (5.3m in height to the pitch) would be adapted for use for vegetable packing. A wrap around lean-to extension is proposed to the north and east of the existing cold store building to enable its use as a packing shed. The materials will match the existing building (profiled metal sheets) and the lean-to extension will be 3.3m in height at the highest point with a footprint of 4.5m and 2.8m. A new roller shutter entrance would be provided in the side extension with two personnel doors, with staff facilities and a workshop

located to the rear. The proposed additions would increase the footprint of the building by around 103m<sup>2</sup>.

The proposed new cold store building would be very similar in size and appearance to the existing cold store. The building would be around 16 metres long and 15 metres wide, with a maximum height of 5.5 metres with an eaves height of 4.7m. It would be clad in profiled metal sheeting in olive green to the walls and goosewing grey to the roof. The main access to the building would be located in the south elevation. The external cooling plant would also be positioned on the south elevation.

## **SUPPORTING CASE**

Alfred G Pearce is a family-run business supplying processed vegetables to the food industry. It has been based on the application site in Wormegay for more than 25 years. The plant employs around 50 people.

Due to changes in the food industry, the demand for packaged vegetables has increased over recent years. To meet this increasing demand, the applicant wishes to enlarge their packing facilities. It is proposed to do this by changing the use of an existing cold store located to the rear of the site to a new packing shed. To replace this cold storage facility, a new cold store building is proposed close to the main vegetable processing building.

The purpose of the proposed development is therefore not to increase production, but to allow changes to be made to production methods to meet customer demand. Consequently, no material changes to traffic movements to and from the site are expected as a result of the proposals. No additional staff will be required as further automation will be introduced to deal with new packing operations. The vegetable processing plant currently operates 6-days per week, and has done so for the last 3 years. It is not expected that this operating regime will change in the foreseeable future.

Given the location of the site on the edge of the village, careful consideration has been given to likely impacts on the amenities of neighbours. The proposed packing shed would be located to the rear of the site and shielded from neighbours by the main factory building. The types of food preparation and packing machinery proposed would not be noisy and would be contained within the building.

The proposed cold store would face away from neighbours and external plant would be screened by the proposed building. A noise assessment report has been provided which confirms that the proposed refrigeration equipment would have a negligible impact on the nearest neighbours. The location of the cold store adjacent to the main production building would reduce forklift movements within the site. An existing bund would be extended to accommodate the proposed development.

More generally, the applicant remains committed to reducing the impact of the business on local residents, whenever this is practicable. For instance, as part of a current scheme to replace the existing dispatch refrigeration system, the external compressor/condenser unit which is currently located to the side of the main building, will be replaced with a new unit sited at the rear of the building, where it will be screened from neighbours by the building.

## **PLANNING HISTORY**

22/02086/FM Installation of solar farm - Alfred G Pearce

20/00487/F: Application Permitted: 22/02/21 - VARIATION OR REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 18/01008/F: Retention and extension of effluent treatment plant, including the erection of a new DAF/control room building and the installation of new tanks and associated plant and equipment - Alfred G Pearce

19/00526/F: Application Permitted: 09/05/19 - Erection of storage building - Alfred G Pearce

18/00977/F: Application Permitted: 27/07/18 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01916/F: Erection of cold store and staff facilities buildings - Alfred G Pearce

18/01008/F: Application Permitted: 01/04/19 - Retention and extension of effluent treatment plant, including the erection of a new DAF/control room building and the installation of new tanks and associated plant and equipment - Alfred G Pearce

17/01916/F: Application Permitted: 05/01/18 - Erection of cold store and staff facilities buildings - Middle Farm

12/00821/F: Application Permitted: 02/10/12 - Erection of rear extension to existing processing plant to provide new loading and unloading area. - Middle Farm

11/00166/F: Application Permitted: 18/04/11 - Variation of condition no 1 of planning permission 08/02267/F to allow consent for vegetable store and compressor room to be granted for a further five years - Middle Farm

08/02267/F: Application Permitted: 04/12/08 - Retention of vegetable store and compressor room for a further 3 years - Middle Farm

07/02000/F: Application Permitted: 04/12/07 - Retention of vegetable store and compressor room - Middle Farmhouse

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECTION**

Email from NCC Highways 19 October 2022 recommends considering limiting the throughput of the site because the application could be considered an overall expansion of the existing facilities - a limitation would ensure no increase in additional HGV movements. Road conditions and noise from HGV are an existing concern for the Parish and we would want to see this restriction put in place before we support enhancements to the existing facilities. In addition to this, there are already complaints from residents suffering due to noise and activity during the night and early morning which has increased over recent months, and there are concerns that enhancements to the facilities could cause further problems, when existing issues are not being addressed.

### **Local Highway Authority: NO OBJECTION**

***Following discussions regarding the earth bund and staff car park: We are satisfied that the affected spaces could be reassigned within the site and the LHA would not therefore recommend an objection to this aspect.***

It would be difficult to substantiate an objection should it be the case of no material increase to the HGV movements would result. The principle being that the same level of produce is said to be processed but then supplied out in a different form. We are however conscious

that the road conditions leading to the site are far from ideal due to the mix of HGV's with residential traffic (some of which are parked) and the tight bends that exist around Crown House. It may be beneficial therefore that consideration be given to a limit the throughput of the site at this stage as the site applications could be considered as an overall expansion to the available facilities on the site and if run differently could result in additional HGV movements, particularly if they offer packing to third parties.

**Environment Agency: NO OBJECTION**

Contamination - The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS) - The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwaterprotection>. In addition, they must not be constructed in ground affected by contamination.

**IDB: NO OBJECTION**

**Lead Local Flood Authority (NCC): NO COMMENTS**

**Anglian Water: NO COMMENTS**

**CSNN: NO OBJECTION subject to conditions.**

***Following discussions regarding the earth bund: The proposed earth bund is a welcome measure to reduce possible adverse impact from noise. However, I would like to make it clear that there is no requirement for such a bund and that details of its attenuation properties are not required by the CSNN team because the scheme as originally proposed offered suitable protection from noise for the local residents.***

In the interests of reducing all site noise impacts on residents, the extension of the earth bunding (height and length – this could be conditioned to be actioned within a set timeframe) and conditioning that “Packing machinery would only be operated with the doors of the building closed”, plus conditioning the surface water drainage, and external lighting.

Please condition the surface water drainage for the new cold store, the extension to the existing cold store building and the yard drainage scheme to be commenced imminently, so that full plans are provided detailing all drainage. Whilst the agent states the latter has been agreed with the EA, we wish to see the agreed scheme plans and consider these are relevant to this application. Furthermore, it is in the interests of this team and the applicant that the agreed scheme is recorded/documentated within the BCKLWN records (the planning file being the best location) should reference to the design etc be required in the future.

Please condition external lighting, as it is considered that lighting will increase on site to accompany the extension and new building. Lighting should be downwards directed and shielded where it could impact off-site.

**Environmental Quality: NO OBJECTION subject to condition.**

The applicant has provided a site plan detailing the works. We have reviewed our files and the site is on land that has not been seen developed for the duration of our records until aerial photography shows it with hard surfacing being used to store items. The surrounding landscape is largely residential and agricultural. The information submitted does not indicate the presence of significant land contamination. However, the former use of the site for storage means that it's possible that some unexpected contamination could be present. Therefore, a condition should be included.

Air Quality - In terms of air quality / emissions it is noted that no information has been provided of vehicle movements. Information as set out by NCC is requested.

**MOD Safeguarding: NO OBJECTION**

The MOD has no safeguarding objections to this proposal.

**Architectural Liaison Officer:**

Secured by Design aims to achieve a good standard of security for buildings and the immediate environment. The ALO welcomes the opportunity to work with the applicant to ensure the approach continues.

The following matters are raised for consideration –

- Site entrances should have a 'barrier' to demarcate the private use. This could include brick pillars, or a change in surfacing.
- Defensible space aims to control the access/ movement of people around employment sites.
- Access gates and perimeter fencing.
- Building design should avoid blank windowless elevations to enable natural surveillance.
- Use office spaces 24/7, and clear signage to advertise the level of guardianship.
- Positioning of reception areas and desks.
- Natural surveillance of car parking and cycle parking.
- Secure cycle parking facilities.
- Appropriate landscaping and lighting schemes.
- CCTV and intruder alarms.

**Norfolk Fire and Rescue: NO OBJECTION subject to condition.**

With reference to the proposed commercial development, based on the location and infrastructure already in place, Norfolk Fire & Rescue Service will require a minimum of 1 fire hydrant(s) to be installed, in a location(s) agreed by us to ensure adequate fire fighting water provision. Also provides detailed guidance re Building Control requirements.

**REPRESENTATIONS**

**SEVEN** letters of **OBJECTION** received. The following issues were raised-

#### Traffic issues-

- With the extra cold store capacity it is inevitable that this would increase the HGV traffic to and from this site. The road network servicing this site is not suitable for HGV vehicles let alone increase the traffic already in and out of this site.
- In the majority of the planning permissions granted by yourselves it is stated that there will be less vehicle movements how is this monitored as we have noticed an increased after each application. What control will be in place on the early morning starts on the vehicle movements? This is not always adhered to. Vehicle movements day and night in and out of the site.
- There are alternative sites, owned by the applicant with better transport links which could be used for this development which would not impact on residential neighbours.

#### Noise / Disturbance -

- Planning policy may support growth of sustainable development but not development which would reduce the quality of life for all the local residents.
- It is proposed that the new cold store is to be built directly behind our property. The existing cold store which is much further away already makes unacceptable noise through the night. Building one closer to our property, will be unbearable. Query the validity of the noise survey.
- All the properties adjoining this proposed site will suffer the consequences of the new building with the noise etc that comes from this factory and the vehicles. The noise which already goes on 24 hrs a day 7 days a week disturbing sleep. The refrigeration unit running the cold store currently operates 24hrs a day.
- The Noise Impact Assessment only refers to the chiller unit. What about the operational activity noises i.e. Loading/unloading products to/from the new cold store, LGVs, folk lifts ,tractors etc. It would be more sensible to locate this cold store adjacent to the existing one.

#### Neighbour Amenity –

- Allowing the continual expansion of this business in a small village means there is no real consideration for the impact on the lives of local residents. The current imposing noise of the working factory (day and night) and the HGV vehicles (many of which have no consideration for residents e.g. in the way they drive or leave refrigeration engines running during the night) is often unbearable. A new larger, noisy cold store and separate packing store is bound to attract even more HGV vehicles that bring more noise and traffic congestion to this very small village.
- Poor track record of site management to date. Noise issues currently, waste management on site, plus did not adhere to previous conditions re landscaping.

#### Other –

- This will set the precedent once again of building outside the boundaries of our village planning. If this is granted will this set a precedent that they can continue expanding outside the village boundary?
- Do the same conditions apply (to the new cold store building) as the last planning application granted on the condition that no work is to start until the full archaeology dig has been completed?
- Residents have requested plant screening since 2018, when the last planning application 18/01008F was granted. How will the Council ensure the boundary treatments are implemented?

- Lack of clarity – concern the site will further expand and seek to increase hours of operation in the future.
- Block view from the rear of house and garden across the fields.

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

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

**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 2021

## **PLANNING CONSIDERATIONS**

The main considerations are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways/ Access
- Drainage
- Other Material Considerations

### **Principle of Development**

The application seeks consent for the reuse/ expansion of an existing building and the construction of an additional building with the site of an established existing rural business.

Policy CS06 seeks to promote sustainable communities and sustainable patterns of development and to ensure employment is provided in close proximity to housing, service and other facilities.

Policy CS10 of the Core Strategy aims to support the rural economy, with permission granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. This development is subject

to a number of criteria, and in this case; the development proposed includes the erection of a new cold store building as well as extensions to an existing building which are appropriate in size and scale to the existing site and the wider local area. The application site is adjacent to the settlement, and the impact of the proposed development on residential neighbours has been considered and is discussed below.

The principle of development is acceptable and in line with the NPPF, Policy CS06 and CS10 (of the Core Strategy).

### **Form and Character**

The proposed development as detailed above reflects the well established existing use of the site and would be barely visible from nearby public viewpoints. The proposed development would be viewed within the context of the existing buildings/ site and as a result would have a minimal impact on the form and character of the locality.

There are no specific landscaping or boundary treatments proposed by the applicant as they are seeking to rely on existing boundary treatments on site. While the development is within the wider established employment site the construction of the cold store building does warrant additional planting along the eastern boundary and therefore a landscaping condition is attached. An objection received does refer to the loss of a view from a neighbouring dwelling, but a resident's view is not a material planning consideration in the determination of an application.

**Following on from the Planning Committee meeting on 3rd July, the applicant has looked at various options to accommodate an earth bund to the north of the proposed cold store and the only feasible option is to locate this within the existing staff car parking area. It is considered that a bund measuring 12.5 metres long by 7 metres wide could be accommodated here. The bund would be 3 metres high and tee off the existing bund at 90 degrees. It is necessary that the bund would also be landscaped, and it is suggested a condition is attached to secure the details of the earth bund and the associated landscaping. Visually the landscaping would assist in minimising views into the site from the dwellings to the north.**

To the north west of the application site (approximately 140m) lies a Scheduled Ancient Monument, a motte and bailey castle. No comments have been received from the Historic Environment Service. It is considered that there is sufficient separation between the development proposed and the monument in terms of the distance between, the existing earth bund and the residential development between the two. In addition, the application site is already well established and the development is within the existing site and does not extend further into the countryside.

In terms of design, the development proposed is considered acceptable as reflects the use of the building and would be viewed in context of the existing wider employment site, and is therefore in line with the NPPF, policies CS08 CS10 and DM15 of the adopted Local Plan.

### **Neighbour Amenity**

The change of use and the extensions proposed to the existing cold store building are to the north and east of the existing building which is some distance from the neighbouring dwellings. The use of the building for packing would utilise new packing machinery. The agent has provided information (in an email dated 6 Feb 23) regarding the type of machinery to be used (although the specific details of this are as yet undecided), along with details of the construction of the building. CSNN has requested a condition is attached to ensure the machinery would only be operated when the doors of the packing building are closed. With



this safeguard in place, it is not considered that the extensions proposed would be detrimental to neighbour amenity.

Objections have been received from neighbouring residents to the proposed development which cover a number of issues. Firstly, that the development would lead to increased vehicle/ HGV movements, the construction of the new cold store would create a noise nuisance even closer to dwellings than is currently the case as well as the additional LGV noise, unloading/ loading, forklift trucks etc. The site is in operation 24 hours a day, 7 days a week which neighbours state causes noise and disturbance to residents and additional activity on the site would make the situation worse.

The agent has responded and clarified that no additional HGV traffic would be generated as a result of the proposed development and that no additional staff would be employed, as further automation would be introduced for the packing. The development would allow produce to leave the site packaged, where as previously the vegetables were supplied unpackaged. The agent also states that the proposed location of the new cold store, closer to the production line would actually reduce fork lift vehicle movements across the site, rather than increase these.

The applicant submitted a Noise Impact Assessment for the proposed chiller unit only, and the report concludes that the addition of the cold store building services plant has been calculated to have negligible impact at the receptor locations (dwellings to the north of the site). The calculated background sound levels were shown to be significantly below the representative background sound level, and so no adverse impact is anticipated. The proposed cold store building is approximately 46m south of the closest neighbouring dwelling with the plant equipment on the south elevation of the building being approximately 64m from the nearest dwelling.

The CSNN Officer has considered the impact of the scheme on residential amenity and does not raise any objections. Whilst the development does expand the operations on site, based on the Noise Impact Assessment and the information submitted alongside the application, it is not considered that the development proposed would have a significant impact on neighbour amenity. The CSNN officer does make a suggestion to extend the earth bund on the north eastern boundary however there is no overall objection to the scheme in its current form and this is above and beyond what is required for the development proposed.

**Following the Planning Committee meeting, Members asked that the applicant investigate the provision of an earth bund. The applicant is able to construct an earth bund to the north of the proposed cold store within the existing staff car park. This is to be located between the neighbouring residents to the north and the proposed cold store to the south. The CSNN officer has stated that while this is welcomed, the CSNN team are satisfied that the original scheme offered suitable noise protection for neighbouring residents. As such the bund would not give rise to any neighbour amenity issues in its own right and would only offer additional benefits to residents.**

Conditions are requested by CSNN requiring that any external lighting should be part of a scheme submitted to and agreed by the LPA, which is necessary given the rural location, hours of operation on the site and proximity to neighbouring dwellings.

Another concern raised by neighbours is that of dust and flies generated from the site which impacts on neighbouring residents. If this is an ongoing issue this should be reported to the Community Safety and Neighbour Nuisance Team. The proposed development is not considered likely to exacerbate this concern.

Whilst historically there has been complaints made against activity on the site and the impact of this on neighbouring residents, it is our recommendation that there are sufficient controls in place to prevent any detrimental impacts on neighbours as a result of the proposed development, and further CSNN does not object to the scheme. The development proposed, subject to conditions, is in line with the NPPF, policies CS08 and DM15 of the adopted Local Plan.

### **Highways / Access**

As stated above the development proposed is within an existing well established commercial site and would utilise the existing access via Castle Road. The development proposed would change working practices rather than result in an over-intensification of the site. The agent has confirmed there is no anticipated change to the overall number of lorry movements and that no additional staff are required as further automation is to be introduced.

The Local Highway Authority is unable to substantiate an objection to the scheme based on the fact that there would be no material increase to the HGV movements. However, concerns are raised regarding the local road conditions for this type of traffic, and that consideration be given to limiting throughput of the site as the development could represent an expansion to the site, particularly if the site were to be operated differently. The Parish Council draws attention to these comments. However, it is not considered reasonable or enforceable to attach a condition restricting the throughflow of vehicles when the development proposed does not generate any additional vehicle movements. Paragraph 56 of the NPPF states that 'planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects'. Further, no evidence has been submitted to demonstrate that the impact of the development would be severe in accordance with paragraph 111 of the NPPF.

**The proposed construction of an earth bund within the existing staff car park would only slightly reduce the amount of parking available, sufficient spaces could still be retained by better marking out parking spaces to secure a more efficient use of the car park. The Local Highway Authority has confirmed they have no objections to this arrangement and are satisfied that the affected spaces could be reassigned within the site.**

The development as proposed is in accordance with the NPPF, Core Strategy policies CS08 and CS11, and Site Allocations and Development Management Policies Plan policies DM15 and DM17.

### **Drainage**

Currently, roofwater run off is discharged to the dyke adjacent to the site, as agreed with the Environment Agency. It is proposed that roofwater from the new cold store would be dealt with in the same way. A new drainage system to handle surface water from yard areas has been designed with dedicated drainage lines running through oil interceptors, with gated valves and alarm systems, again as agreed with the EA. The project would also reduce any surface water loading to the effluent plant. However, to date the drainage details have not been provided and so it is necessary to attach a condition to secure and agree this information. In terms of drainage the proposed development is in accordance with the NPPF, and policies CS08 and DM15 of the adopted Local Plan.

## Other Material Considerations

Archaeology – An objection to the application requests that a full archaeology dig should be required (as was previously for development on site). However, the Historic Environment Service has not commented on the application nor requested conditions. The building is to be constructed on land currently utilised for the yard serving the business and the existing effluent plant which is now defunct.

Contamination – While the information submitted does not indicate the presence of significant land contamination, the Environmental Quality officer has suggested some unexpected contamination may be present and therefore a condition should be attached.

Fire Hydrants – Norfolk Fire and Rescue require the provision of at least one fire hydrant to be installed on site and this is secured via condition.

Objections – Concerns have been raised by local residents regarding the further expansion of the site area/ business. Any expansion of the footprint of the site or additional buildings are likely to require planning consent, and therefore the application would be determined on its own merits at that time.

## CoONCLUSION

The application site consists of the A G Pearce Ltd vegetable processing plant adjacent to the built extent of Wormegay. The application seeks consent for the reuse/ expansion of an existing building and the construction of an additional building with this established existing rural business. The principle of development is acceptable.

The development proposed is within the existing site and is considered to be in accordance with the form and character of this site, and the rural locality. A number of objections have been received from neighbouring residents, and careful consideration has been given to any potential neighbour amenity issues arising as a result of this development. Based on the information received from the applicant, the CSNN officer is satisfied that subject to conditions, the proposed development accords with policy.

**Following discussions at Planning Committee the applicant has proposed the construction of an earth bund to the north of the site, within the existing staff car park. This would not in its own right give rise to any detrimental impacts and there are no objections to this proposal.**

The Local Highway Authority does not object to the proposed scheme because the development would not generate additional vehicle movements to the site. However, the Local Highway Authority and the Parish Council do raise concerns about existing traffic issues within the locality and would not want to see vehicle movements increase.

Subject to conditions, there are also no objections received from Environmental Quality, the Environment Agency and Norfolk Fire and Rescue.

In summary, the development proposed is considered to be in accordance with the NPPF, Core Strategy policies CS06, CS08, CS10, CS11 and CS12, and Site Allocations and Development Management Policies Plan policies DM15 and DM17. The application is duly recommended for approval.

## RECOMMENDATION:

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

- 1 Condition The use hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos:  
  
22 041030 02 EXISTING SITE PLAN received 28 Jul 22  
22 041030 05B PROPOSED SITE PLAN received 23 Nov 22  
SHEET 3 NEW CHILL STORE received 4 Oct 22  
E13686/1 PROPOSED CHILLI STORE EXTENSION- PROPOSED LAYOUT AND SECTION HIGH CARE PHASE received 28 Jul 22  
E13686/3 PROPOSED CHILLI STORE EXTENSION- PROPOSED SECTIONS PHASE 1 received 4 OCT 22  
SHEET 2 NEW CHILL STORE
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the installation of any external lights, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation / angle of the luminaries, the spacing and height of the lighting columns, the extent / levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 3 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 4 Condition The building identified as the 'existing cold store' on Drawing no 22 041030 05 B hereby approved shall only be used for the packing of vegetables and for no other purpose without the prior consent of the Local Planning Authority being granted under separate planning permission.
- 4 Reason For the avoidance of doubt and to allow the local planning authority to retain control over the use of the building in the interests of the amenities of neighbouring residents in accordance with the NPPF and Development Plan.
- 5 Condition All external doors to the building identified as 'existing cold store' on Drawing No 22 041030 05B shall remain closed other than when being used for access and egress from the building. No machinery shall be operated within the building unless all external doors are closed.
- 5 Reason In the interests of the amenities of neighbouring residents in accordance with the NPPF and Development Plan.
- 6 Condition The building identified as the 'new cold store' on Drawing no 22 041030 05 B hereby approved shall only be used for the storage of vegetables and for no other

purpose without the prior consent of the Local Planning Authority being granted under separate planning permission.

- 6 Reason For the avoidance of doubt and to allow the local planning authority to retain control over the use of the building in the interests of the amenities of neighbouring residents in accordance with the NPPF and Development Plan.
- 7 Condition No development shall commence on site until full details of the surface water drainage arrangements 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.
- 7 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

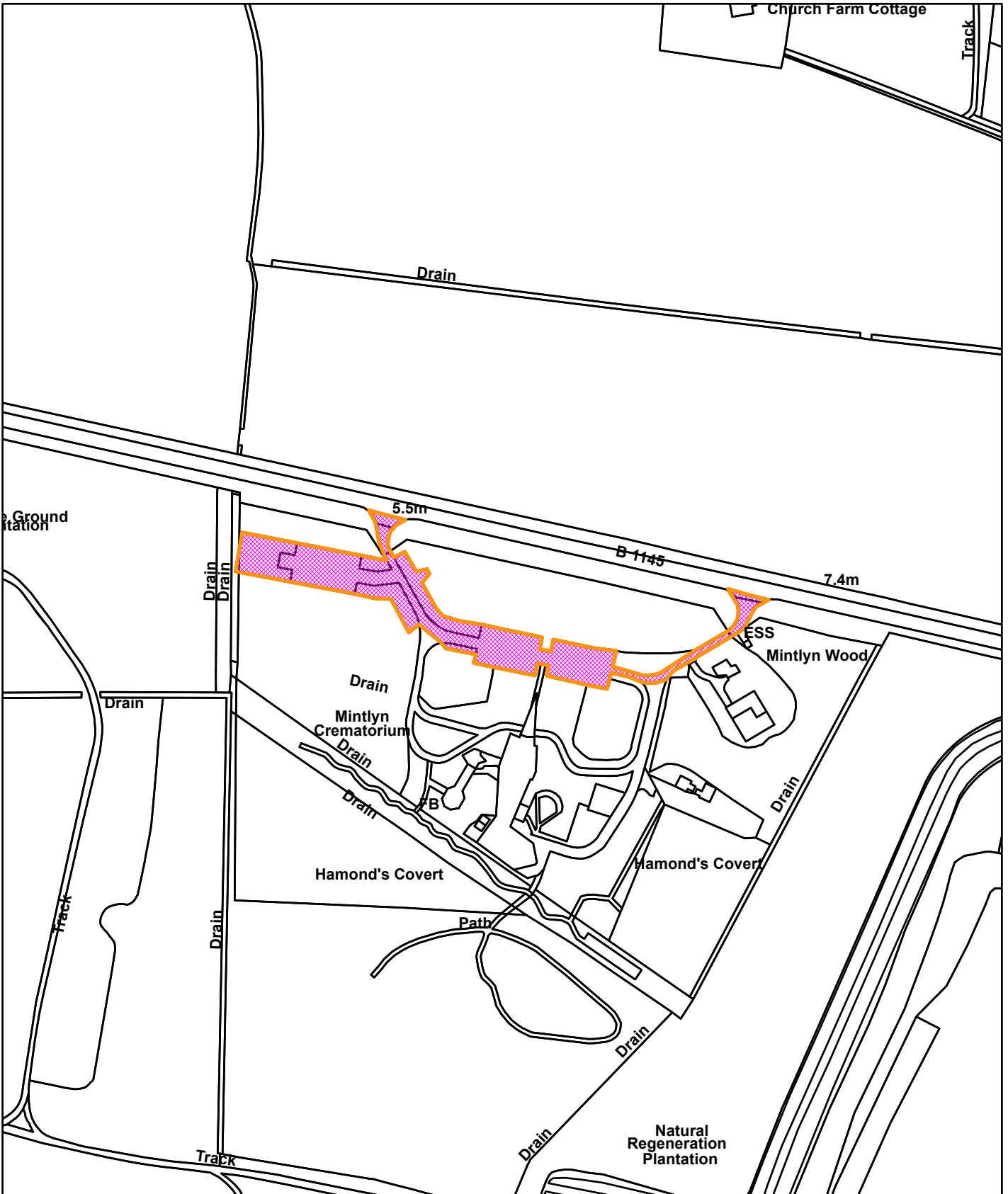
This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 8 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.
- 8 Reason In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 9 Condition The buildings hereby approved shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 9 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 10 Condition Prior to the first occupation of the 'new cold store' hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the planting scheme for the boundary treatment on the eastern boundary. The boundary treatment shall be completed 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 and retained in perpetuity. 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.
- 10 Reason To ensure that the development is compatible with the amenities of the locality in accordance with 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** **Notwithstanding the details shown on the approved plans, prior to the commencement of use of the building identified as the 'new cold store' on Drawing no 22 041030 05 B hereby approved, full details of an earth bund to be located to the north of the 'new cold store' shall be submitted and agreed in writing by the Local Planning Authority. These details shall include the levels and contours to be formed and a landscaping scheme for the earth bund. The landscaping scheme shall include planting plans, schedules of plant species, plant sizes and proposed numbers where appropriate.**
- The earth bund shall be constructed and the landscaping works shall be carried out in accordance with the approved details prior to the commencement of use of the building identified as the 'new cold store' on Drawing no 22 041030 05 B or in accordance with a programme to be agreed in writing by the Local Planning Authority. Any plants/ trees that within a period of 5 years from the completion of the development die, are removed or become seriously 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.
- 14 **Reason** In the interests of the amenities of the locality, and to ensure the work is carried out within a reasonable period in accordance with the NPPF.

23/00626/F

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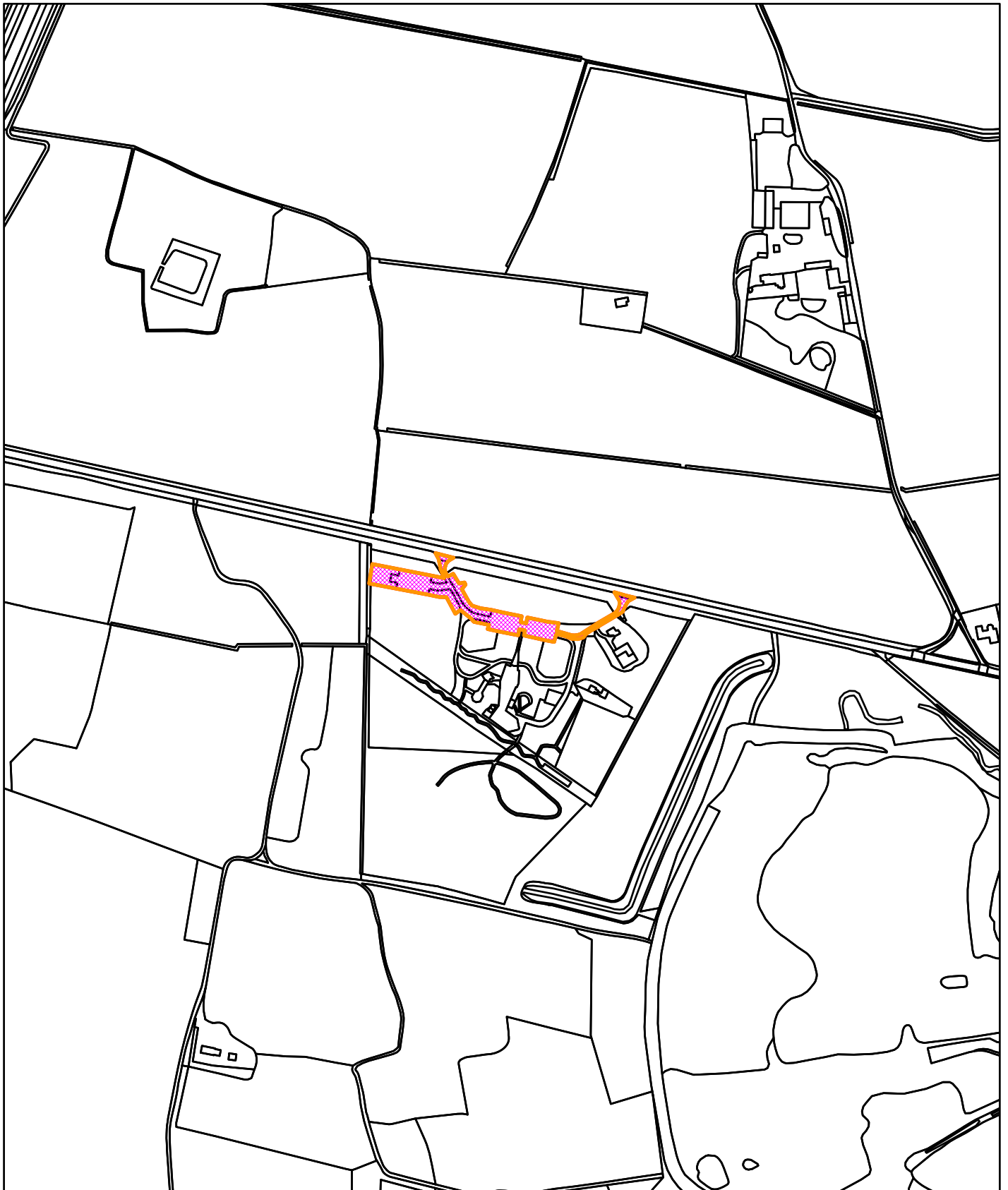
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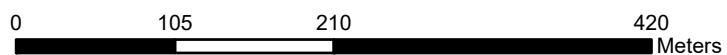


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**AGENDA ITEM NO: 9/2/(a)**

<b>Parish:</b>	<b>Bawsey</b>	
<b>Proposal:</b>	<b>EXTENSION TO EXISTING CREMATORIUM CAR PARK, WITH ASSOCIATED TREE PLANTING WORKS</b>	
<b>Location:</b>	<b>Mintlyn Crematorium Lynn Road Bawsey King's Lynn PE32 1HB</b>	
<b>Applicant:</b>	<b>MS ALLISON BINGHAM</b>	
<b>Case No:</b>	<b>23/00626/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 30 May 2023 Extension of Time Expiry Date: 7 August 2023</b>

**Reason for Referral to Planning Committee** – – Third Party objection to a Borough Council application, contrary to paragraph 1.1 iii) e) of the Authority's Planning Scheme of Delegation.

**Neighbourhood Plan:** No

**Case Summary**

The application site relates to Mintlyn Crematorium, situated on the southern side of Lynn Road, Bawsey.

Bawsey is classified as a Smaller Village and Hamlet within the Development Plan Settlement Hierarchy. The site lies within the countryside and the building and associated grounds are nestled within an area of woodland.

Full planning consent is sought for an extension to the existing carpark to the north-west part of the site.

This is a re-submission of a previous approval (17/01703/F) for the same development which subsequently lapsed.

**Key Issues**

Principle of Development  
Visual Impact  
Highway Safety  
Trees  
Ecology  
Other Material Considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

The application site relates to Mintlyn Crematorium, situated on the southern side of Lynn Road, Bawsey.

Bawsey is classified as a Smaller Village and Hamlet within the Development Plan Settlement Hierarchy. The site lies within the countryside and the building and associated grounds are nestled within an area of woodland.

Full planning consent is sought for an extension to the existing carpark to the north-west part of the site. Currently the carpark provides 71 spaces and it is proposed to provide an additional 47 spaces, surfaced using bark chippings and pea gravel.

This is a re-submission of a previous approval (17/01703/F) for the same development which subsequently lapsed.

## SUPPORTING CASE

The applicant has confirmed that they wish to submit a supporting case which can be issued under Late Correspondence prior to the committee meeting.

## PLANNING HISTORY

17/01703/F: Application Permitted: 02/11/17 - Extension to existing crematorium car park, removal/replacement of trees associated with the works - Mintlyn Crematorium, Lynn Road, Bawsey

14/00141/NMA\_1: Application Permitted: 31/07/14 - Non-material amendment to planning permission 14/00141/F: Proposed extension to existing crematorium building - Mintlyn Crematorium

14/00141/F: Application Permitted: 24/03/14 - Proposed extension to existing crematorium building - Mintlyn Crematorium

09/00911/F: Application Permitted: 30/07/09 - Proposed extension to Mintlyn Crematorium to create a covered walkway and floral tribute area - Mintlyn Crematorium

07/01492/F: Application Permitted: 01/10/07 - Installation of new high level window within the cremation area - Mintlyn Crematorium

## RESPONSE TO CONSULTATION

**Parish Council:** No comments received.

**Highways Authority:** NO OBJECTION

**Natural England:** **NO OBJECTION** - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Natural England's standing advice on other natural environment issues is applicable.

**Ecology officer: NO OBJECTION** - Satisfied that no protected species surveys will be required for the Mintlyn Crem application. The trees closest to the works are either immature pines or mature beech trees which do not support any visible bat roosting features. The risk of roosting bats being present in close proximity to the development area is therefore very low. The implementation of restrictions on working hours (i.e. only works during daylight hours) and tree root protection zones will further mitigate any residual risk to this species.

## **REPRESENTATIONS**

**ONE** representation received from the King's Lynn and West Norfolk Bicycle Users Group (KLWNBUG) **OBJECTING** on the following grounds: -

- Any approval be conditional on providing the amount of cycle parking. stands required by the Norfolk Parking Standards.
- Policy CS11 Transport
- It is a major borough trip attractor with no cycle parking.
- So badly connected to the town's cycleway network.
- Is it possible to require a cycleway link be provided before adding almost 50 more car parking spaces?

## **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**

**DM17** - Parking Provision in New Development

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## **PLANNING CONSIDERATIONS**

The main considerations in the determination of this application are: -

- Principle of Development
- Visual Impact
- Highway Safety
- Trees
- Ecology
- Other Material Considerations

**Principle of development:**

The application site lies in the countryside and as such Core Strategy Policy CS06 (Development in Rural Areas) is relevant. The policy seeks to promote sustainable communities; maintain local character and a high quality environment; and above all, protect the countryside for its intrinsic character and beauty.

The proposal seeks to extend the existing carpark facilities on site associated with the Crematorium. On this basis, the principle of the development is considered acceptable in accordance with the development Plan.

**Visual Impact:**

The proposal involves extending the existing visitor car park to the north-western part of the site. Currently the carpark provides 71 spaces and it is proposed to provide an additional 47 spaces.

A 1.2m knee rail timber fence is proposed to the perimeter of the parking areas.

The proposed car park extension would be surfaced using bark chippings and pea gravel. The car park is not overly visible from the public highway given that the site is heavily treed. The layout and finish of the car park extension is proposed to match that of the existing parking facilities on site. As such, the proposed development would cause no harm to the character and appearance of the area.

It is considered therefore that the proposal accords with Development Plan Policies CS06, CS08, and DM15 and the general provisions of the NPPF.

**Highway Safety:**

The Local Highway Authority raises no objection to the proposed car park extension within the grounds of the crematorium as the development does not affect the existing access point or the public highway network.

The Third Party concerns have been taken into consideration and whilst the Local Highway Authority has not requested the provision of cycle stands, it is considered a reasonable request and as such a condition is recommended to request details of appropriate provision.

The proposal therefore accords with Local Plan Policy CS08, CS11 and DM15; and section 9 of the NPPF.

**Trees:**

A tree plan accompanies the application which shows tree and root zone protection in accordance with the British Standard.

An Arboricultural Report was submitted with the previous application, which the Council's Arboricultural Officer raised no objection to. The trees which have been removed on site, shown on the current tree plan to aid the development, were approved to be felled during the course of the previous application. Further, those trees were young saplings that had self-seeded, so not considered to have had high quality amenity value.

New replacement trees have been planted and additional planting is proposed. The Arboricultural officer raises no objection to this in principle subject to a condition requesting details of the replacement trees.

The car park would be constructed using a 'no-dig' system with geotextile (or similar) and a pea gravel and bark chipping surface. A condition will be imposed to secure the protection of the trees during works.

As such, it is considered that the proposal complies with Development Plan Policies CS06, CS08, CS12 and DM15 and sections 12 and 15 of the NPPF.

### **Ecology:**

There is a large bat population inhabiting the woodland area within the wider application site. However, the saplings that were removed were unlikely to have bat roosting features given that they were self seeded and immature. The more mature trees within close proximity to the proposed works are hard wood species which are typically less likely to support bats and do not have any visible bat roosting features.

The additional mitigation measures, such as hours of construction, control of outdoor lighting and tree protection zones, (which are in line with the tree protection fencing requirements) will further mitigate for the negligible residual risk to bats. The Council's Ecology Officer therefore raises no objection to the proposal subject to the mitigating conditions being imposed.

It was therefore considered disproportionate to request a protected Species Survey to support the proposed development.

As such, it is considered that the proposal complies with Development Plan Policies CS08, CS12 and DM15 and section 15 of the NPPF.

### **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.

### **CONCLUSION:**

The principle of the car park extension for an additional 47 spaces, taking the total to 118, was deemed to be acceptable in the previous application which has subsequently lapsed.

There have been no fundamental changes to the application site or to Planning Policy since the granting of the previous application that would suggest that the proposal is no longer acceptable.

It is your officer's opinion that the proposal would cause no harm to visual amenities of the area as it is not overly visible from the public domain and replicates existing facilities on the site.

There would be no highway safety concerns as a result of the development as it does not affect the existing access or local highway network.

Neither would the scheme cause an adverse impact on trees and bats found across the site.

On the basis of the above, it is your office's opinion that the proposed development accords with Development Plan Policies CS06, CS08, CS12, DM15 and DM17; and the general provisions of the NPPF and it is therefore recommended for approval.

## **RECOMMENDATION:**

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 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 using only the following approved plans:
  - 17-L38-PL002A – Demolition Plan;
  - 17-L38-PL003 – Proposed Site Plan; and
  - 17-L38-PL004A. – Tree Survey Plan
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety, in accordance with the Development Plan and the provisions of the NPPF.
- 4 Condition No development or other operations shall commence on site until the existing trees to be retained have been protected in accordance with the Tree Protection Plan – Appendix 4 and Arboricultural Method Statement – Appendix 5 of the Arboricultural Impact Assessment by A T Coombes Associates dated 2017. The erection of fencing and the installation of ground protection for the protection of any retained tree shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing and 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 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.

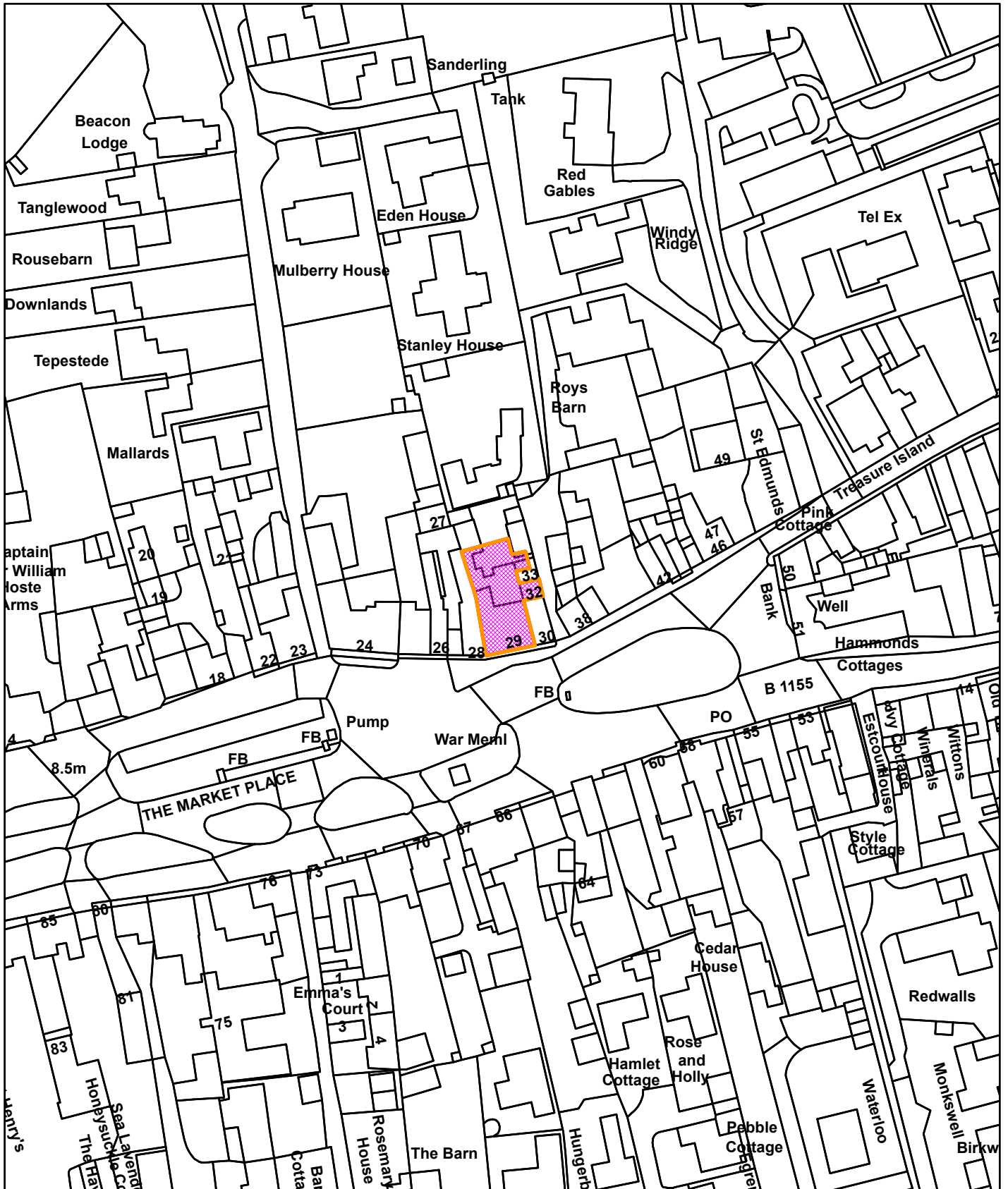
- 4 Reason In order to adequately protect on site trees and in the interests of the amenities of the locality, in accordance with the Development Plan and the provisions of the NPPF.
- 5 Condition The development hereby approved shall be carried out between the hours of 08:00 and 16:00 between the 1st October to 31st March in any given year; and between 08:00 and 17:00 between 1st April and 30th September in any given year. No construction works shall take place outside of these hours.
- 5 Reason In the interests of protecting bat roosts on the site during hours of darkness, in accordance with the Development Plan and the provisions of the NPPF.
- 6 Condition Prior to the use of the development hereby approved, full details for the provision of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be available for use as agreed before the carpark extension is brought into use and retained thereafter as such.
- 6 Reason To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport, in accordance with the development Plan and the provisions of the NPPF.
- 7 Condition No development other operations shall commence on site in connection with the development hereby approved, until details of tree planting, indicating positions, sizes, density, species, planting specifications, means of support and young tree maintenance including watering proposals has been submitted to and approved by the Local Planning Authority, and the planting shall be carried out before the end of the current or first available planting season following practical completion of the development hereby permitted.

Any such trees that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within five years of planting shall be replaced with specimens of a similar size and species as originally required.

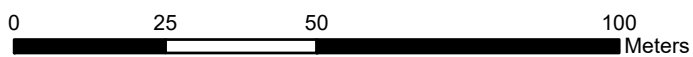
- 7 Reason In the interests of the amenities of the locality, in accordance with the Development Plan and provisions of the NPPF.
- 8 Condition Prior to the first use of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 8 Reason In the interests of minimising light pollution and to safeguard protected species and the amenities of the locality in accordance with the NPPF.

23/00507/F

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<b>Parish:</b>	<b>Burnham Market</b>	
<b>Proposal:</b>	<b>VARIATION OF CONDITION 1 OF PLANNING PERMISSION 20/00283/F: Variation of conditions 1 and 6 and removal of condition 5 of planning permission 18/01796/F: VARIATION OF CONDITION 3: of planning permission 17/00984/F - Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations</b>	
<b>Location:</b>	<b>No.TWENTY 9 29 Market Place Burnham Market Norfolk PE31 8HF</b>	
<b>Applicant:</b>	<b>Mr T Roberts</b>	
<b>Case No:</b>	<b>23/00507/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 12 May 2023 Extension of Time Expiry Date: 4 August 2023</b>

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

**Neighbourhood Plan:** No, although we are awaiting the Examiner's report in to the Draft Burnham Market Neighbourhood Plan as to whether the basic conditions have been met.

### Case Summary

The application seeks to vary condition 1 of planning permission 20/00283/F to regularise the flue design which differs from that approved and to increase the operating hours of the flue to better align with the operating hours of the business.

The application is made under Section 73A of the Town and Country Planning Act for development that has been carried out without complying with some condition subject to which planning permission was granted, i.e., to retain what they had done.

The site lies within Burnham Market Conservation Area and No.TWENTY 9 is a Grade II Listed Building.

### Key Issues

Principle of Development  
Neighbour Amenity  
Impact on the Historic Environment  
Crime and Disorder  
Other Material Considerations

### Recommendation

**APPROVE**

## **THE APPLICATION**

The application seeks to vary condition 1 of planning permission 20/00283/F to regularise the flue design which differs from that approved and to increase the operating hours of the flue to better align with the operating hours of the business.

The application is made under Section 73A of the Town and Country Planning Act for development that has been carried out without complying with some condition subject to which planning permission was granted, i.e., to retain what they had done.

## **SUPPORTING CASE**

With relation to this application, we understand that we have full support from the Planning Department but that Burnham Market Parish Council object.

The application is to regularize the design of the extraction flue system on the external elevation of the building to satisfy the Conservation team and I am confused why the issue of operating times for this flue is under review considering we are not asking for any different operating times as to those approved back in 2017 under application 17/00984/F.

The flue system is of the same technical design as the original but with improved silencers, more efficient and quieter fans and better odour controls now installed.

The condition for the operation of the extraction between 0830hrs-1100hrs, 1300hrs-1500hrs and 1800hrs-2100hrs is unrealistic as although they are our service times the preparation of food for those service times is done in between and therefore extraction is still required. Commercial kitchen stoves and hobs etc. cannot be operated without extraction in case of a build up of gases of many types which could be fatal to life. In a letter from CSNN it is stated that these restrictions are unreasonable, and no such restrictions featured on any of the earlier applications and approvals.

Also, it has to be understood that all extraction systems with gas interlocks have inbuilt safety systems which rely on the extraction to exhaust at any time in the event of a gas leak, build up of CO<sub>2</sub>, build up of CO and other hazardous gases and bi-products of cooking for the safety of guests and staff within the building.

As well as this extraction systems have a 30-minute over-run facility to ensure no noxious gases remain within the building once cooking processes are completed.

This is not an application to vary our opening or service times, they have not changed since 2017, it is merely to seek approval for an aesthetically acceptable flue system which blends in with the building and yet provides suitable access for 6 monthly maintenance and cleaning for the correct and efficient operation of the extraction which in turn provides cleaner emissions and reduction in noise pollution.

## **PLANNING HISTORY**

21/02502/F: Application Permitted: 24/02/22 - Proposed first floor extension to outbuilding store ancillary to bar and restaurant to provide management office

20/00283/F: Application Permitted: 22/10/20 - Variation of conditions 1 and 6 and removal of condition 5 of planning permission 18/01796/F: VARIATION OF CONDITION 3: of

planning permission 17/00984/F - Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations

18/01796/F: Application Permitted: 10/12/18 - VARIATION OF CONDITION 3: of planning permission 17/00984/F - Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations

17/00984/F: Application Permitted: 18/07/17 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION 16/02002/F: Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations

17/00761/LB: Application Permitted: 13/06/17 - Proposed signage and lighting details to principal elevation including service/prep area and internal alterations

16/02003/LB: Application Permitted: 10/02/17 - Listed Building Application: Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations

16/02002/F: Application Permitted: 10/02/17 - Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations

2/00/0469/F: Application Permitted: 10/05/00 - Insertion of door and window in west elevation and French doors in north elevation with incidental demolition

2/00/0203/LB: Application Permitted: 29/03/00 - Insertion of door and window in west elevation and French doors in north elevation with incidental demolition

2/99/0190/F: Application Permitted: 28/05/99 - Construction of detached garage

2/98/0078/CU: Application Permitted: 23/02/98 - Change of use from residential to residential and retail (class A1)

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

21.06.2023 (following additional information and discussions between CSNN and the applicant) The restrictions were put in place to ensure that neighbouring residential properties were not unduly affected by the noise and disruption from the premises. There have been a number of complaints by residents of anti-social and unruly behaviour by patrons of the establishment. The PC believes that any removal of the existing conditions would only seek to exacerbate this situation.

04.05.2023 (original comments) The Parish Council can appreciate the need for amended planning permission to accommodate safety requirements, but there is a risk that this becomes a more casual licence to operate. We propose that an 'hours run' meter be installed on the system, a similar approach is taken by the Environment Agency in the way it licenses some industrial premises. The Parish Council would like to see full risk assessments.

The Parish Council opposes any attempt to extend the hours of use for commercial reasons. A balance must be struck re business advantage/inconvenience to residents. It is felt that the

permitted hours already extant should remain, as the Parish Council feels that the current arrangements are fair to both parties. The Parish Council has received complaints from residents regarding excessive noise and anti-social behaviour.

**CSNN: NO OBJECTION** the following are our requested conditions and informative:

The kitchen extraction system shall only operate between the hours of 08:30 until 21:00 hours daily, with a maximum additional 30 minute over run time until no later than 21:30 hours when required. It is however acknowledged that there could be 'emergency situations', the system could automatically cut in for example in CO and / CO2 levels reach an unsafe level, where this may be breached – if complaints were received, evidence should be available, should investigations occur, regarding such scenarios)

The kitchen extraction system shall be deep cleaned and serviced at six monthly intervals.

Re-attachment of conditions 2, 3, 4 and 5 of 20/00283/F.

EPA informative

Environmental Protection Act 1990 – Statutory Nuisance

Under the Environmental Protection Act 1990, the Local Authority has a duty to investigate complaints of nuisance and should a complaint be received, irrespective of planning consent, the Local Authority may (on determination of a Statutory Nuisance) serve a legal notice requiring any said nuisance to be abated. Failure to comply may result in prosecution. Further advice may be sought from the Community Safety and Neighbourhood Nuisance Team on this matter where necessary.

**Conservation: NO OBJECTION** to the amended plans. I do not foresee any issues with the LB application once it is validated.

**Local Highway Authority: NO OBJECTION** In relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the variation of condition 1.

**Environmental Quality: NO OBJECTION** The Proposed Variation to condition 1 relates to the hours of operation and design of the cooking extraction flue.

We have no further comments regarding Contaminated land.

**Licensing Team: NO OBJECTION** The flue operation system is not a licensing issue. Therefore, no comments to make.

**REPRESENTATIONS:** One letter of concern was received. However, the author did not want his comments to be put in the public domain. Notwithstanding this it can be confirmed that the concerns raised did not relate to the proposed variation to the operating hours of the flue.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS10** - The Economy

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM9** - Community Facilities

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

**The main considerations are:**

- Principle of Development
- Neighbour Amenity
- Impact on the Historic Environment
- Crime and Disorder
- Other Material Considerations

### **Principle of Development**

The application relates to development associated with an existing rural enterprise and community facility. The NPPF and Development Plan strongly support such applications.

Paragraph 81 of the NPPF states that *planning decisions should help create the conditions in which businesses can invest, expand and adapt*, and states that *Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs...* With Paragraph 84 requiring planning decisions *enable d) the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

This is reiterated in Development Plan Policy DM9 which states that *the Council will encourage the retention of exiting community facilities...*

However, such support should not come at the detriment of other considerations such as neighbour amenity and the historic environment.

At the time of writing this report, the Neighbourhood Plan has not passed examination and the Local Planning Authority cannot be certain that the basic conditions have been met. However, it is noted that the Examiner's Draft Report is imminent (anticipated late July),

results from the previous consultations are available and the Plan can therefore be considered to be at a relatively advanced stage having been published and consulted on. The Plan will not have full weight in the determination of planning applications until it is passed at referendum.

As such there is strong support for development that assists existing rural enterprises and community facilities at a national and local level.

Additionally, the principle of development has been established by permission granted under application 20/00283/F which was itself a variation of a number of previous consents that ultimately provided planning permission for the restaurant as well as other extensions and alterations to the property.

The 2020 permission has been implemented, however it has been implemented without complying with condition 1 of that permission.

Condition 1 required *Within three months of the date of this permission the flue shall be altered in full accordance with the following submitted details: drawing numbers 244/16/07H and KLS2159 Rev.A, flanged silencer, Maxfan Compac, jet and shall thereafter only be operated between the times of 8.30am – 11am, 1pm – 3pm, and 6pm – 9pm.*

The applicant states that the flue was not installed in accordance with the approved details in terms of its visual appearance because it was found not to be viable for maintenance. That is to say the flue itself was installed as approved in terms of its technical specification but the aesthetic surround was omitted as it did not enable suitable maintenance.

The current application originally sought permission for the flue as installed i.e. without any aesthetic surround. However, the Conservation Team were not happy with the impact of the flue on the Listed building without an aesthetic surround and amended plans have subsequently been submitted to show a brick clad surround with maintenance flaps on the inward elevation.

Additionally, operating hours of the flue are sought to enable consistency between the kitchen and the business.

The operating hours of the flue were inserted into the 2020 approval following complaints made directly to the Community Safety and Neighbourhood Nuisance Team (CSNN) in relation to noise associated with the previous flue. However, the flue design itself approved under the 2020 application was an improvement on the flue that was installed at the time of the previous complaints. Since the installation of the new flue no complaints have been received by CSNN hence their lack of objection to allowing the change in the operating hours to enable the flue to operate between the hours of 8.30am and 9.00pm with a 30 minute overrun.

During the course of the application detailed discussions have taken place between CSNN and the applicant in relation to the flue as installed, and it has been confirmed that the flue was installed as specified in the 2020 permission in terms of technical specifications including the installed of two silencers. Furthermore it has been confirmed that the flue has undergone cleaning every 6 months, which is actually twice as often as required.

The principle of the changes are acceptable however the main issues resulting from the increase in hours of operation of the flue and the flue design are the impact on residential amenity of neighbouring properties and the impact on the Listed Building.

## **Neighbour Amenity**

The Parish Council state that they have received a number of complaints relating to anti-social and unruly behaviour. However, such complaints do not relate to noise or odour associated with the flue which is the subject of this application.

The LPA has received only one third party representation in relation to the current application and, likewise, it does not relate to the flue. Furthermore, it can be reported that no statutory nuisance complaints have been received in relation to the flue since its installation in October 2020.

The increase in flue operation hours enables the flue to operate continually between the hours of 8.30am and 9.00pm, with an override time of 30 minutes. This enables consistency between the kitchen and the business.

As stated above, extensive discussions have taken place between CSNN and the applicant during the course of the application and CSNN raise no objection to the increase in daytime operation of the flue. It should also be noted that if a statutory nuisance were to occur from this increase in daytime operation of the flue, whilst not expected, CSNN have their own powers to intervene.

It is therefore concluded that the increase in operational hours of the flue to enable continuous daytime operation is unlikely to result in material neighbour amenity issues. Furthermore no objections have been received that specifically relate to the operating hours of the flue.

It is therefore considered that the proposed development accords with the NPPF in general and specifically to paragraph 174e) of the NPPF that requires *prevention of existing development from [producing] unacceptable levels of noise pollution*, and Development Plan Policy DM15 because it is considered that it would not have a detrimental impact on neighbouring uses as a result of noise and / or odour.

## **Impact on Historic Environment**

The site is located within Burnham Market Conservation Area and the building itself is a Grade II Listed Building.

In terms of the impact on the Conservation Area and Listed Building, subject to ensuring the flue is screened as negotiated and shown on the amended plans (red brick surround), given the lack of public views, with views mainly being restricted to those from within the courtyard of No.TWENTY 9 itself, it is concluded that the impact of the development results in less than substantial harm that would be outweighed by the benefits of enabling the better operation of a well-established business. The Conservation Officer has raised no objection. Screening will be conditioned if permission is granted.

It should be noted that a Listed Building application has been submitted for the same but is yet to be validated.

It is therefore considered that the proposed development accords with the NPPF in general and specifically to paragraph 202 of the NPPF and Development Plan Policies CS08 and DM15 that seek to protect the historic environment.

## **Crime and Disorder**

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



## Other Material Considerations

An application approved under S73A results in a new permission, and the original permission remains intact. However, it is good practice to ensure that any permission granted under such an application retains all previous conditions, amended as proposed by the amending application. This has also been reiterated by CSNN.

## CONCLUSION:

The proposed development is to vary a condition of an implemented application one of the borough's rural businesses and community facilities.

The variation is to enable appropriate screening of a permitted flue and to increase the operational hours of the flue to coincide with the operation of the business as a whole.

Neither the Conservation Officer nor Community Safety and Neighbourhood Nuisance Teams raise an objection in terms of neighbour amenity / impact on the historic environment, and whilst the Parish Council and one third party object, their objections are not specific to the flue and therefore not specific to this application.

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

## RECOMMENDATION:

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

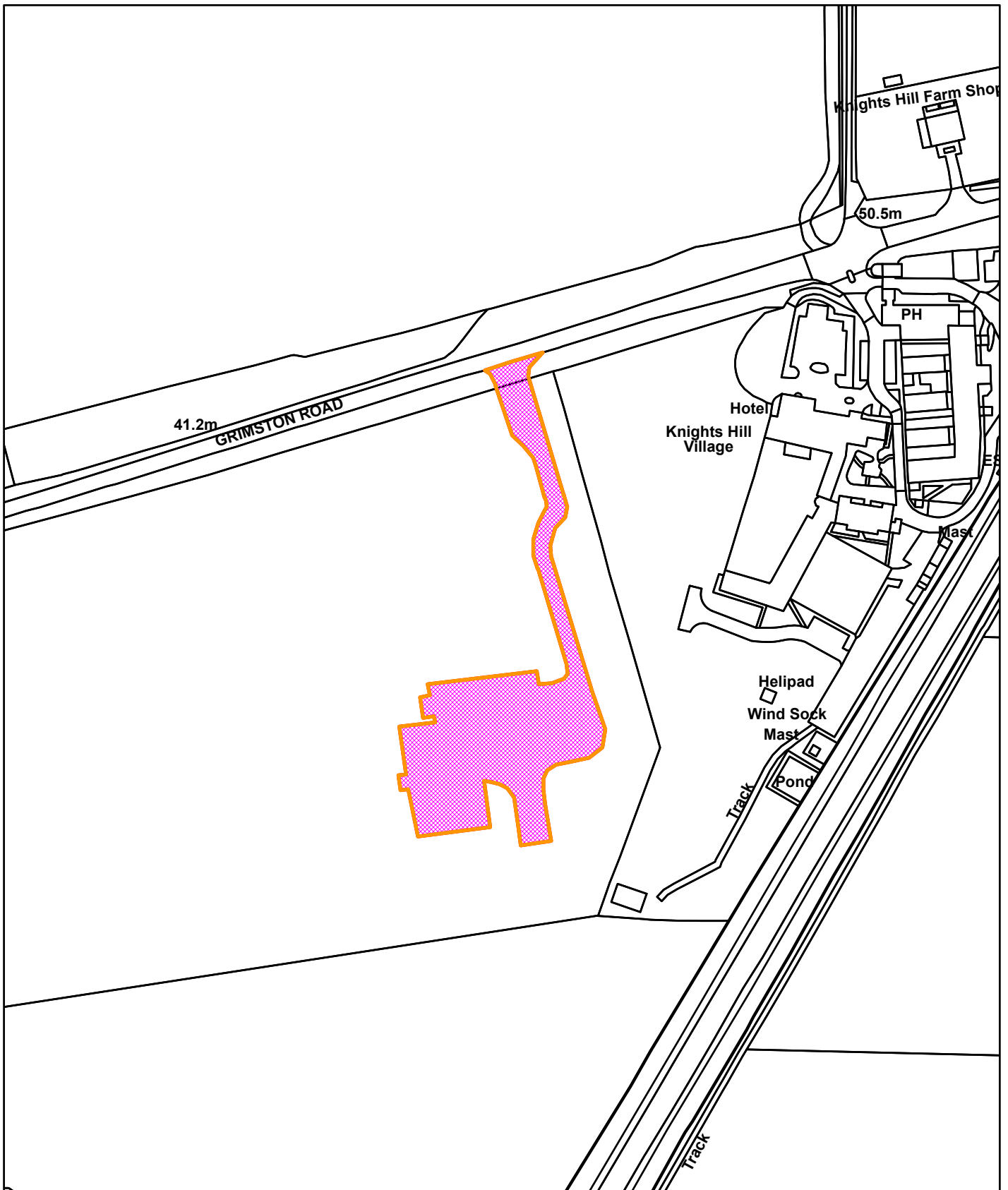
- 1 Condition Within three months of the date of this permission the flue shall be altered in full accordance with the following submitted plans / details:
  - Drawing no 578/23/01 Rev.O
  - Silencer Information received via email dated 5 May 2023
  - Rural-Multi-Data-Sheet\_May23.pdf and Bricks.jpg received via email on 28 June 2023
  - and shall thereafter only be operated between the times of 08.30 and 21:00 hours daily with a maximum additional 30 minute overrun time until no later than 21:30 hours. The kitchen extraction system shall be deep cleaned and serviced at six monthly intervals.
- 1 Reason For the avoidance of doubt and in the interests of the amenity of the locality in accordance with the NPPF and Development Plan.
- 2 Condition No deliveries shall be taken at or dispatched from the site outside the hours of 08:30 - 18:00 on weekdays, and 08:30 - 13:00 on Saturdays, Sundays and Bank or Public Holidays.
- 2 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 3 Condition The premises shall only be used between the hours of 08:30 and 23:00 Monday to Saturday and Bank or Public Holidays; 08:30 to 22:00 on Sundays, 08:30 to

00:30 on Christmas Eve, and 08:30 - 01:30 on New Year's Eve unless otherwise agreed in writing by the Local Planning Authority.

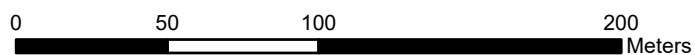
- 3 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition The development shall be operated in accordance with the approved details pursuant to condition discharge C5 (noise, waste and refuse facilities) under reference 16/02002/F.
- 4 Reason To ensure that the amenities of the locality are safeguarded in accordance with the NPPF.
- 5 Condition Use of the external area behind the orangery [the courtyard] for patrons and events shall cease at 9pm other than on up to six specific days in any one calendar year, starting on the day of this consent, when the area can be used by patrons or for events until 11pm. At least one month prior to each of the six specific days the applicant shall inform the LPA that an event is to take place.
- 5 Reason In the interests of neighbour amenity in accordance with the NPPF and Development Plan.

23/00086/F

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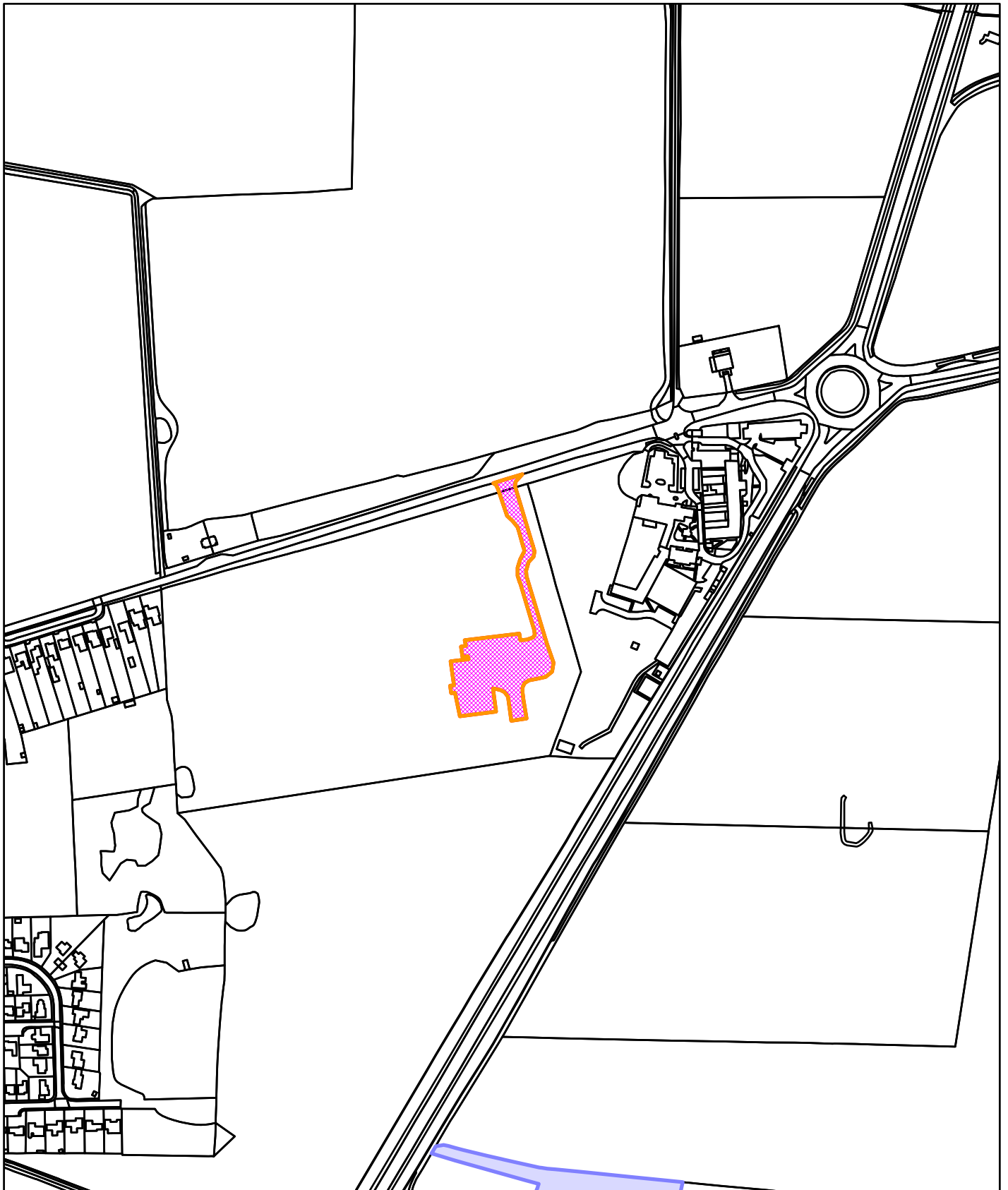
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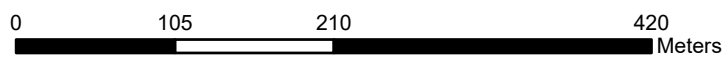


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## AGENDA ITEM NO: 9/2(c)

<b>Parish:</b>	<b>Castle Rising</b>	
<b>Proposal:</b>	<b>Application for a temporary construction access and haul road in association with development approved under 16/02231/OM</b>	
<b>Location:</b>	<b>Land West of Knights Hill Village Grimston Road South Wootton Norfolk PE30 3HQ</b>	
<b>Applicant:</b>	<b>BDW Cambridgeshire</b>	
<b>Case No:</b>	<b>23/00086/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 15 March 2023 Extension of Time Expiry Date: 4 August 2023</b>

**Reason for Referral to Planning Committee** – Called in by Lord Howard.

**Neighbourhood Plan:** No

### Case Summary

This application proposes the widening and alteration of an existing field access to act as a temporary construction access for the Knights Hill residential development site, located to the west of Knights Hill Village and to the south of Grimston Road. This would be to serve the construction of the roundabout approved under: 16/02231/OM alongside a temporary haul road leading to a site compound. Once the roundabout is constructed this temporary access and haul road would be required to be removed and the use discontinued.

### Key Issues

Principle of Development  
Form and Character  
Impact on Neighbour Amenity  
Highway Safety  
Ecology and Impact on Trees/hedges.  
Any other matters requiring consideration prior to determination of the application

### Recommendation

**APPROVE**

## THE APPLICATION

This application would be in association with the outline consent for residential and associated development at Knights Hill, approved under application: 16/02231/OM. An application is currently under consideration at reserved matters stage for full details of the wider development under application reference: 22/01310/RMM.

This application proposes the alteration and widening of an existing field access to function as a temporary construction access for the site to serve the construction of the roundabout approved under: 16/02231/OM alongside a temporary haul road leading to a site compound. These works would be to serve the construction of the roundabout only, as shown within indicative plans. Once the roundabout is constructed this temporary access and haul road would be required to be removed and the use discontinued. Conditions would be attached to any approval to ensure this is the case.

The haul road would have a width of approximately 10.8m closest the access incorporating a wheel wash facility. This would reduce to approximately 7.5m as the haul road would head south towards the compound location. The haul road would extend less than 150m from the access on Grimston Road to the compound location as shown on plan. Exact details of the the construction and surface water management of the haul road would be the subject of a condition of any approval. A Construction and Operation Management Plan (COMP) would also be conditioned which would provide full details of compounds alongside the means of access for construction vehicles, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination and ground water, how the developer shall monitor and document compliance with point 3 and arrangements which by the developer shall maintain communication during the course of the development hereby approved and any subsequent variations to the development hereby approved, with the parish councils, residents and businesses in the vicinity of the site.

## **SUPPORTING CASE**

### **The Proposal**

Permission is sought for a temporary construction access in association with development approved under 16/02231/OM.

The application site is located within the north eastern corner of a larger allocated triangular site (“the Knights Hill site”) approved for residential development in July 2020 (16/02231/OM) and now subject of a reserved matters submission (22/01310/RMM).

As part of the outline approval for the Knights Hill site, access was approved via a new roundabout on Grimston Road. Norfolk County Council, via their contractors Tarmac, hope to begin construction of this roundabout later this year. This application allows for a temporary construction access to be provided through the Knights Hill site, which will allow Tarmac to begin construction of the roundabout outside of the live highway.

The proposed temporary construction access involves the widening of an existing agricultural access which is already in use by agricultural vehicles. The first 11m of the access is to be constructed of asphalt and will be gated, which prevents access outside of construction hours. A wheel wash facility is also provided. The temporary access then continues into the site to a construction compound (which is not part of the application) and from there to the site of the approved roundabout.

An arboricultural survey and ecology survey have been submitted with the application which demonstrate that the impact of the temporary construction access on reptiles and trees will be acceptable. A Transport Assessment has also been provided which demonstrates that the proposed temporary construction access is safe, with the ability for HGVs to enter and exit in forward gear, and achieve suitable visibility. The proposed temporary construction access will not have an impact on highways safety and the additional traffic generated is within the expected parameters of the site allocation and the outline application.

Once the roundabout is operational to the satisfaction of Norfolk County Council, the temporary construction access will then be reinstated to its current appearance.

### **Need for the Proposal**

The majority of the roundabout is to be built “off-line” – i.e., it sits to the south of the existing highway (A148 Grimston Road). The roundabout can therefore, if managed successfully, be built mostly off-line with minimal disruption to existing traffic using Grimston Road. The creation of an appropriate off-highway compound forms part of the construction strategy to positively manage the construction process and minimise the disruption to road users. We have been working with NCC, their consultants and contractor to ensure that the construction has minimal impact on the existing highway network.

If the roundabout construction compound cannot be served using the temporary construction access proposed within this application, a much larger construction access at the location of the roundabout would need to be created with the working area extending alongside the carriageway of Grimston Road. Restrictions along Grimston Road would therefore likely be needed to enable the construction process to proceed safely. This alternative approach would involve the removal of additional hedgerow and the closure of one lane of Grimston Road. Rather than taking 6-9 months, construction could take up to 18 months given the less efficient process, bringing prolonged disruption to the local area.

### **Advantages**

There are many advantages to using the temporary access to support the construction of the roundabout:

- The access already exists and needs minimal additional work/vegetation loss to use it.
- It takes construction traffic “off-line” away from the live highway, allowing both lanes of Grimston Road to be used unimpeded for the majority of the roundabout build programme.
- It allows for the segregation of HGVs/construction vehicles and the construction workers actually building the roundabout (which is a health and safety requirement).
- It allows for a much quicker build programme and therefore helps to minimise disruption to Grimston Road and users of this key route.

### **Management of the access**

The applicant has consulted with the local Parish Councils on the proposals. The Parishes have recommended a number of conditions be imposed on any approval. The applicant proposes that many of these concerns (provision of a banksman, management of pedestrians and cyclists, signposting of construction traffic, management of vehicles exiting onto Grimston Road) would be dealt with through provision of a Construction and Operation Management Plan, which is to be conditioned. The local planning authority and Parishes would therefore continue to have oversight of how the temporary construction access is to be managed.

Conditions are to be imposed which will manage the impact of the temporary construction access on ecology, trees and biodiversity.

A condition is also to be imposed which states that the temporary construction access will only be used whilst the roundabout is under construction. The land will then be reinstated as per drawing HKL01-001-08 A ‘TEMPORARY ACCESS RE-INSTATEMENT PLAN’.

## Conclusion

We hope the information set out above helps to clarify the use of the proposed temporary access and how it relates to the wider Reserved Matters scheme. We have also sought to re-emphasise/explain the significant benefits this construction access will provide if temporary consent is granted that will enable the disruption caused by the construction of the roundabout to be minimised. We hope that Councillors can approve the application.

## PLANNING HISTORY

22/01310/RMM: : - Approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 16/02231/OM for the erection of new homes, open space, a car park to serve Reffley Wood, paths and cycleways and associated development

16/02231/OM: Application Refused: 21/03/19 – ALLOWED ON APPEAL- 14/07/2020 - Residential development of the land to provide up to 600 dwellings, incorporating affordable housing, together with a local centre for uses A1, A2, A3 and/or A5 (600m2) with the total quantum of A1 net sales area not to exceed 279m2 in the alternative, D2 community floorspace (up to 500m2), open space, formal sport pitches, a car park to serve Reffley Wood and associated development to include substations, drainage features, roads, cycle and pedestrian paths and other such works

2/94/0472/O: Application Withdrawn: 04/10/99 - Site for construction of food superstore and petrol filling station non food retailing fast food restaurant multi plex cinema and bowling alley and park and ride site

2/92/2273/O: Application Withdrawn: 12/12/96 - Site for construction of superstorepetrol filling station and structural landscaping.

2/93/1686/O: Application Withdrawn: 18/10/94 - Site for construction of food superstore and petrol filling station non food retailing fast food restaurant multi plex cinema and bowling alley and park and ride site

## RESPONSE TO CONSULTATION

### Parish Council: **OBJECTIONS** from Castle Rising, South Wootton and North Wootton Parish Council (Summarised for clarity):

- The developer now seeks to make a change, permitting in effect major site works prior to the access roundabout being constructed.
- The Allison Homes application (South Wootton) was refused at planning committee (against officers' advice) for major use of a temporary access.
- This application is on the same heavy traffic bound route to town.
- The temporary access is designed to save the developer money at the resident's inconvenience, expense and delay as well as extra damage to air quality.
- The Knights Hill development for 600 homes was proposed on the basis that the roundabout would be created at the outset to serve the site.
- We cannot detect any timetable or guarantee as to when or how long the roundabout will be commenced or completed and brought into use.
- Within the SoS letter approving the outline application, Annexe A "List of Conditions" attached to the approval of the application states:



- 'Para 5 requires the development to be carried out in accordance with the Access and Movement Plan and Location Plan as submitted.'

Para 6 states verbatim "other than highway improvement work to form a new roundabout on Grimston Road, notwithstanding the details submitted, the development...shall not be commenced until a phasing plan has been submitted to and agreed in writing by the Local Planning Authority."

- Whilst those infrastructure facilities that must be included in the phasing plan are listed, and this doesn't include the access roundabout there is a case to be made as this was not specifically referred to it was outside the phasing plan, the development cannot be started until the phasing plan has been approved.
- It is the SoS' expectation that the roundabout would have been completed before or at the same time as the phasing plan is approved. Therefore, the roundabout must have been built before.
- Para 8 states verbatim "no works shall commence on site until detailed drawings for the off-site highway improvement works together with a programme for their implementation have been submitted and approved in writing by the Local Planning Authority." In this and other sections, "off-site highway improvement works" refers to Grimston Road, ie it is off-site of the actual development itself. This underlines that the plan for the roundabout will have been submitted and approved prior to development works start.
- We must insist the developer constructs the roundabout at the outset before other major works take place. As the application stands failure to reject could result in exploitation as to the length of time an unsatisfactory temporary access can be utilised.

In response to additional information

- Whilst Carter Jonas have prepared conditions, they fall far short of those needed to safeguard the several thousand residents and daily road users who will be inconvenienced and should have priority at all times.
- We all know from a traffic and highways perspective and now a lack of public transport, this site is highly contentious and lacks sustainability through poor planning.
- The consultants and developers knew from the outset there were major highways problems, and we were failed by the Borough when the developers persuaded the Boroughs Officers to drop the highways challenge at appeal.
- Since then, the situation has become worse when a major mitigation to provide onsite public transport was reduced by County, making the site car dependant contrary to the sustainability test in the NPPF.
- BDW wish to use a farm access for the purpose of constructing the new roundabout and a compound. We were assured this would be the sole use for this temporary farm access.
- We were also told following the creation of the new Roundabout the temporary farm access would immediately be closed and not used as an access to create other infrastructure, build out new homes or for any other purpose. We were informed the roundabout would immediately become the only vehicular access for the site.
- BDWs proposed access conditions fall far short of those required to safeguard the situation and protect residents.
- Grimston Road is one of the main access routes to and from our town and the only designated HGV route. The road already experiences over capacity, any changes or works will ultimately lead to a worsened situation, this will impact on the lives of 1,000s of commuters and residents and our already poor emissions record.

- The location is very close to the main Knights Hill A149 and A148 congested roundabout, the entrance to The Knights Hill Hotel complex. The Lodge Lane access and the Farm shop. The traffic numbers used by the developers' highways consultant has been based on outdated 2016 traffic information which is now highly underestimated.
- This development is likely to take place at the same time as Allison Homes site works (South Wootton), the continuing Surgery development and the Solar Farm, all of which will be generating more heavy construction plant and site traffic.
- BDW estimated for the roundabout phase at Knights Hill there would be 30 HGV movements per day and 50 site workers movement per day. To manage the situation, we feel an updated traffic impact survey should be a requirement.
- We have been informed construction of the roundabout and the need for use of this farm access is likely to be 9 months. Much of this over the summer period with the added impact of holiday traffic and the considerable farm traffic generated at the time of harvest.
- We are therefore deeply concerned the existing rat runs through our villages of Castle Rising, North and South Wootton will be subjected to much higher levels of traffic during this period. We have been advised we will be sent a works management plan hopefully for consultation, this will need to factor in changes and the impacts mentioned to manage what will be traffic mayhem.
- The conditions we require for both the temporary access and the reserved matters are as follows: -

1. The agreement will incorporate a clause stating no commencement on the housing or any infrastructure for same will commence until such time the roundabout is brought into full use and the temporary access is decommissioned, made good and landscaped and not brought back into use at a future date or for any other purpose.

Reason for this condition to make sure there is just one roundabout access serving the site before the build programme commences.

2. There must be an agreed period with a maximum of 9 months from the start date to the finish of the above works and the new roundabout being brought into full use.

The reason to restrict the period of inconvenience.

3. For vehicles travelling from South Wootton up Knights Hill strictly no right turn off the A148 into the site - such vehicles will need to continue to the roundabout and return entering the site from the nearside.

The reasons - in the interest of safety and avoidance of having to cross oncoming vehicles thereby causing further delays to road users.

4. All right turns out of site to be controlled by a banksman and lights. During site opening hours the lights are to be manually operated to give priority to road users not site traffic. The lights will remain in place until such time the roundabout can be brought into full use.

The reason to provide safety in travel and the minimum interruption to road users

5. In addition there will be no right turn exit when leaving the site when traffic is already grid locked and queuing on the carriageway to the roundabout. There must therefore be a holding area immediately within the site for vehicles waiting to exit and turn right (this is the only permitted exit for HGVs). At all times existing road users will have priority over site vehicles which will be expected to wait in their holding area until such time the traffic queued from the Knights Hill roundabout has cleared.

6. The Banksman will also have to ensure the safety of cyclists and pedestrians when site vehicles leave the site by the temporary access.

7. Temporary lighting to be erected at the access/egress points.

8. Adoption of an agreed site management and works plan with restricted delivery slots for materials to avoid peak traffic periods.

9. The above conditions to be legally binding and once adopted cannot be varied, amended and will remain in place until such time the temporary access is closed and the roundabout brought into full use as the only vehicular access to and from the Grimston Road.

Further Response

- Reiterates the Parishes list of measures/conditions that must be adopted by the contractor during the roundabout construction phase.

**Highways Authority: NO OBJECTION:**

With reference to the additional information supplied by the applicant indicating support from Tarmac to use of the compound, and the creation of a haul road from the compound to the roundabout within the development site, in relation to highway matters, the County Council would not wish to raise an objection to the proposed temporary construction access as shown on drawing DRD074-010 (Indicative drawing).

However, any permission should be suitably conditioned to ensure the temporary construction access and haul road to the compound is permanently removed upon the completion of the roundabout and that it is used for the sole purpose of constructing the roundabout. All construction traffic thereafter must access the development site via the roundabout only. Further conditions were recommended regarding requiring approval of appropriate construction/drainage details before the development is constructed. Conditions would be attached to any approval as shown within this report.

**Historic Environment: NO OBJECTION.**

**Conservation Officer: NO OBJECTION.**

**Arboricultural Officer: NO OBJECTION:**

Following minor corrections and amendments to the Arboricultural Impact Assessment, the Arboricultural Officer raises no objection and recommended a condition securing that tree and hedgerow protection measures shall be implemented in complete accordance with the approved Tree Protection Plan. This would be attached to any approval.

**Ecology Officer: NO OBJECTION:**

Thank you for consulting Ecology on planning application 23/00086/F for a temporary construction access in association with development approved under 16/02231/OM.

Ecology haven't previously been consulted but in response to the consultation the following documents have been reviewed:

- Ecology Technical Notes (MKA Ecology, 2023)
- Temporary Construction Access
- Temporary Access Setting out

- Temporary Re-instatement Plan
- Location Plan

For context from Planning application 16/02231/OM.:

- Preliminary Ecological Appraisal (Torc Ecology, 2016)

Please note that Ecology have not reviewed all the ecology related documents on this scheme only those that give immediate context to the access proposed.

The application related to temporary construction access which will require the removal of part of a hedge line along Grimston Road. The hedgerow was subject to a hedgerow assessment in 2016 as part of an Ecological appraisal undertaken by Torc Ecology (2016). The hedgerow is more than 30 years old and was identified as present in 1946 based on aerial photography. The hedgerow was assessed as Local importance and Important under the Hedgerow Regulation due to a number of contributing factors.

The composition of the hedgerow is outlined within the results section of the MKA Ecology Technical Note (2023). The habitat is suitable to support several protected species and will consequently require sensitive working methods to be outlined and controlled under a Construction and Ecology Management Plan (CEMP). This requirement is outlined within Recommendation 1 of the Ecology Technical Note. A second recommendation (Recommendation 2) is made for a Landscape and Ecology Management Plan to secure the reinstatement of the Hedgerow.

Ecology are in full agreement with the recommendations made within the Ecology Technical Note. If you are minded to grant consent please condition both a Construction Ecology Management Plan (CEMP) and Landscape and Ecology Management Plan (LEMP).

**Environmental Quality: NO OBJECTION:**

The application is for a temporary construction compound.

The applicant has provided a site plan showing the location of the compound and a cover letter to provide information on the proposed change. We have reviewed our files and the site is on land not seen developed for the duration of our records. The surrounding landscape is largely agricultural and residential.

No potential sources of contamination are identified in our records, or in the information provided by the applicant. We have no objection regarding contaminated land.

**King' Lynn Civic Society:**

King's Lynn Civic Society tend to share the concerns of Castle Rising Parish Council in relation to this application.

Whilst it is clear that the contractors need to 'break ground' on site at some point, it does appear that the Inspector anticipated that the new roundabout would be in place before any other works proceeded. Do the contractors need their site offices in place before the roundabout is constructed? We assume it may actually be the Highways Authority who construct the roundabout in any case?

This has been a very contentious project to date, especially in relation to likely transport impacts. We would think that every effort should be made to ensure that required highways infrastructure is delivered prior to any significant construction activity commencing on site.

## REPRESENTATIONS TWO public OBJECTIONS regarding (summarised for clarity):

- This proposal will give new residents in the proposed housing priority over existing residents from Sandy Lane onto Grimston Road. It is already very difficult to get from Sandy Lane onto Grimston Road, this will greatly increase the risk of serious accidents.
- Fear that a serious "rat run" through Sandy Lane, Oxborough Drive, Felbrigg Close and Barsham Drive will be created caused by traffic trying to avoid the Grimston Road congestion.
- It is not a condition of the previous planning permission that the roundabout must be built before the main estate is built.
- It is clear that the construction site is expected to be there for the whole of the time that the 600 houses etc., are being constructed. This access could easily be in use for 10 years or more- the temporary access road is nowhere near the proposed roundabout, if the temporary construction access were only for the roundabout, it would surely have been positioned nearer the roundabout.
- Speed limit on Grimston Road means that traffic could be travelling at 50 m.p.h. in both directions - a collision speed of 100 m.p.h. The construction vehicles would be turning on to this road in the middle of them, this is an obvious road safety risk.
- The proposed temporary construction access is close to the brow of a hill which limits visibility.
- Further down the hill of Grimston Road where the roundabout is due to be built, the road speed is limited to 40 m.p.h. and there is no brow of the hill problem. The sun wouldn't be so much of a problem either. A temporary construction access here would be much better from a road safety point of view.
- The applicant owns the land to the west of the temporary access and could lower the hedge but does not own the land to the east. There is no evidence given to show that there is any agreement with that land owner to lower that hedge.
- A wheel wash facility is shown immediately before leaving the site, this will mean that washed wheels will leave the site dropping water and, quite probably, wet mud on the road. The wheel wash facility should be positioned further back in the site.
- The Transport Assessment Report at 3.3.1 says the "wheel wash facilities will be provided within the site to avoid any mud being taken onto Grimston Road" however the report continues that "The developer will also ensure that the road will be cleaned at regular intervals. This will be provided in order to maintain adequate safety for the proposed access road". This regards adequate safety on their access road, not on the 50 m.p.h. public Grimston Road.
- The Transport Assessment Report at 3.2.3 declares that Grimston Road has "no footpath access for pedestrians" yet in figure 3.2.1 a photograph is exhibited showing a well worn footpath at the side of the road. The proposed temporary construction access makes no provision for pedestrians to cross it and so this is a real road safety risk. For this reason, I feel the planning authority should refuse this planning application.
- The Executive Summary of the Transport Assessment Report says at 1.1.2 "This temporary compound, and associated access road will be in place until such time the proposed roundabout that serves the development is completed." It carefully fails to define "completed" and does not say that it will be removed then. Any permission that the Borough Council might grant for the access road, should be until the roundabout is completed to a useable state and the permission should say that use of the access road should be stopped within one week of the roundabout becoming useable. Permission for the access road should be granted for the purposes of constructing the temporary compound, wheel wash facility and roundabout only.
- Any permission granted for this access road should be of limited life, enough to build the access road and the roundabout but no more, say 12 months from the start of work.

## **LDF CORE STRATEGY POLICIES**

**CS12** - Environmental Assets

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**CS11** - Transport

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

**DM15** – Environment, Design and Amenity

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

**DM2** – Development Boundaries

**DM12** - Strategic Road Network

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

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

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

## **PLANNING CONSIDERATIONS**

**The main considerations are:**

- \*Principle of Development
- \*Form and Character
- \*Impact on Neighbour Amenity
- \*Highway Safety
- \*Ecology and Impact on Trees/Hedges.
- \*Any other matters requiring consideration prior to determination of the application

**Principle of Development:**

This application proposes the alteration and widening of an existing field access from Grimston Road to function as a temporary construction access for the site to serve the construction of the roundabout approved under: 16/02231/OM which will become the subsequent access to the site. These works will be to serve the construction of the

roundabout only, as shown within indicative plans. Once the roundabout is constructed this temporary access and haul road would be required to be removed and the use discontinued.

The works proposed are within the boundaries for the wider site and the development the works would serve benefits from outline consent with reserved matters currently under consideration. Therefore, the principle of this temporary access and haul road is considered acceptable subject to other material considerations.

### **Form and Character:**

The access would involve work to enlarge the access' width by at least approx. 4m compared to existing. The haul road would have a width of approximately 10.8m closest the access incorporating a wheel wash facility. This would reduce to approximately 7.5m as the haul road would head south towards the compound location. As detailed in the supporting documentation from the applicant, the first 11m of the haul road will be constructed of asphalt carriageway moving to "a Type 1 construction" material or aggregate. Full details alongside surface water details would be required by condition to any approval.

The proposed works to the access would involve the addition of visibility splays for highway safety reasons alongside the widening of the access. This would result in the alteration, small areas of loss and pruning of the existing hedge/vegetation boundary fronting Grimston Road. It is an important consideration that Grimston Road benefits from a verdant street scene in this area and any impact must be considered. There would be limited loss of the established hedging with the splays removing more lower level scrub. Notwithstanding this, as noted later within this report, it is considered that any loss of hedging can be mitigated and replaced following the use of the temporary access and haul road coming to an end. Therefore, no long-term damage would take place to this verdant character and the reinstatement of any loss of hedge/vegetation can be secured by condition.

A Construction and Operation Management Plan (COMP) would also be conditioned which would provide full details of the means of access for construction vehicles, full details of the site compound(s), site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination and ground water, how the developer shall monitor and document compliance with point 3 and arrangements which by the developer shall maintain communication during the course of the development hereby approved and any subsequent variations to the development hereby approved, with the parish councils, residents and businesses in the vicinity of the site.

This application is considered to represent works of limited scale that would not have a significant or adverse impact on the visual amenity of the immediate area, street scene or locality. The access would have what is considered an acceptable impact as described. The haul road would be of very limited visual scale with little to no wider views, again further details would be provided via condition but the materials as currently detailed do not raise significant concern. Any future compounds would be seen within the context of the development of the site, and it is not considered reasonable that this could be resisted. It is also of note that a compound may be permitted development in association with the construction works for the development. Full details of these would be provided via condition to any approval.

It is important to note that adjacent to the site to the east lies the Grade II Listed Building, Rising Lodge which forms part of the Best Western hotel complex. The site is not within or adjacent to a Conservation Area or other heritage asset. As noted above these works are limited in scope and visual presence. The Conservation Team no not object and, as these

works will not be a permanent feature of the wider development site, the development is considered acceptable.

The proposal therefore complies with Policies CS08 and CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF.

### **Impact on Neighbour Amenity:**

It is not considered that the development of this temporary access and haul road leading to a compound and wider roundabout construction site would have any unacceptable or adverse neighbour amenity impacts. The nature of work, being an altered access and haul road, whilst adjacent to the boundary with the Knights Hill Hotel site, would ensure that any amenity impact would be limited. There is ample separation and an established boundary of vegetation to the east and the works are not immediately adjacent to any other neighbouring properties. Full details of construction compounds will be provided within the Construction and Operation Management Plan (COMP). This will detail a compound for the construction of the roundabout and a compound serving the wider development which will then be accessed from the completed roundabout only. However, as these would in association with the development proposed on the wider site, benefiting from outline approval, it is not considered that this would demonstrate any unacceptable impact.

The use of the access and haul road would be limited via condition to not be used outside of 07:30-17:00 Monday to Friday, 08:00 to 13:00 on Saturdays only and at no time on Sundays or Bank Holidays. Alongside this, a Construction and Operation Management Plan would be required to be submitted to ensure the construction, operation and use of the access and haul road is acceptable. Based on the above, it is considered that the development would be in accordance with Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF.

### **Highway Safety:**

Norfolk County Council Highways raise no objection to the proposed temporary access and haul road on any grounds. It has been established over time that the temporary access and haul road would be suitable for NCC Highways and the roundabout contractor, Tarmac, in order to construct the roundabout which will be the formal and permanent access to the site. In addition to detailed plans, the indicative plan submitted in support of this application (DRD074-010) demonstrates how the temporary access and haul road would serve the construction of the roundabout. Visibility splays provided have been demonstrated to be within the legal highway boundary and can therefore be provided in accordance with the submitted details.

NCC Highways have requested that any permission should be suitably conditioned to ensure the temporary construction access and haul road to the compound is permanently removed upon the completion of the roundabout and that it is used for the sole purpose of constructing the roundabout. All construction traffic thereafter must access the development site via the roundabout only. Further conditions were recommended regarding requiring approval of appropriate construction / drainage details before the development is constructed.

These conditions are considered to meet the tests for planning conditions (necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects) and would be attached to any approval as outlined within this report. It is therefore considered that the temporary access and haul road can be



suitably controlled to ensure the use is limited explicitly to the construction of the roundabout and this use ceases as soon as possible when it is no longer required for that purpose.

NCC highways raise no objection on highways safety grounds in relation to the use of the altered field access for this purpose and the wider proposal. It is therefore not considered reasonable to request any further information in regard to highway matters other than further construction/drainage details and the submission of a Construction and Operation Management Plan which will provide full details of how the access will be operated whilst in use.

The proposed development would be a short-term solution allowing the developer, Norfolk County Council and their contractor the ability to construct the majority of the roundabout 'off line' with minimal disruption to Grimston Road. The access and haul road would only be permitted to be used for this construction period, estimated by the developer to be around 6-9 months. It is therefore considered that the proposal would comply with Policies CS08 and CS11 of the Core Strategy 2011, Policies DM12 and DM15 of the Site

### **Ecology and Impact on Trees/Hedges**

Both the Ecologist and Arboricultural Officer raise no objection to this application. To facilitate the enlarged access, visibility splays and haul road some areas of scrub and hedge would be removed, pruned or altered.

The Ecologist does not object to this application and notes that the hedgerow fronting Grimston Road was assessed as being of local importance and important under the Hedgerow Regulation due to a number of contributing factors. The habitat is suitable to support several protected species and will consequently require sensitive working methods to be outlined and controlled under a Construction and Ecology Management Plan (CEMP). A Landscape and Ecology Management Plan is also required to secure the reinstatement of the Hedgerow. Both of these requirements would be conditioned with any approval.

The Arboricultural Officer is satisfied with the proposed works and details submitted within the Arboricultural Report. Any removal and pruning of hedge and vegetation in regard to the temporary access can be reinstated following the cessation of the use of the temporary access, preventing long term impacts. Other protection measures and considerations are outlined within the submitted Arboricultural Report which would be conditioned for any approval. It is also of note that a replanting condition would be attached that would ensure that any replanting that dies within 5 years is replaced as soon as possible.

Overall, it is considered that suitable controls can be put in place that would prevent any unacceptable impacts to ecology and biodiversity and as a result, the proposal complies with Policies CS08 and CS12 of the Core Strategy 2011, Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF.

### **Any other matters requiring consideration prior to the determination of this application:**

Parish Council Objections

Parish Council Objections

In response to the representations from Castle Rising, North and South Wootton Parish Councils it is important to note that this application would permit a temporary access and haul road that would be strictly conditioned to serve only the construction of the roundabout that would then serve the site and associated construction compounds as detailed in the

above report. The rationale behind the works has been explained within the report and the supporting statement from the developer. The aim of the works is to prevent significant highway distribution during the roundabout construction rather than exacerbate it. The temporary access and haul road will then, as conditioned, be required to be removed and the land reinstated. All site access would then be required to be taken from the completed roundabout.

NCC Highways raise no objection based on highway safety considerations of the proposed access and have considered plans and additional documentation forming this application. As NCC Highways raise no objection it is not considered reasonable to consider that application contrary to this in regard to highway safety. Other conditions and requirements of both the permitted outline application and the reserved matters application will also need to be considered in association and addition to this consent if approved. This includes the phasing plan required by the outline consent, which allows only the highway improvement works (roundabout) to take place prior to that condition being discharged.

Conditions recommended by the Parish Councils are noted. Attached to this report are a suite of conditions that are considered to suitably control the development alongside triggers for further information regarding the construction and operation of the development as well as surface water/construction details in addition to current plans. The recommended conditions are considered appropriate and would meet the tests as outlined in the above report especially taking into account reasonableness and necessity.

King's Lynn Civic Society

It is considered that the points raised by the civic society are addressed within the above report and within conditions that would be attached to any approval.

Public Objections

Regarding public objections, this development of a temporary access and haul road would not alter the access arrangements for residents of either the current neighbouring properties to the site or future residents of the Knights Hill development as these works will facilitate the construction of the roundabout already approved only.

It is clearly conditioned within this report that any approval would only allow the use of the temporary access and haul road to facilitate the construction of the roundabout only. Conditions would also ensure that the use of the temporary access and haul road would cease as soon as the roundabout is in use. The location of any compounds does not later this consideration. Highway safety is addressed in the above report and NCC Highways raise no objection on this basis, it would not therefore be reasonable to consider the development as unacceptable on this matter. It is clear on additional plans and within the above report that visibility splays can be provided within the legal highway boundary so these can be achieved.

NCC Highways raise no objection to the proposed wheel wash location and a Construction and Operation Management Plan is required via condition. At the location of the access, there is no formal footpath present, once again, NCC Highways raise no objection. As detailed above, the conditions recommended are considered suitable to control the development in relation to the temporary nature of the use and ensuring it is only used to construct the roundabout.

## CONCLUSION:

Overall, it can be clearly demonstrated that the proposed development forming this application can be suitably controlled to ensure that it operates as a temporary access to facilitate the construction of the roundabout that will serve the subsequent development only. The access and haul road would then be removed, and the land reinstated as well as any loss of hedging and vegetation on the Grimston Road boundary.

Conditions can suitably control the use of the access and haul road and a Construction and Operation Management Plan will be required. NCC Highways raise no objection on highway safety grounds and suggest, in line with the above, that the development can be suitably conditioned. The Ecologist and Arboricultural Officer are satisfied with the works and proposed protection and mitigation measures.

Therefore, the development is duly recommended for approval as it is considered to be in accordance with Policies CS08 and CS11 of the Core Strategy 2011 as well as DM12 and DM15 of the Site Allocation and Development Management Policies Plan 2016 and the NPPF.

## 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: TEMPORARY CONSTRUCTION ACCESS, Drawing Number: HKL01-001-01, Rev: E, TEMPORARY ACCESS KERBING MATERIALS, Drawing Number: HKL01-001-05, Rev: C, TEMPORARY ACCESS SETTING OUT, Drawing Number: HKL01-001-04 C, TEMPORARY ACCESS LONG SECTIONS, Drawing Number: HKL01-001-03 A and LOCATION PLAN, Drawing Number: H8607/01.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding approved plans, no part of the development hereby approved shall commence until a detailed scheme including construction and drainage details has been agreed in writing with the Local Planning Authority. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway. The development shall be constructed in accordance with the detailed scheme.
- 3 Reason To ensure that the works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with policies CS11 of the Core Strategy and DM12 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF.
- 4 Condition The temporary construction access and haul road hereby approved shall be used for the construction of the Grimston Road roundabout and associated infrastructure, as approved by application 16/02231/OM only. The temporary access

and haul road shall be used for the sole purpose of constructing the roundabout and no construction traffic thereafter shall access the development site other than via the roundabout

- 4 Reason For the avoidance of doubt to ensure that the completed roundabout is used as the sole access to the wider site and to ensure that the highway network is adequate to cater for the development proposed in the interests of highway safety in accordance with policies CS11 of the Core Strategy and DM12 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF.
- 5 Condition The temporary construction access and haul road shall be permanently removed no later than 21 days following receipt of the Applicant (or their Successor's in Title) of the Certificate of Final Completion by Norfolk County Council or their appointed contractors, and the land re-instated to its previous condition in accordance with drawing number HKL01-001-08 A 'TEMPORARY ACCESS RE-INSTATEMENT PLAN'.
- 5 Reason In the interest of highway safety and the visual amenity of the locality in accordance with CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 the NPPF.
- 6 Condition The temporary access and haul road hereby approved shall not be used outside the hours of 07:30-17:00 Monday to Friday, 08:00 to 13:00 on Saturdays. For the avoidance of doubt, the access and haul road shall not be used on Sundays or Bank Holidays
- 6 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 7 Condition No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not be limited to, the following:

A Construction and Environmental Management Plan (CEMP) which outlines the required methods and mitigation during clearance for, and lifespan of, the temporary access route has been submitted to the Local Planning Authority. The CEMP shall include, but not be limited to, the following:

- a. When and where an Ecological Clerk of Works will be required
  - b. Fencing/protection of EMZ i prior to commencement
  - c. If lighting required, sensitive lighting scheme in place prior to works
  - d. Clearance of tall vegetation (to a height of 15-30cm and minimising disturbance to ground layer) prior to March (or nesting bird check if clearance between March-August (with likelihood of delays)
  - e. Ecologist-supervised clearance of ground-level vegetation to avoid risk to reptiles, conducted outside the reptile hibernation period which runs from October to March inclusive (dependent upon weather conditions.
  - f. Use of materials from vegetation clearance to create reptile features within EMZ i
1. The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority."

A 'statement of good practice' shall be signed upon completion by the competent ecologist, and be submitted to the LPA, confirming that the specified enhancement measures have been implemented in accordance with good practice upon which the planning consent was granted'.

- 7 Reason In order to safeguard the ecological interests of the site in accordance with Policy CS12 of the Kings Lynn and West Norfolk Core Strategy 2011 and Section 15 of the NPPF. The details are required prior to commencement to ensure the ecological interests of the site are not prejudiced by the construction process.
- 8 Condition Within 28 days of commencement (including demolition, ground works, vegetation clearance) a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall detail the management and planting details of the reinstatement of the hedgerow once the access is no longer in use. Any trees, shrubs or hedges 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.
- 8 Reason In order to safeguard the ecological interests of the site in accordance with Policy CS12 of the Kings Lynn and West Norfolk Core Strategy 2011 and Section 15 of the NPPF. The details are required prior to commencement to ensure the ecological interests of the site are not prejudiced by the construction process.
- 9 Condition Prior to commencement of the development hereby permitted all Tree and Hedgerow Protection Measures shall be implemented in complete accordance with the approved Tree Protection Plan (Arboricultural Report, Authored by: Tim Moyer Associates, dated: July 2023, reference: 210513-PD-31b).

The erection of fencing for the protection of any retained tree or hedge shall be carried out 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.

- 9 Reason To avoid damage to existing trees and hedgerows and ensure the continuity of amenity to the area in which they are and from where they can be seen.
- 10 Condition Notwithstanding approved plans, no part of the development hereby approved shall commence until a Construction and Operation Management Plan (COMP) has been submitted to and approved in writing by the Local Planning Authority. The COMP shall set out:-
  1. The means of access for construction vehicles.
  2. The location(s) of the site compound(s).
  3. Site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination and ground water.
  4. How the developer shall monitor and document compliance with point 3.

5. Arrangements which by the developer shall maintain communication during the course of the development hereby approved and any subsequent variations to the development hereby approved, with the parish councils, residents and businesses in the vicinity of the site.
- 10 Reason To ensure that the works are properly controlled in the interests of highway safety and amenity in accordance with the principles of the NPPF.
- 11 Condition The gate serving the temporary haul road hereby approved shown on drawing number HKL01-001-01 Revision E 'TEMPORARY CONSTRUCTION ACCESS' shall remain open during the hours of construction and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no other gates or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In the interests of highway safety and to accord with the provisions of the NPPF.

23/00185/F

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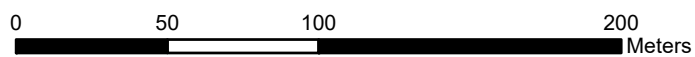


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**AGENDA ITEM NO: 9/2(d)**

<b>Parish:</b>	<b>Holme next the Sea</b>	
<b>Proposal:</b>	<b>Renovation and remodelling of existing dwelling with extensions</b>	
<b>Location:</b>	<b>Larkin House 36 Main Road Holme next The Sea Norfolk PE36 6LA</b>	
<b>Applicant:</b>	<b>Paul Kilkenny &amp; Tracey Sparkes</b>	
<b>Case No:</b>	<b>23/00185/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Olivia Luckhurst</b>	<b>Date for Determination: 6 April 2023 Extension of Time Expiry Date: 1 August 2023</b>

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

**Neighbourhood Plan: Yes**

**Case Summary**

The application site is located in Holme next the Sea which is designated as a Smaller Village and Hamlet within Policy CS02 of the Core Strategy.

The site is host to a two storey, detached dwelling that fronts Main Road and is located within an Area of Outstanding Natural Beauty (AONB) and adjacent a Conservation Area.

The property has been constructed from red brick with white upvc windows and doors with a parking area located to the front of the site (north) along with a single garage.

The proposal seeks permission for renovations and remodelling of the existing dwelling along with extensions to the side and rear and the erection of a cart lodge.

Amended plans were provided reducing the scale of the additions in order to overcome objections from the Parish Council and Conservation Officer.

**Key Issues**

- Principle of Development
- Form and Character/Impact on the Conversation Area
- Impact on Neighbour Amenity
- Highway Safety and Parking
- Other Material Considerations

**Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site is located within Holme next the Sea which is designated a 'Smaller Village and Hamlet' by the Core Strategy 2011. As such it does not have any specific site allocations or a development boundary.

Planning permission is sought for the renovation and remodelling of the existing dwelling along with rear and side extensions and the creation of a cart lodge.

The proposed single storey side extension would measure 4m in height, 8.8m in depth and 5m in width. A single storey element would be positioned on top and would measure 3.8m in height, 4.7m in depth and 3.4m in width.

The rear single storey addition would measure 3m in height, 5.8m in width and 5.4m in depth and would incorporate a green roof and balcony area above serving the first floor bedroom.

The extensions would be constructed from brick with flint and timber cladding along with the rendering of the main dwelling.

## **SUPPORTING CASE**

The agent will be providing a supporting case as a late representations.

## **PLANNING HISTORY**

No relevant planning history

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

The Parish Council first provided comments on the original plans on 13th February 2023. Their comments raised the following concerns:

- Overshadowing/loss of light to the neighbouring property as a result on the separation distance and scale of the two storey side extension.
- The balcony area would allow views across the private gardens of 40 Main Road to the east and Seaton House to the west.
- Details of the proposed staircase to the front of the property have not been provided on the floor plans and this element would be considered as a significant feature of a village house and would impact negatively on the street scene.
- The staircase would also lead to overlooking of the garden area of the neighbouring property.
- The proposed viewing gallery would be an obvious and incongruous addition to the roof and would impact negatively on the street scene.
- The proposed annexe appears independent from the main dwelling and therefore, conditions should be added to ensure its not used as a separate dwelling.
- Parking appears tight and manoeuvring space on the drive is limited.
- Drawings are unclear as to how many bedrooms are proposed.
- The property has large areas of fenestration in addition to areas designated for outdoor use at both ground and first floor levels. Associated with this there is potential for significant light spillage that will impact negatively on the Dark Night Skies of the AONB and cause disturbance to wildlife in the countryside adjoining the property and potentially also to neighbours.

- 
- Following receipt of amended plans (received 12th April 2023) further comments were provided by the Parish Council:
- The removal of the viewing platform, external staircase and annex are considered to be improvements. With regard to the issue of size it is noted that the revised proposals actually result in an overall increase in GIFA over the previous which is contrary to Policy HNTS 17 (original dwelling 128 sqm; initial proposals 230 sqm; revised proposals 237 sq m)
- The balcony area has now been extended to form a balcony/accessible roof garden which has incomplete privacy screening to the west and no evident privacy screening to the east. Balconies such as this are not characteristic of small, rural villages in Norfolk and this change has increased concerns about the impacts of overlooking on the privacy of the neighbouring properties.
- Further amended plans were provided on 9th July 2023 and the Parish Council provided the following response:
- The PC agrees with the Agent's calculations on the size of the original dwelling and the size of the components but disagrees on whether the RICS Standard requires inclusion of the 'Car Port' ) and the roof terrace/balcony in the calculation of GIFA for the purposes of HNTS 17
- Although the 'car port' was originally labelled 'garage / car port' on the plans the Agent argues that it is not a garage and that it is 'external car parking' and should therefore be excluded from the GIFA calculation. Whilst it is acknowledged that the area is open at both ends it is entirely within the roof span of the house and its longest (northern edge) is a solid brick wall subtended by the roof of the house. On this basis it is very difficult to see that it can fall within the definition of 'external parking'. Furthermore, the term 'garage' used on the original proposals is used in both the RICS Code of Measuring Practice and in the IPMS Standard. Both standards require garages to be included within internal floor area calculations. It is the PC's view that this structure is a garage as originally stated on the drawings.
- The garage/car port/outbuilding is not the only contributory factor wrt HNTS 17. The balcony and the roof terrace must also be included. These two features alone push the proposed development well above the 40% limit. Here there is no question about definitions. Call it what you will (roof garden, green roof, balcony) the flat roof of the extension is accessible by the agent's own admission for maintenance, and it is difficult to see how access could be restricted to just maintenance.
- Regardless of the area measurements it is the PC's view that the proposed conversion is too large and would reinforce the trend of reducing the availability of smaller dwellings suitable for the resident housing market thereby undermining Policy HN TS17.
- The proposed balcony would lead to privacy, disturbance and noise issues. A quick check of supplementary planning guidance for ten randomly selected LPAs revealed that seven did not normally permit balconies. Two indicated they could be acceptable in particular circumstances (no overlooking or potential noise issues) and one indicated they could only be acceptable where occupiers have no access to private or communal garden space. There is ample garden space at Larkin House and it is disappointing that this aspect of the proposal remains given the neighbours' concerns

No further comments were received on the amended plans received 30th June 2023.

**Highways Authority: NO OBJECTIONS**

**Conservation Officer: NO OBJECTION** Following receipt of amended plans.

## **REPRESENTATIONS**

A total of **5** representations from **3** individuals received listing the following reasons for objections:

- Overdevelopment
- Overlooking and loss of privacy
- Impact on the conservation area
- Overshadowing
- Noncompliance with policy HNT17 of the Neighbourhood Plan.
- Request for boundary fence to be replaced

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**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

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy HNTS11:** Street Scene, Character and Residential Environment

**Policy HNTS12:** Conservation Area

**Policy HNTS17:** Extensions, Annexes and Outbuildings

**Policy HNTS25:** Traffic and Car Parking

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## PLANNING CONSIDERATIONS

### The main considerations are:

- \*Principle of development
- \*Design
- \*Form and character and impact on the conservation area
- \*Impact on neighbour amenity
- \*Highway safety
- \*Flood risk
- \*Any other matters requiring consideration prior to determination of the application

### Principle of Development:

Policy DM15 of the (Site Allocations and Development Management Policies Plan (SADMPP) –states *‘development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development’.*

Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Policy HNTS17 of the Holme next the Sea Neighbourhood Plan states *Development proposals for extensions to existing dwellings and the provision of annexes and outbuildings will be permitted, provided that they conserve and enhance landscape and scenic beauty and are appropriate to their location in the Norfolk Coast AONB, where the proposal does not increase the Gross Internal Floor Area of the original dwelling by more than 40% excluding any outbuildings.*

An update to the Holme Neighbourhood Plan was adopted in March 2023 for the purposes of interpreting NDP policies and confirms that ‘IPMS 3 Residential’ should be used when calculating gross internal floor area.

The application site comprises a residential property, thereby the principle of an extension to the dwelling is acceptable in accordance with the Development Plan. The details of the scheme will be considered below.

### Design:

The original proposal sought permission for larger additions to the existing dwelling which resulted in more than a 40% increase in the internal floor area and therefore, did not comply with policy HNTS17 of the Holme Neighbourhood Plan.

The proposal also included a dormer window serving a new second floor room as well as an external staircase on the north elevation serving an annexe which could only be accessed from the exterior.

Following objections from the Parish Council and the Conservation Officer, amended plans were provided showing the floor space reduced, external staircase and dormer window removed and the reduction in scale of the first floor addition. A privacy screen was also added to the east and west of the proposed balcony.

A re-consultation was issued and the Conservation Officer confirmed no objections to the proposal, however, the Parish Council were still of the opinion that the proposed development exceeds the 40% internal floor area increase. The issue relating to impact on amenity is also considered to have been sufficiently addressed through the addition of

privacy screens to the balcony and the addition of a condition restricting access to the proposed green roof.

Whilst these comments have been taken into consideration, the revised drawings have been measured multiple times and are considered to comply with policy HNTS17.

The existing internal gross floor area measures 130.2sqm and the proposed internal gross floor area measurement is 172sqm (including the balcony). Therefore, the proposed development results in a total increase of 32.2%.

The revised drawings show the proposed car port to be open on all sides. Table 3b Residential of the RICS Property Measurement Guidance IMPS states that 'external car parking and other ground floor areas that are not fully enclosed are excluded.' Therefore, the addition has not been included in the GIA calculations.

The guidance also states that accessible roof space should be included however, the agent has confirmed that the green roof area would not be accessible to the occupants, and this would also be secured via condition. Therefore, the green roof area has also not been included within the calculations.

Therefore, the proposed amendments are considered to have overcome the original concerns raised and the proposed development therefore complies with Policy DM15, Policy CS08 and Policy HNTS17 of the Holme Neighbourhood Plan.

#### **Form and character and impact on the conservation area:**

Main Road is host to a variety of properties which incorporate a mixture of materials such as brick, cladding and render in stone colour, however, materials would be secured via condition. The proposed development is considered to contribute to the varied street scene and would respect the character of the adjacent conservation area and the AONB.

The materials proposed would appear in keeping with the host property and neighbouring dwellings and the development would employ a design which is appropriate and sympathetic to its setting in terms of height, massing, roof form, materials, elevational and vernacular detailing. The majority of the works would be located to the rear of the property and would not be viewable from the AONB however, development to the front of the property is considered to be minimal and would not have a detrimental impact on the adjacent Conservation Area or AONB.

The application site is considered capable to accommodate the proposed development without appearing overdeveloped or cramped.

Overall, the proposed development is considered to be of an acceptable scale, design and form and complies with policy DM15 of the SADMPP, policies CS08 and CS12 of the Core Strategy and policies 10, 11, 12 and 17 of the HTNS Neighbourhood Plan.

#### **Impact on Neighbour Amenity:**

The application site allows for a sufficient separation distance of 7.5m from the proposed rear extension to the east and 3m to the west.

The dwelling is currently host to a covered patio area which open on all side and allows for a 5.6m separation distance to the east and 3 to the west. The covered area stretches the entire width of the property; therefore, the creation of a slightly larger extension is not considered to have an overbearing impact on the neighbouring properties given that there is already a structure in its place.

The site is enclosed by close boarded timber fencing which would partially screen the ground floor additions and prevent overlooking.

No new windows are proposed at first floor level on the east or west elevation and the proposed balcony would incorporate privacy screens[HWH2]. Therefore, Views from the proposed balcony would only be available of the applicant's long garden.

The proposed first floor addition would not exceed the ridge height of the host dwelling and given the orientation of the site, the development is not considered to result in overshadowing or loss of light.

Objections from the Parish Council and neighbours raised concerns regarding potential noise disturbance as a result of the balcony. However, the balcony would act as an amenity area for the property similar to that of a garden, therefore, we cannot restrict the noise levels or the use of the balcony. It is also considered to be self-limiting due to its size.

The green roof would not be accessible to the occupants, and this would be secured via condition.

Therefore, the proposed development is not considered to have a detrimental impact on residential amenity and complies with policy DM15 of the SADMPP and policy CS08 of the Core Strategy.

#### **Highway Safety:**

The application site is accessed via Main Road and parking is provided in the form of a carport and a large driveway.

Although the development would result in the creation of an additional habitable room, the site is considered to provide a sufficient amount of parking in accordance with the Parking Standards 2020.

Therefore, the proposal complies with policy DM15 and DM17 of the SADMPP and policy CS08 of the Core Strategy and policy HNTS25 of the Holme next the Sea Neighbourhood Plan.

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

##### **Flood Risk:**

The site is located within flood zone 1 which is considered as 'Low Probability' and comprises land as having less than a 1 in 1000-year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). The NPPF states that all uses of land are appropriate in this zone.

#### **CONCLUSION:**

The proposed development is considered to be of an acceptable scale, design and form that incorporates materials that respect the character of the adjacent conservation area and AONB.

The proposed additions would not lead to overlooking or loss of light and would not increase the dwellings gross internal floor area by more than 40%. Therefore, the proposed works are considered to comply with policies DM1, DM2, and DM15 and DM17 of the Site Allocations and Development management Policies Plan 2016 and policies CS01, CS02, CS06CS08

and CS12 of the Core Strategy 2011 and policies 10, 11, 12 and 17 of the HTNS Neighbourhood Plan.

## **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 using only the following approved plans:

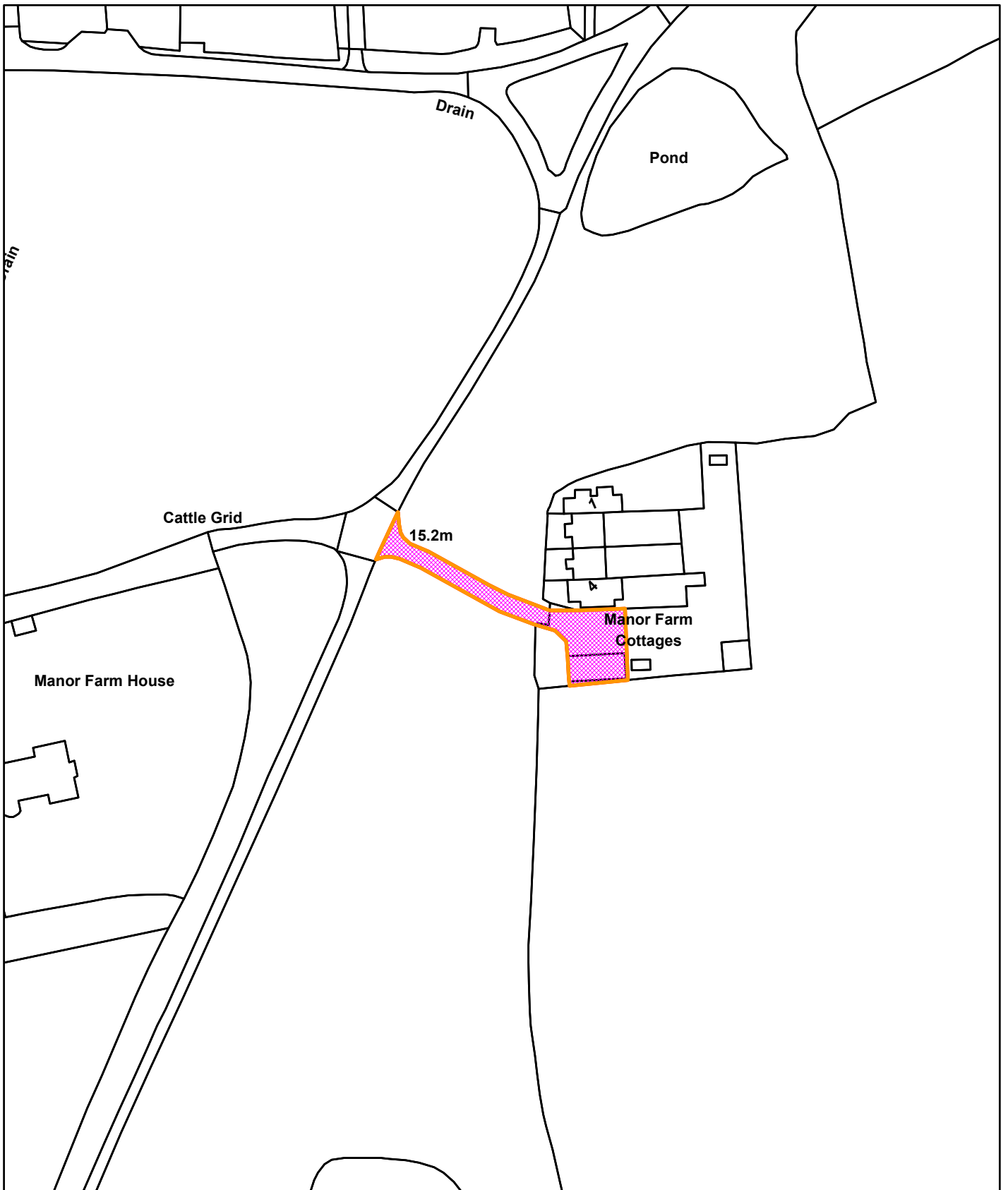
KIL02.01.04 C	PROPOSED & EXISTING PLANS & ELEVATIONS	Received
30.06.2023		
KIL02.01.05 D	PROPOSED SITE PLAN & LOCATION PLAN	Received
30.06.2023		
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first use of the first-floor balcony hereby permitted, the 1.8m high balcony screens shown on drg no. KIL02.01.04 C (recieved 30.06.2023) shall be erected to the east and west side of the balcony. The 1.8 metre high screen to the east and west side of the balcony shown on the approved plan shall thereafter be retained in perpetuity in the locations shown.
- 3 Reason To protect the residential amenities of the occupiers of nearby property.
- 4 Condition The green roof area to the single storey rear extension hereby permitted shall not be made accessible at any point without the granting of a further specific planning permission.
- 4 Reason To protect the residential amenities of the occupiers of nearby property.
- 5 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and D 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, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 5 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.
- 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 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.



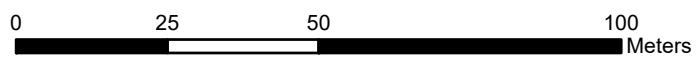
- 6 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 7 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the extension(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

23/00591/F

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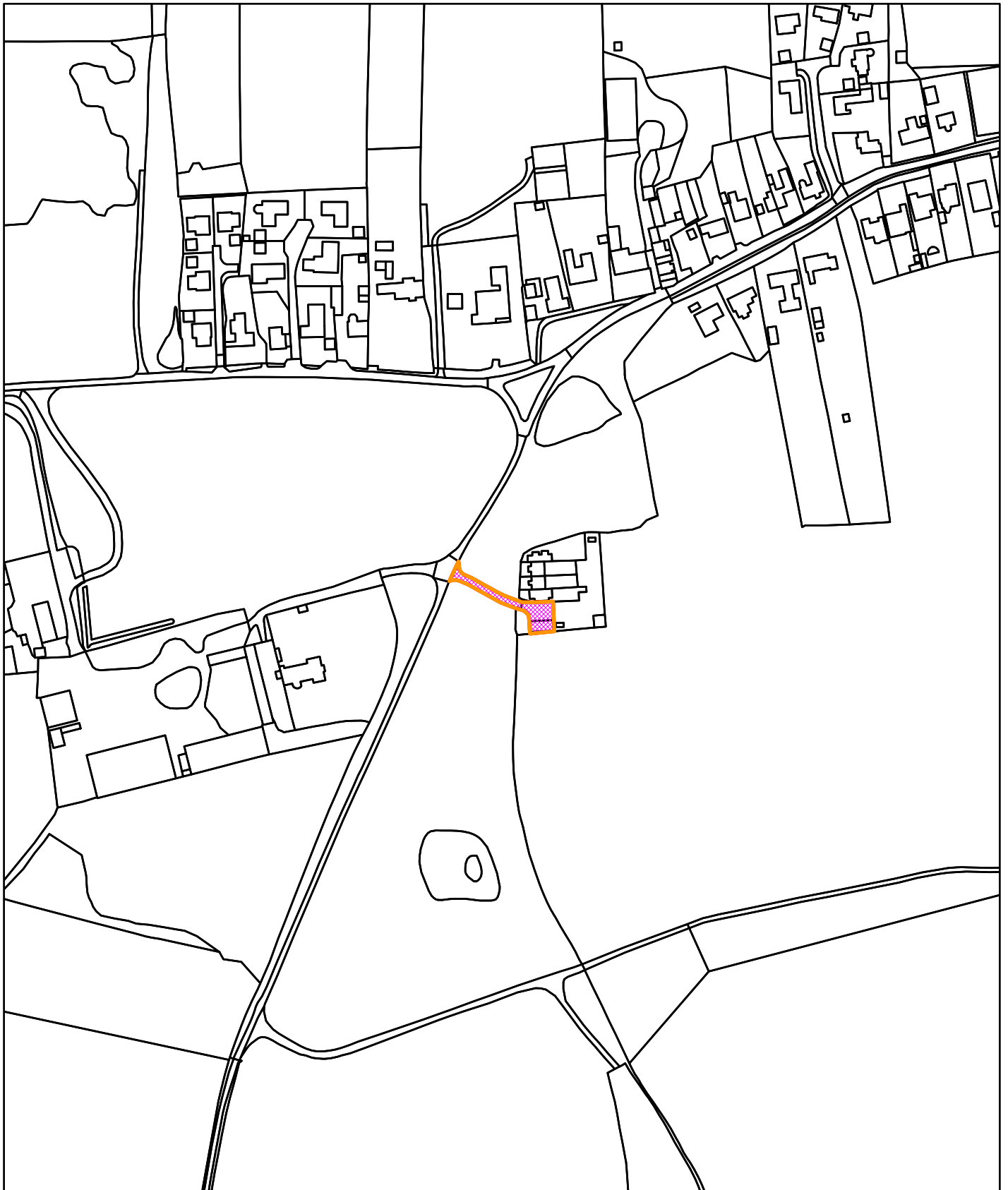
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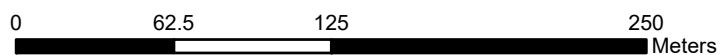


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**AGENDA ITEM NO: 9/2(e)**

<b>Parish:</b>	<b>North Runcton</b>	
<b>Proposal:</b>	<b>Erection of single storey extension to domestic store/ home office and use of building for office use Use Class E(g)(i). Retrospective</b>	
<b>Location:</b>	<b>4 Manor Farm Cottages Common Lane North Runcton King's Lynn PE33 0RF</b>	
<b>Applicant:</b>	<b>Comaserve CMS Ltd</b>	
<b>Case No:</b>	<b>23/00591/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Clare Harpham</b>	<b>Date for Determination: 25 May 2023 Extension of Time Expiry Date: 11 August 2023</b>

**Reason for Referral to Planning Committee** – The Parish Council support the application which is contrary to the officer recommendation. The Sifting Panel consider that the application should be determined at Planning Committee.

**Neighbourhood Plan:** Yes

**Case Summary**

The application site is located within the Parish of North Runcton and therefore within the countryside as identified within the Site Allocations and Development Management Policies Plan 2016.

The site is located along Common Lane, and sits in isolation to the south of a row of four period terraced cottages which are set back on the common and accessed directly across the common to the south of the cottages. The cottages are located approximately 130m south of the junction between Common Lane and Chequers Lane and the landscape in this location is open in nature.

On site is an existing building, part of which is lawful through the passage of time. This application seeks retrospective planning permission to extend the building and for the change of use of the building for an office use with Use Class E(g)(i) which is defined within the Regulations as 'an office to carry out any operational or administrative functions.'

**Key Issues**

Principle of development  
Impact on the Non-Designated Heritage Asset  
Impact on neighbour amenity  
Highway safety  
Any other matters requiring consideration prior to determination of the application  
Crime and Disorder Act

## Recommendation

**REFUSE**

### THE APPLICATION

The application site is located directly south of Manor Farm Cottages which are a row of period cottages, set back from the road and on the edge of North Runcton Common which runs between the cottages and Manor Farm. The existing terrace of cottages are considered a non-designated heritage asset and sit alone within this rural setting and the vehicular access, which is shared, runs across the common and enters directly south of the cottages and on the northern side of the application site.

The parking arrangements for the cottages are on this southern side of the wider site and to their rear (south and east). There is also evidence of some outbuildings outside the cottage gardens (which are immediately to the rear of each cottage).

On site currently stands a large outbuilding, part of which is lawful due to the passage of time. The site is bounded to the rear of this building (south) by a hedgerow, and to the front of the wider site is a low crenelated wall constructed of light buff bricks to match the existing row of cottages.

This application is for retrospective planning permission for extensions to the original domestic store/home office and the retrospective change of use of the whole building and the parking to the front (north) to an office use Class E(g)(i). Class E(g)(i) is defined within the Regulations as 'an office to carry out any operational or administrative functions.'

### SUPPORTING CASE

The original part of the cabin (right hand side at the site frontage with the common) including the covered veranda, has been on site for more than 13 years used as a home gym and is therefore lawful under S171 of the Act and does not form part of this application. It is noted that it is this element that has the most impact on wider amenity and heritage with the proposal, with the left-hand side extension being tucked behind the main residential block and having lesser impact as cannot be directly viewed from Common Lane.

The application is being made for the left-hand extension of the existing lodge only (29 m<sup>2</sup> in area - including the space for a domestic store (shed) for No. 4 which comprises a third of the extension overall area) and the change of use to office only, light consulting administration activities carried out only.

The original cabin has been used as an office with 2 main users since 2017, without complaint and the cabin was extended in 2018.

The proposal is small scale and well designed to fit within the site context - it is noted that there are other outbuildings along the same southern boundary of the shared access without the commensurate aesthetics to fit in with the local area with matching materials (garden/storage sheds).

The proposal is very modest in scale employing only 2 people who work remotely away from the building for a large proportion of their work time. The building is rarely visited by third parties and when this happens there is adequate on-site parking which is also very

convenient as is used as a stopping point by regular daily postal and courier deliveries for all residents in the adjacent housing block.

Consultation responses: There are no technical comments/ objections that can't be dealt with by condition.

Neighbours: We have provided evidence to counter the claims made by neighbours in relation to the intensity of the use and its impacts.

Conservation: – It is not clear if the consultation comments from the KLWN conservation officer understood that the original cabin is lawful and not part of the application as the response refers to the veranda.

It is noted that the Parish Council and Highways department supports the application.

Process: Within the application process the applicant has suggested that the proposal can be subject to a 'personal' condition restricting business use by Comaserve only and preventing any changes of use and a further condition that it does not expand to employ further people in the future.

It is considered that the proposal is a low intensity office use that has grown from a home gym facility to a working-from-home office, to a now 2-person consulting business base, with both workers living locally and working there approximately 50% of their time.

Summary: It is contended that in visual and impact terms it does not cause material harm and provides business within the village which has support in the neighbourhood plan. It is therefore requested that permission be granted.

## **PLANNING HISTORY**

05/00583/F: Application Permitted: 26/04/05 - Extensions and alterations to four dwellings - 1 - 4 Manor Farm Cottages Common Lane North Runcton

08/01447/F: Application Permitted: 06/08/08 - Extensions to existing cottages to form kitchen, living and bedroom areas - 1 & 4 Manor Farm Cottages 1 Common Lane North Runcton

## **RESPONSE TO CONSULTATION**

### **Parish Council: SUPPORT**

- The Parish Council agree with the Design and Access Statement that there is unlikely to be a significant landscape impact from the enlarged cabin.
- We would like officers to confirm toilet and septic tank arrangements comply with current building regulations.
- Need to ensure the operation of the business does not significantly disturb the neighbours or adverse impact on the amenity of the four neighbours.

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

No objection to the principle of the application.

## **Environmental Health & Housing – CSNN: NO OBJECTION**

There are concerns regarding the drainage provision. The submitted information differs between it being a septic tank and a cesspit. If the application is approved, we would require a foul water drainage condition to establish the exact drainage provision at the site and we would need to ensure that it was appropriate. Within the email chain there is a request for information about the location and size of the tank, but this does not appear to have been provided at the time of writing this response. Given the retrospective nature of this application, i.e. the drainage already exists, and that it was constructed in the last few years, it should be fairly easy to obtain this information and should be provided within eight weeks of the decision (condition). This time would allow the applicant to appoint a drainage consultant to conduct a survey if they are unable to provide the information required.

In order to protect the amenity of the nearby residential dwellings it would be necessary to limit the hours of use by condition.

The Use Class applied for it E(g)(i). Due to the proximity to other local residents it is considered that this is the only use category that would be appropriate for this proposal and therefore should the application be approved the use class should be conditioned.

The application includes a wood-burner and given the prevailing wind, smoke and odours may impact upon the rear gardens of the terraced dwellings.

### **Conservation Team: OBJECT**

Manor Farm Cottages are a distinctive set of cottages built to the south of North Runcton. The Cambridge Gault bricks, and decorative barge boards are unlike anything else readily visible in the vicinity of the building. It is present on the 1884 historic OS map of the village and this shows it sat on the edge of North Runcton Common which ran between the cottages and Manor Farm. It is unclear whether the cottages were workers cottages for the farm or developed by the owners of North Runcton Hall but, in either case, the architectural style and age of the dwelling make these cottages a non-designated heritage asset.

The cottages are set within a flat, open landscape which makes them very visible across the whole area. As they are so architecturally distinct they are more noticeable within the landscape than a more traditionally vernacular building might be. The space provided for each cottage the side is a noticeable area and the outbuilding, which forms the subject of this application, is extremely visible across the common landscape. The buildings are therefore sat in an isolated, tranquil spot on the common and readily visible from public vantage points.

The outbuilding is larger than what would normally be expected in this residential location. The verandah and woodburning stove, as well as the scale and form give the outbuilding a residential appearance in a space which could only really accommodate incidental buildings without having a detrimental impact upon the setting of the cottages. Its position on the side of these attractive cottages, erodes the sense of space and isolation that is important to the significance. The use of the building as an office is a further cause for concern. The number of cars and traffic that could potentially visit this office would be incompatible with the residential use of the site as a whole which would be harmful to the tranquil qualities of the rural setting.

The use of the land in this location as an office use, and the scale, form, design and position of the building, causes less than significant harm, moderate in scale to the setting of the non-designated heritage asset. Therefore, the Conservation Team objects to the proposal.

## **Environmental Health & Housing - Environmental Quality: NO OBJECTION**

The application is for a retrospective extension to a domestic store used as a home office. The applicant provided a site plan illustrating the changes made. The design and Access Statement provides information regarding the development and indicates the initial structure was built in 2010 and extended in 2018.

The BCKLWN files have been reviewed and the site is on land that has not been developed until the cabin was seen on site in recent aerial photography. The surrounding landscape is largely agricultural with some residential properties. No potential sources of contamination are identified in the Council's records, or the information provided by the applicant. No objection regarding contaminated land.

## **REPRESENTATIONS**

**TWO letters of OBJECTION** which cover the following:-

- Any extension must not be detrimental to the local environment or local residents.
- Originally the applicant lived at no.4 and the building was a small summer house, but subsequent alterations have affected the location. Spoils the quiet community / location.
- The applicant does not live at the property but now rents out no.4 and uses the building as a place of work for him, his business partner, a cleaner and place for meetings.
- Access issues - The shared drive/access is for residential use and the current agreement is for residential use with upkeep shared by the cottage residents. The drive is now used by trucks, vans and other business vehicles, often 4x4, for meetings causing wear and tear and increased maintenance costs.
- The supporting documents state that there is one meeting a month, but Mr Wright and his employees are there every day, and there are regular meetings (before the application was submitted, almost daily).
- Waste disposal - The supporting documents refer to a cess pit and a septic tank. The applicant used an IBC water tank and while clarification of the foul drainage has been requested by the planning officer full details have not been given. The tank is not the correct size and is not vented with overflow waste entering a dyke via a pipe. It is rented regularly which causes smells and spillage and the tractor/trailer blocks the drive. A number of children play in the drive and during the summer it smells of sewage and sewage has been seen in the ditch on the common. It is currently a health hazard.
- Electrical supply - this appears to come from no.4 (owned by the applicant but rented out) and the safety of this is questioned. Would there be risk of fire to all four cottages?
- The building was built by the applicant and his father and have concerns regarding its compliance with building regulations.
- The applicant said the change of use and alterations were within planning guidelines and it wasn't until later it came to light this was not the case. Concerned on the impact of saleability of home in the future.
- What could it be used for in future? Has all the facilities of a dwelling or a holiday let.
- Noise and disturbance caused by a commercial business use in a residential, tranquil area.



## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

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

**DM2** – Development Boundaries

**DM3** - Development in the Smaller Villages and Hamlets

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy WA01** - Protecting Sites of Local Value

**Policy WA07** - Design to Protect and Enhance Local Character

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

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

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

## **PLANNING CONSIDERATIONS**

**The main considerations are:**

- \*Principle of development
- \*Impact on the Non-Designated Heritage Asset
- \*Impact on neighbour amenity
- \*Highway safety

- \*Any other matters requiring consideration prior to determination of the application
- Crime and Disorder Act

### **Principle of Development:**

The application site is located within the countryside as identified within the Site Allocations and Development Management Policies Plan (SADMPP) 2016 and as such development is limited to that which is suitable in rural areas. North Runcton is classified as a Smaller Village and Hamlet within the Settlement Hierarchy (Policy CS02) and as such does not have a development boundary, however the application site is also located approximately 130m to the south of its junction with Chequers Lane and the more 'built up' part of the village. The site lies immediately to the south of a group of four terraced cottages that are sited in relative isolation on the common and are accessed across the common itself.

Policy CS10 'The Economy' of the Core Strategy 2011 is supportive of the rural economy and diversification through a rural exception approach to new development in the countryside and sets out the criteria for granting planning permission on land which would not otherwise be appropriate for development for an employment generating use, but which meets a local business need. The policy states that development must be 'appropriate in size and scale to the local area'; 'adjacent to the settlement'; and 'the proposed development and use should not be detrimental to the local environment or local residents'.

The NPPF 2021 emphasises a presumption in favour of sustainable development where economic, social and environmental objectives are interdependent. Whilst para 85 does acknowledge that in rural areas sites may need to be found beyond existing settlement boundaries and in locations not well served by public transport it does state that in these circumstances 'it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or public transport). The use of previously developed land, and sites that are physically well related to existing settlements should be encouraged where suitable opportunities exist.'

North Runcton is within an area covered by the North Runcton and West Winch Neighbourhood Plan (2017). There are some policies within this plan which will be addressed later in this report, however with regard to economic development Policy WA17 supports the development of local centres for business premises with the emphasis on encouraging sustainable local centres. It is not considered that this application would be relevant with regard to this policy.

The application site is located within the countryside and at some distance from any development boundary, within an area which has an associated residential use. This area to the south of the cottages forms a parking area, with some incidental buildings, for the use by the four immediately adjacent terraced cottages. The design and access statement states that the section of the building closest to the principal elevation (western end) which also has a verandah, was constructed as a summer house in 2010 and has therefore become lawful due to the passage of time. This building was originally constructed when the applicant resided within no.4 Manor Farm Cottages (the cottage directly north of the building) and has been used for incidental purposes, including as a home office. Subsequently the building was extended to the size that is currently present on site and the whole building is now used as a commercial office. Planning permission is required for the extensions to the building, as well as the use of the whole building for a commercial use.

The original building has a floor area of 19.7m<sup>2</sup> and the extension provides an additional 18.4m<sup>2</sup> of commercial space, resulting in a total area of 38m<sup>2</sup> and a store for the dwelling at no.4 (which has a connecting door into the commercial element of the building).

The building is not a home office, the applicant does not live on site (and rents out no.4 Manor Farm Cottages to a third party) and so the proposal would result in a separate planning unit being formed, which comprises a commercial office with facilities for meetings. There is some dispute between the applicant and the neighbours within the cottages regarding the frequency of meetings at the site. Consequently, the occupants / visitors of the commercial unit must travel to the site, which is not located close to the development boundary of any nearby settlements. There is no justification as to why this office must be located in this rural location rather than within a nearby settlement and thus the proposal is contrary to the rural employment exception site criteria within Policy CS10 of the Core Strategy.

Consequently, it is considered that a commercial office, which forms a separate planning unit from the existing dwelling and sited within this rural location and immediately adjacent to unrelated residential dwellings, is not appropriate. The proposal is therefore contrary to the principles of the NPPF 2021, in particular para. 84, Policy CS01, CS06 and CS10 of the Core Strategy 2011 and Policies DM1 and DM2 of the SADMPP 2016.

#### **Impact on the Non-Designated Heritage Asset:**

The application site forms part of the setting for the adjacent terraced cottages which are considered an undesignated heritage asset. Paragraph 203 of the NPPF 2021 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' Policy CS12 of the Core Strategy 2011 also states that 'the historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore, the Council will preserve and where appropriate enhance its qualities and characteristics. Policy DM15 of the SADMPP 2016 states development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Policy WA01 of the North Runcion and West Winch Neighbourhood Plan 2017 protects sites of local value, of which the application site is within an area identified as a site of nature conservation value (C2) which is considered important in terms of landscape value and, where paths exist, recreation value with many areas of common land thought to be Saxon or older.

While the impact of the building itself is mainly seen from the west, and the building on this elevation is lawful due to the passage of time, the addition to the building adds to the visual impact of the building. The resulting building has the scale and appearance, exacerbated by the verandah (lawful) and wood burning stove, of a residential dwelling in a space which can only accommodate incidental buildings. The inclusion of a building of this form and scale erodes the sense of space and isolation that is important to the significance of the cottages.

The agent has put in his design and access statement that the building was extended at the end of 2018, and if this is the case (no evidence has been submitted) then the building itself could be lawful due to the passage of time (over four years). Whilst it has not been determined whether the building is lawful, if for arguments sake it was considered lawful, the cumulative effect of the building, as well as the use of the building as an office and the resultant activity and traffic associated with such a use, would cause further harm to the tranquil qualities of the rural setting and there is an objection from the Conservation Team. It is considered that the change of use of the land in this location as an office use, and the

scale, form, design and position of the building, causes less than significant harm, which would be moderate in scale to the setting of the non-designated heritage asset.

On balance the proposal is considered to be contrary to para 203 of the NPPF 2021, Policy CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

#### **Impact on Neighbour Amenity:**

The building is located to the south of the cottages; however it is located at a sufficient distance that it does not cause any overlooking, overshadowing, nor is it considered to be overbearing being located on the opposite side to the access.

The main issue with regard to the proposed change of use is the potential for noise and disturbance caused by the employees and the potential visiting traffic. The Parish Council, while supporting the application have requested that it is ensured that the proposal does not adversely impact upon neighbour amenity. There are no objections from the CSNN officer, although it has been requested that should the application be approved a condition be placed on any decision limiting the office hours so as to limit potential noise and disturbance.

Consequently, while the location of the proposed business is not considered to be acceptable given the isolated and tranquil setting, it not considered that a refusal on amenity grounds could be justified. The proposal is therefore considered to comply with the principles of the NPPF with regard to amenity, Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016 with regard to amenity. The proposal would also comply with Policy WA07 of the Neighbourhood Plan with regard to demonstrating an adequate level of privacy and protection from noise in relation to neighbouring properties.

#### **Highway Safety:**

The proposal is accessed over the common and parking is at the front (north) of the building just inside the access. There are objections from the neighbours regarding the fact that the shared access is sometimes blocked and also issues regarding the increased maintenance costs associated with wear and tear to the access drive.

The proposal does comply with standards with regard to parking spaces for an office use and there are no objections to the proposal from the Highways Officer, although the location cannot be considered sustainable with regard to reducing the reliance on cars and vehicular use.

Regarding whether the applicant can use the shared access for a commercial use is a civil matter between him and the owners of the other properties who share maintenance costs.

On balance the proposal complies with para. 110 of the NPPF, Policy CS11 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

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

Details of the foul drainage arrangements were requested during the application and the applicant has confirmed that the drainage is to a sealed cesspit, which does not require a permit from the Environment Agency. Notwithstanding this, conflicting information has been submitted during the application and therefore CSNN has requested that should the application be approved that a condition be placed on any decision, that within eight weeks of the date of the decision, full details of the foul drainage arrangements be submitted and agreed. If it is necessary to alter the existing drainage arrangements, then this will need to be conditioned to be carried out within a set period of time following the agreement of the

details. It is noted that while supporting the application the Parish Council has made comments regarding ensuring foul drainage arrangements comply with current regulations.

There are no objections to the proposal from the Environmental Quality Team with regard to contaminated land.

The application site is within flood zone one and therefore does not require a flood risk assessment.

**Crime and Disorder Act:**

There are no issues with regard to crime and disorder that have arisen due to this application.

**CONCLUSION:**

The provision of an office building in this rural location is considered to be unjustified and fails to meet the criteria for a rural employment exception site within Policy CS10 of the Core Strategy 2011 and para 84 of the NPPF 2021. The proposal would result in the formation of a new and separate planning unit in this tranquil and open location, immediately adjacent to unassociated residential dwellings which are classed as a non-designated heritage asset. Whilst the NPPF and Local Plan Policy is supportive of rural enterprise, Members are asked to consider whether the location of the office building is acceptable given the rural position and the impact upon the setting of the non-designated heritage asset, which is cumulative.

Overall, the proposal is contrary to the principles of the NPPF, Policies CS01, CS06, CS08, CS10 and CS12 of the Core Strategy 2011 and Policies DM1, DM2 and DM15 of the SADMPP 2016 and it is recommended that the application be refused.

**RECOMMENDATION:**

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

- 1 Paragraph 85 of the NPPF 2021 acknowledges that in rural areas, sites may need to be found beyond existing settlement boundaries and in locations not well served by public transport. Notwithstanding this it does state that in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on roads and exploits any opportunities to make a location more sustainable. This is reiterated within Policy CS10 of the Core Strategy 2011 which sets out the criteria by which rural employment sites may be provided which meets a local need.

The extended building, along with the change of use to a commercial office would result in an economic use which would be situated in a rural location, some distance from any development boundary, and which is immediately adjacent to unassociated residential dwellings. The proposal is considered to be in an inappropriate and unsustainable location for a commercial unit. The proposal is therefore contrary to the provisions of the NPPF, in particular paragraph 84, Policies CS01, CS06 and CS10 of the Core Strategy 2011 and Policies DM1, DM2 and DM15 of the Site Allocations and Development Boundary 2016.

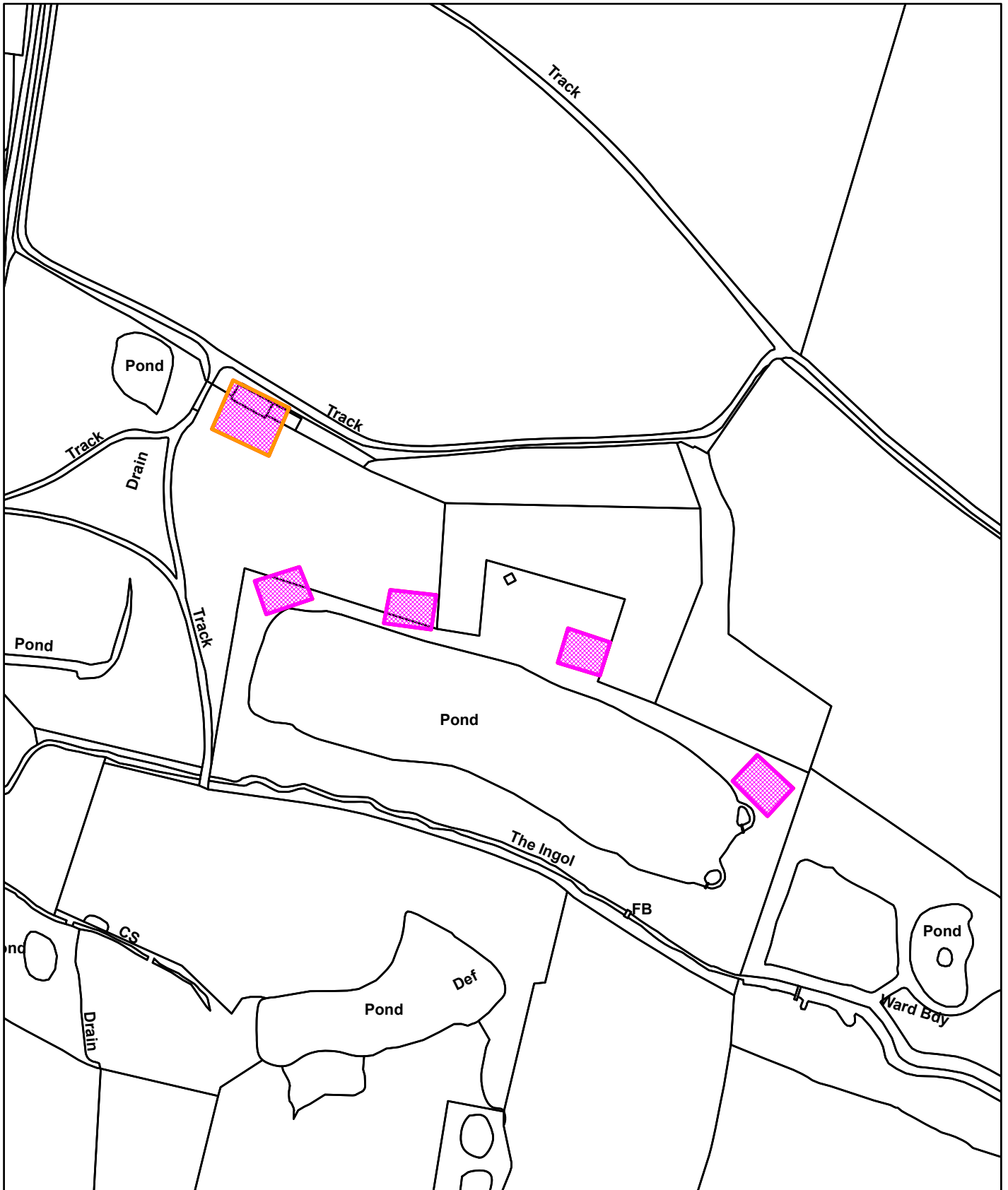
- 2 Paragraph 203 of the NPPF 2021 states that ‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’ This is reiterated within Local Plan Policy CS12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016 where development must protect and enhance the amenity of the wider environment including its heritage and cultural value.

The application site forms part of the setting for the adjacent terraced cottages which are a non-designated heritage asset. The use of the land as an office, in this location which is open and tranquil, as well as the scale, form, design and position of the building erodes the sense of space and isolation important to the significance of the cottages. The proposal would therefore cause less than significant harm which would be moderate in scale to the setting of the non-designated heritage asset.

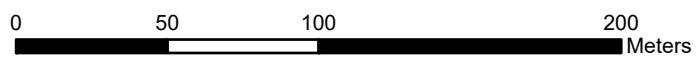
The proposal is therefore contrary to para. 203 of the NPPF 2021, Policies CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

23/00367/F

Deer Park East of St Thomas Lane Snettisham PE31 6SR



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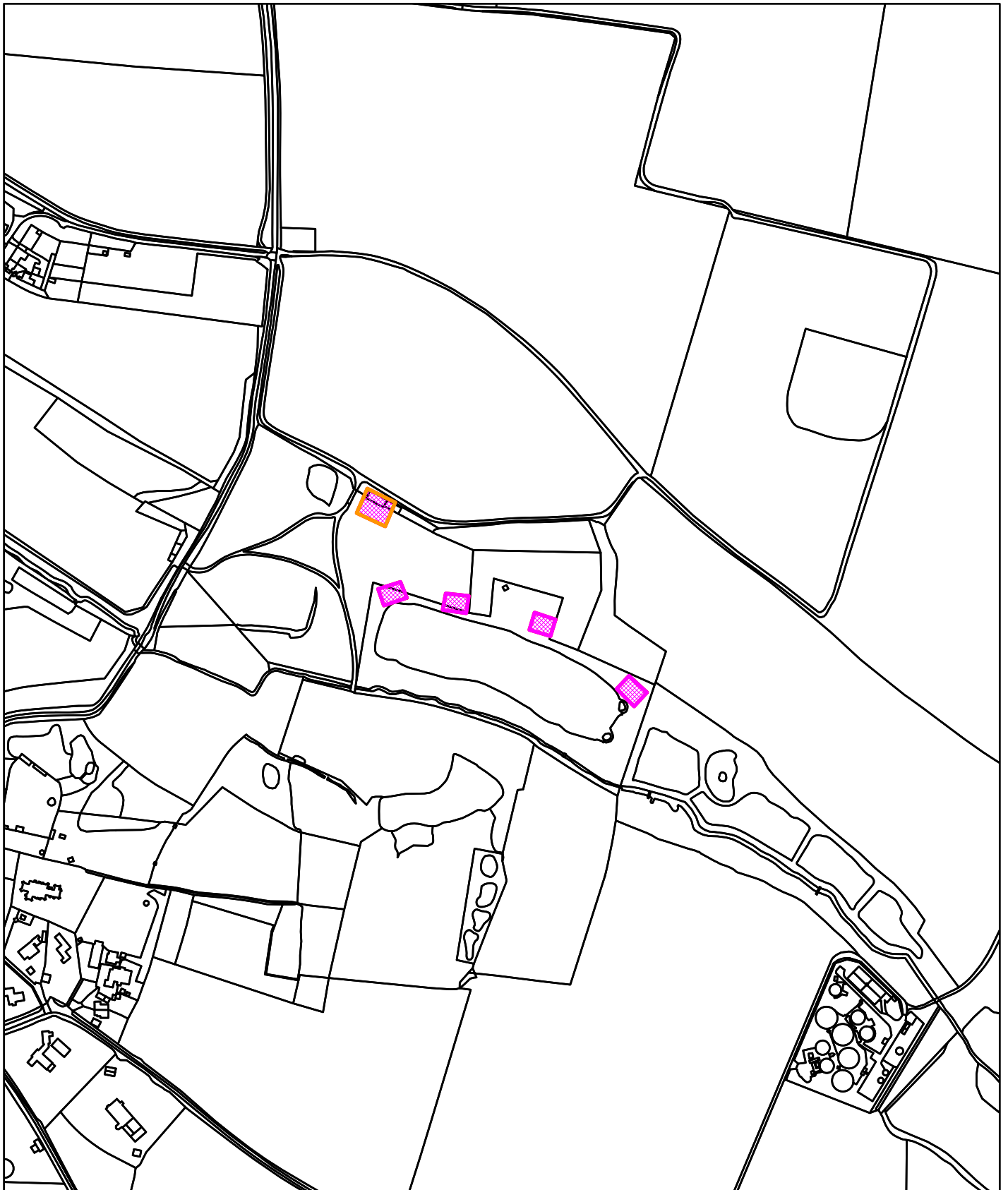
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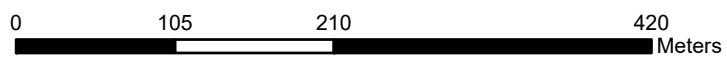


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**AGENDA ITEM NO: 9/2(f)**

<b>Parish:</b>	<b>Snettisham</b>	
<b>Proposal:</b>	<b>Change of use of land from Deer Park to Deer park incorporating four modular cabins, together with associated infrastructure, and alterations to including change of use of, an existing barn to serve as an arrivals building and facilities hub associated with those cabins and a lap pool.</b>	
<b>Location:</b>	<b>Deer Park East of St Thomas Lane Snettisham Norfolk PE31 6SR</b>	
<b>Applicant:</b>	<b>Stanton Farms Ltd</b>	
<b>Case No:</b>	<b>23/00367/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Olivia Luckhurst</b>	<b>Date for Determination: 8 May 2023 Extension of Time Expiry Date: 31 July 2023</b>

**Reason for Referral to Planning Committee** – The recommendation is contrary to that of the Parish Council and the matter was referred to Planning Committee by the Sifting Panel.

**Neighbourhood Plan: Yes**

**Case Summary**

The application is located outside of the defined settlement boundary for Snettisham which is classified as a Key Rural Service Centre within Policy CS02 of the Core Strategy, therefore, the site is considered as countryside in policy terms.

The site lies at the southern end of Park Farm and is currently used as a deer park. Extending to just under 8ha, the site is a large field bounded to the north by an arable field, to the south by further deer park fields, St Thomas's Lane to the west and, to the east, a series of reed beds.

The proposal seeks permission for the change of use of land from a deer park to a holiday park with the creation of four modular cabins, together with associated infrastructure, and alterations, including the change of use of, an existing agricultural barn to serve as an arrivals building and facilities hub and the creation of an outdoor swimming pool.

The site is not located within a Conservation Area or Area of Outstanding Natural Beauty (AONB).

**Key Issues**

- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Highway Safety and Parking
- Other Material Considerations

## Recommendation

**APPROVE**

### THE APPLICATION

The application site is positioned outside of the defined settlement boundary for Snettisham and is therefore, considered as countryside in policy terms. However, the main village is identified[HWH1] as a Key Rural Service Centre within Policy CS02 of the Core Strategy.

Snettisham is considered capable of accommodating a limited growth of a scale and nature appropriate to secure the sustainability of each settlement.

The site is not located within an AONB or Conservation Area.

The proposal consists of the change of use of an existing deer park to incorporate four cabins for holiday let use, along with associated infrastructure and the change of use of the existing agricultural barn to become a welcome hub for guests and the create of a lap pool.

The existing agricultural barn located on the site would become a welcome hub for guests and would also incorporate amenities such as toilets, showers, a seating area and an outdoor lap pool located to the south of the barn.

The application site would utilise an existing access off St Thomas Lane with parking for guests located at the proposed welcome hub.

The four modular cabins would be located to the east of the site along the existing agricultural reservoir.

### SUPPORTING CASE

The site is positioned within an existing, successful, tourism operation (Snettisham Deer Park) which itself forms part of the diversification efforts undertaken by the applicant and his family at Park Farm.

The ambition of this application is to deliver high quality tourism accommodation which uses the existing setting of the deer park and lake to provide a unique experience.

The proposal includes a package of landscape improvements, set out within the submitted Landscape Masterplan. At present the site is heavily grazed by deer and the lake is still readily identifiable as a man-made feature, having originally been excavated as an agricultural reservoir. The development would deliver new areas of native species planting within the deer park (together with protective fencing whilst the planting establishes) and would provide a new, more naturalistic edge to the existing lake, affording both landscape and ecological benefits.

The site is located some 1.8km from the North Norfolk AONB, with the village of Snettisham positioned between the site and the AONB at this nearest point. Given this distance, the intervening development, the small-scale of the proposal and the impact of local topography on views into and out of the site, it is not considered that the proposal would have any impact on the AONB. Given the visually enclosed nature of the site, any landscape impacts beyond the existing site boundaries would be minimal.

The site is rural in nature, and the low impact, low density proposal would not detract from this character, whilst the proposed Landscape Masterplan would deliver landscape improvements. Within this rural setting, however, the site is well connected to Park Farm Deer Park and Farm Shop, and the village of Snettisham, both of which are accessible by a series of existing walking and cycling routes through the farm.

The proposal to convert the existing barn to an 'Arrivals Hub' (including small 'lap' swimming pool) provides a focal point for activity at the site, and it is envisioned that bike hire and other guest services will be delivered from the hub. By creating a space for other small businesses to use when delivering services to guests (yoga sessions, health and beauty

treatments etc) the economic benefit of the proposal to the local economy will be maximised and it is envisioned that, in addition to the (up to) four new jobs created by the development itself, the creation of a new market for small local businesses will, in turn, create new opportunities for small-scale local businesses.

The application was submitted following detailed – and positive - pre-application discussions with planning officers. Following submission of the application, the applicant has worked with Norfolk County Council in developing a scheme of highways improvements that will ensure the proposal is safe and delivers improved highway conditions for all users of St Thomas's Lane.

In summary, this application proposes a high-quality, small-scale development set within an existing working farm and tourism attraction. The development would complement and enhance the existing landscape and make a positive contribution to the local economy. The proposal accords with Local Planning Policy and National Planning guidance and members are invited to support the proposal.

## **PLANNING HISTORY**

14/00016/CUPD - Prior Approval Refused - Change of use from agricultural building to dwellinghouse and associated operational development - Delegated 24.11.2014

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT:** The Parish Council object on the grounds that the application would lead to an increase in traffic contributing to the existing issues along St Thomas Lane. The development would also compromise the amenity of the AONB.

**Highways Authority: NO OBJECTIONS:** The proposed development would lead to a small increase in vehicle movements on the narrow St Thomas Lane, which is lacking suitable carriageway widths and pedestrian facilities, however this low scale proposal has some synergy with the Deer Park and utilises an existing barn which could be converted under Permitted development, as such, an objection to 4 letting units would be difficult to substantiate, however, some improvements to mitigate this increased wear and tear and likely overrunning of verges, through the formalisation of passing bays should be sought via condition.

**Public Right of Way Officer: NO OBJECTION:** The Public Right of Way, known Snettisham Bridleway 14 is aligned to the North of the site. The full legal extent of this bridleway must remain open and accessible for the duration of the development and subsequent occupation.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION:** The application is for the construction of 4 cabins and conversion of existing barn into an arrivals building and facilities hub.

The applicant has provided a screening assessment which states the barns only use was agricultural in association with the raising of deer for venison. We have reviewed our files and the site is on land that is first seen with the barn and reservoir present in aerial photography from 1999. The surrounding landscape is largely agricultural.

No potential sources of contamination are identified in our records, or in the information provided by the applicant

**Historic Environment Service: NO OBJECTION:** The proposed development lies in close proximity to an area of earthworks of medieval and later field boundaries, ridge and furrow arable and possible buildings. In addition there is a record of a 'Roman pavement' being found here before 1980 and it has been suggested that a wall found here in 1991 may be part of the vanished medieval St. Thomas' Chapel, suggesting that human burials may be present. Medieval pottery has also been found previously in the immediate vicinity. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development, therefore conditions requesting an Archaeological Written Scheme of Investigation is required.

**Ecology Officer: NO OBJECTIONS:** subject to conditions relating to external lighting, no removal of trees or hedgerows during active bird nesting seasons, mitigation measures and a scheme providing information regarding the importance of the environmental sensitivity of the site.

## **REPRESENTATIONS**

One letter of objection received confirming that the land bordering Park Farm on the Ingoldisthorpe Church side is used as a wildlife haven and a RSPCA Wildlife Hospital release site. Concerns were raised regarding potential damage as a result of the development in terms of noise.

[HWH1]Site is in AONB?

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM11** – Touring and Permanent Holiday Sites

## NEIGHBOURHOOD PLAN POLICIES

**Policy NP09** – Natural Environment

**Policy NP05** – Materials and Design

## NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## PLANNING CONSIDERATIONS

**The main considerations are:**

- \*Principle of Development
- \*Form and Character
- \*Impact on Neighbour Amenity
- \*Highway Safety and Parking
- \*Other Material Considerations

### **Principle of Development:**

The application site forms part of Park Farm which comprises 16 acres of land known as Thomas Meadow and was originally used for cattle grazing and was later changed into a deer park as part of the Snettisham Park tourism attraction.

The application site comprises of agricultural land occupied by deer with an existing agricultural barn to the north. The site lies outside of the defined Snettisham settlement boundary and is therefore, considered as countryside in policy terms.

The proposal seeks permission for the change of use of the land from a deer park to a deer park with 4no. modular cabins for holiday let use and associated infrastructure as well as, the change of use of the existing agricultural barn to provide a welcome hub for guests and the creation of a swimming pool.

The site forms part of an existing business consisting of agriculture and tourism and is within the countryside. The proposed change of use would result in farm diversification which is supported by policy CS06 of the Core Strategy 2011.

Policy CS10 of the Core Strategy states that retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough and contribute to the regeneration and growth of the area. The Council will promote smaller scale tourism opportunities in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment. The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;

Policy DM11 of the Site Allocations and Development Management Policies Plan (SADMPP) states that 'Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:

-The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;

- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed.
- It is in accordance with national policies on flood risk.
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area.

The application has been submitted with a supporting Business Plan which confirms how the site would be managed and states what amenities would be provided for guests on site as well as listing businesses and facilities within the locality. The plan also confirms how the proposed development would support existing tourism provided by Park Farm which is within walking distance from the site.

The site is also surrounded by footpaths leading to the centre of the village which is located approximately 1.4 miles to the north and is host to a range of facilities including shops, pubs and restaurants. Therefore, the proposed development is considered to comply with policy CS10 of the Core Strategy.

The proposed welcome hub and cabins are of a sensitive and modest scale which are considered to be of an acceptable design. Given that the site is well screened from St Thomas Lane, the cabins would not be visible from the street scene, therefore, the development would not have a harmful impact on visual amenity or the surrounding landscape. Overall, the proposed development is considered to comply with Policy DM11 of the SADMPP and Policy CS06 of the Core Strategy 2016.

### **Form and Character:**

The existing barn located on the site would be converted and slightly extended to provide a hub for users of the proposed cabins. The barn would incorporate Charred black timber cladding as well as natural cladding, anthracite grey windows and doors and glazing panels on the southwest elevation. The hub would provide toilets, a shower rooms, seating area and an outdoor lap pool. The building would measure 3.8m in height, 24m in width and 9.5m in depth and would be positioned to the north of the site.

A total of four cabins are proposed and would include two family sized cabins and two couple sized cabins.

The family cabins would measure 3.7m in height 10.3m in width and 10m in depth. These cabins would incorporate two bedrooms, a toilet, and a kitchen/living/dining area as well as an outside seating area and would be located to the east of the site.

The couples' cabins would measure 3.7m in height, 9m in width and 3m in depth and would provide one bedroom with a joint living and dining area. These cabins would be positioned to the centre and west of the site.

The cabins would be of a high-quality design incorporating a contemporary design including areas of glazing, timber cladding and a green roofing system. The cabins would be positioned on a small 'pad' of compacted stone and would be host to small decking areas immediately adjacent the cabin.

Overall, the proposed cabins would be of an acceptable scale, design and form and given their modest and contemporary appearance, the structures would not appear dominant within the rural setting. The proposed green roofing system would help the cabins to blend in

with the verdant site. The number of cabins proposed as well as their spacing is also considered to be appropriate for the size of the plot and the development would not appear clutter or cramped.

The conversion of the existing barn is also considered acceptable and would provide an attractive structure which would appear in keeping with the proposed cabins.

Given the positioning of the barn and proposed cabins along with the extensive screening providing in the form of hedging and mature trees, the additions would not be viewable from the street scene or the AONB[HWH1] which is located 1.9km from the site and therefore, would not have a detrimental impact.

The proposed development is therefore, considered to comply with policy DM15 of SADMPP, policy CS08 of the Core Strategy and policy NP05 (Materials and Design) and NP09 (Natural Environment) of the Snettisham Neighbourhood Plan.

### **Impact on Neighbour Amenity:**

The application site is positioned amongst agricultural fields and is well screened by mature trees and hedging. The nearest residential property is located some 862m to the west. Therefore, the proposed development would not be considered to have a detrimental impact on residential amenity in terms of overlooking, loss of light or noise disturbance.

Whilst the proposed hub barn and the 4no. cabins would incorporate sections of glazing, due to their scale, they are not considered to create an unacceptable level of light spillage.

A condition would also be added to restrict the use of external lighting to prevent further light spillage.

Therefore, the proposal is considered to comply with policy DM15 of SADMPP and policy CS08 of the Core Strategy.

### **Highway Safety:**

The site is located at the southern end of the farm and close to the southern boundary of Snettisham Parish. However, the bridleway offers direct and vehicle free access to the village approximately 800m away along with other routes via paths and the road.

The site would be accessed via an existing agricultural track leading east off St Thomas Lane. The access is already used by the regular deer safari tours which are operated by the Deer Park attraction. This tour involves a tractor and trailer entering and exiting the site via the same access around 8 times per day. There is also a secondary vehicle access located off St Thomas Lane and is utilised by members of a small fishing syndicate who park in the field adjacent St Thomas's Lane.

Whilst concerns have been raised by members of the public and the Parish Council, the Highway Authority has confirmed that whilst the development would lead to a small increase in vehicle movements onto St Thomas Lane, the proposal is considered to be of a low scale. Given that the access is already in use by the Deer Park Tours, the Highway Authority has no objections and conditions would be added to ensure that the access is improved.

Parking for occupants as well as staff would be located to the east of the hub. Occupants would not be able to drive directly to their accommodation and all vehicles would be kept in the designated parking areas.

The public right of way located to the north of the site (Snettisham Bridleway 14) would not be affected as a result of the development would remain open and accessible for the duration of the development as requested by the Public Right of Way Officer.

Drawings have been provided by the applicant showing proposed highway improvement measures which have been agreed in principle by the Highway Authority however, a condition regarding the measures would still be added to ensure a sufficient amount of detail is provided.

Overall, the utilisation of the existing access is considered acceptable and conditions would be added to ensure that improvements are made. A sufficient amount of parking would also

be provided. Therefore, the proposed development complies with policy DM15 of SADMPP and policy CS08 of the Core Strategy.

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

#### **Flood Risk:**

This part of the site is located within flood zone 1 which is considered as 'Low Probability' and comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). The NPPF states that all uses of land are appropriate in this zone.

#### **Ecology:**

The application site falls within the Zone of Influence for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS').

The Norfolk GIRAMS identifies a detailed programme of County-wide measures to mitigate against the adverse implications of in-combination recreational impacts on the integrity of the Habitats Sites caused by new residential development and tourist accommodation. The strategy introduces a per-dwelling tariff to ensure development is compliant with the Habitats Regulations; the collected tariff will fund a combination of hard and soft mitigation measures at the designated Habitats Sites to increase their resilience to greater visitor numbers. The tariff is calculated as a proportionate sum of the full costs of the Norfolk-wide RAMS mitigation package as apportioned to the predicted growth outlined in the Local Plan.

An appropriate assessment has been undertaken and concludes that the GIRAMS fee would be sufficient in mitigating any potential impacts as a result of the proposed development.

A condition would also be added requesting the applicant to provide information regarding the importance of the environmental sensitivity of the site given its location within the Zone of Influence. The scheme of information should include the provisions of a leaflet to all site guests regarding the correct disposal of litter, safe use of firepits, due regard to breeding birds and prohibition of entering fenced off areas.

The Ecology report submitted with the application concludes that the site is assessed as being of value at a parish scale for most biodiversity features and protected species with an overall minor adverse unmitigated impact foreseen as a result of the proposed development. It is considered sufficient avoidance and mitigation measures could be employed to reduce the residual impact to neutral.

Mitigation measures proposed include ensuring a minimum 5m working buffer from retained habitats using Heras fencing, no construction between September or February outside of the breeding bird season to avoid any potential offences relating to breeding birds, no groundworks and mobile plant movement within the roof protection zone of trees.

All these measures would be secured via condition along with conditions relating to external lighting, the installation of bird and bat boxes and a scheme providing information regarding the importance of the environmental sensitivity of the site.

The report also confirms that the existing barn located on the site is not considered to offer potential for roosting bats and no scattered trees were particularly noteworthy with regards to potential roost features.

The Ecology Officer has reviewed the statement and confirmed no objections to the proposal subject to conditions.

#### **Contamination:**

The application has been submitted with an individual screening assessment for the barn which indicates that it has been used in association with breeding of deer for venison.



The Environmental Quality Team have reviewed their files and confirmed that the site is on land that is first seen with the barn and reservoir present in aerial photography from 1999. The surrounding landscape is largely agricultural.

The use of the site as a hub to serve the occupants of the proposed cabins would not lead it to be more sensitive in regard to land contamination. There are no potential sources of contamination.

### **Archaeology:**

The proposed development lies in close proximity to an area of earthworks of medieval and later field boundaries, ridge and furrow arable and possible buildings. In addition, there is a record of a 'Roman pavement' being found here before 1980 and it has been suggested that a wall found here in 1991 may be part of the vanished medieval St. Thomas' Chapel, suggesting that human burials may be present. Medieval pottery has also been found previously in the immediate vicinity. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

Therefore, conditions would be added to ensure that no development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority and the development cannot be occupied until the site investigation and post investigation assessment has been completed.

### **Third Party Comments:**

One representation has been received objecting to the proposed development on the basis that the land bordering Park Farm on the Ingoldisthorpe Church side is used as a wildlife haven and a RSPCA Wildlife Hospital release site, therefore, the objector raised concerns that the development has the potential to damage the site due to noise disturbance.

The comments have been taken into consideration however, the proposed development would be confined to the site shown within the red line on the location plan submitted with the application.

The proposed use is not considered to result in an unacceptable level of noise disturbance due to its scale and positioning. The site is also already used for the Deer Safari which involves a tractor and trailer entering and existing the site up to 8 times a day, therefore, the area is already subject to some noise disturbance.

### **CONCLUSION:**

The proposed development is considered to be of an acceptable scale, design and form. The proposal is not considered to have a detrimental impact on residential amenity or the adjacent AONB given the separation distance.

Overall, the proposed development is considered to be acceptable and complies with policies DM1, DM2, DM11, DM15 and DM21 of the Site Allocations and Development management Policies Plan 2016 and policies CS01, CS02, CS06, CS08, CS10 and CS12 of the Core Strategy 2011 and NP05 (Materials and Design) of the Snettisham Neighbourhood Plan.

[HWH1]You need more on the AONB please. Why does the site comply with DM11 insofar as the AONB? Assessment against Policy NP09 of the NP. What are the NPPF tests and why is this ok?

## RECOMMENDATION:

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

1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition The development hereby permitted shall be carried out using only the following approved plans:

LOCATION PLAN Received 13.03.2023  
DRAWING PACK Received 01.03.2023  
DRAWING PACK 2 Received 01.03.2023  
VISUAL 1 Public VISUAL 2 Received 01.03.2023  
321/P/01 PLANS AS EXISTING Received 01.03.2023  
321/P/03 B BLOCK PLAN Received 01.03.2023  
PP.1000 B PROPOSED FLOOR PLAN AND ELEVATIONS Received  
01.03.2023  
UDS64650-A1-02001 A ILLUSTRATIVE MASTERPLAN Received 01.03.2023  
LANDSCAPE AND VISION DOCUMENT PART 1 Received 01.03.2023  
LANDSCAPE AND VISION DOCUMENT PART 2 Received 01.03.2023

2 Reason For the avoidance of doubt and in the interests of proper planning.

3 Condition No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

1. An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

3 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.

4 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 3.

4 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

5 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 5 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition Prior to the first use of the development hereby permitted, full details of a scheme providing information regarding the importance of the environmental sensitivity of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of a leaflet to all site guests regarding:
- The correct disposal of litter
  - Due regard to breeding birds
  - Safe use of firepits
  - Prohibition of entering fenced off areas
- 6 Reason In the interests of protecting ecological sensitive features of the locality in accordance with Paragraph 174 of the NPPF and local planning policy.
- 7 Condition No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance have first been submitted to and agreed in writing with the local planning authority. External lighting must be designed in accordance with Bat Conservation Trust (2018) guidelines. These include requirements such as: LED luminaires to be used where possible; luminaires to be mounted on the horizontal, i.e. no upward tilt; any external lighting should be set on motion-sensors and short (1min) timers, and no lighting of boundary features.
- 7 Reason In order to safeguard the ecological interests of the site in accordance with Policy CS12 of the Kings Lynn and West Norfolk Core Strategy 2011 and Section 15 of the NPPF
- 8 Condition No removal of hedgerows, trees, shrubs or brambles shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests no more than 48 hours prior to the commencement of vegetation clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority
- In the event that any bird nests or actively breeding pairs are encountered, works will not commence on site until a further survey has been submitted in writing and approved by the Local Planning Authority confirming that any nesting attempts are concluded and any chicks in nests have fledged.
- 8 Reason All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981.
- 9 Condition The development hereby permitted shall not be occupied until the soft landscaping, installations of minimum 4No. bat and 4No. birds boxes or integrated alternative are undertaken in accordance with the details outlined within Section 6.5 of the Ecological Impact Assessment already submitted as part of the application. Locations of these enhancement measures should be guided by a competent ecologist. A 'statement of good practice' shall be signed upon completion by the competent ecologist, and be submitted to the LPA, confirming that the specified enhancement measures have been implemented in accordance with good practice upon which the planning consent was granted.

- 9 Reason In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF and local planning policy.
- 10 Condition Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting 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 Notwithstanding the details submitted as part of this application no works above slab level shall commence on site unless otherwise agreed in writing by the Local Planning Authority until detailed drawings for the off-site highway improvement works (passing bay formalisation) have been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In the interests of highway safety.
- 12 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 11 shall be completed to the written satisfaction of the Local Planning Authority.
- 12 Reason In the interests of highway safety.
- 13 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 13 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 14 Condition The accommodation hereby approved shall be occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets.
- 14 Reason The site lies within in an area in which the local planning authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 15 Condition The accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and the owners / operators shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority
- 15 Reason The site lies within in an area in which the local planning authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.

**PLANNING COMMITTEE - 31 July 2023**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the 3 July Planning Committee Agenda and the 31 July agenda. 120 decisions issued 113 decisions issued under delegated powers with 7 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 60% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

**RECOMMENDATION**

That the reports be noted.

Number of Decisions issued between 16 June 2023 and 14 July 2023

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
<b>Major</b>	6	5	1		6	100%	60%	2	0
<b>Minor</b>	41	31	10	36		88%	80%	4	1
<b>Other</b>	73	63	10	63		86%	80%	0	0
<b>Total</b>	<b>120</b>	<b>99</b>	<b>21</b>						

Planning Committee made 7 of the 120 decisions, 6%

## PLANNING COMMITTEE - 31 July 2023

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### 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

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DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
06.04.2023	13.07.2023 <b>Application Permitted</b>	23/00646/F	1 Manor Farm Barns Eastmoor Road Eastmoor Barton Bendish Part retrospective - windows on rear elevation	Barton Bendish
9.06.2022	29.06.2023 <b>Application Refused</b>	22/01134/OM	Frogs Hall Barwick Road Stanhoe King's Lynn Proposed site for holiday accommodation	Barwick - VACANT

08.06.2023	22.06.2023 <b>Application Permitted</b>	22/01488/NMA_1	Cavenham Cottage Mill Hill Road Boughton Norfolk NON-MATERIAL AMENDMENT to Planning Permission 22/01488/F: Two storey side extension, single storey rear extension and front porch on existing dwelling	Boughton
10.02.2023	19.06.2023 <b>Would be Lawful</b>	23/00243/LDP	North House The Drove Brancaster Staithe KINGS LYNN Application for a Lawful Development Certificate for the proposed siting of a prefabricated lodge within the curtilage and boundary, to be used incidentally to North House.	Brancaster
06.03.2023	16.06.2023 <b>Application Permitted</b>	23/00467/F	Tangle Pickers Main Road Brancaster Staithe King's Lynn 2 Storey Extension	Brancaster
13.03.2023	30.06.2023 <b>Application Refused</b>	23/00456/F	Woodthorpe Villa Main Road Brancaster Staithe King's Lynn Reform existing roof to facilitate new inset balcony	Brancaster
22.03.2023	10.07.2023 <b>Application Permitted</b>	23/00665/F	Dormy Cottage London Street Brancaster King's Lynn Proposed annexe replacement. Revised design to planning consent 21/02317/F	Brancaster
05.04.2023	26.06.2023 <b>Application Permitted</b>	23/00749/F	Fairways 14 The Cricket Pasture Burnham Deepdale Norfolk Single storey rear extension to form kitchen/dining and snug. Re ordering plan. Single storey boat store	Brancaster

09.05.2023	03.07.2023 <b>Application Refused</b>	23/00809/F	10 Branodunum Brancaster King's Lynn Norfolk Two storey extension & alterations to dwelling	Brancaster
05.12.2022	23.06.2023 <b>Application Permitted</b>	22/02171/F	Arnolds Joan Shorts Lane Burnham Market King's Lynn Proposed single storey rear extension, extension to boundary wall and repositioning of gates	Burnham Market
13.03.2023	23.06.2023 <b>Application Permitted</b>	23/00441/F	58A Market Place Burnham Market Norfolk Proposed loft conversion	Burnham Market
21.04.2023	26.06.2023 <b>Application Permitted</b>	23/00866/F	Sussex Farm Ringstead Road Burnham Market Norfolk Variation of Condition 7 (to confirm ASHP details for Barns 1 and 2 ) of Planning Permission 22/01938/F: To amend barns 1 and 2 and parking / storage for barns 2 and 3 (Variation of condition 2 of planning permission 21/01558/F)	Burnham Market
30.05.2023	16.06.2023 <b>Application Permitted</b>	22/01768/NMA_1	2 Sussex Farm Lane Burnham Market KINGS LYNN Norfolk NON MATERIAL AMENDMENT TO PLANNING APPLICATION 22/01768/F -VARIATION OF CONDITIONS 2, 3, 4, 6, 8 and 10 OF PLANNING PERMISSION 21/01558/F in respect of Barn 9 21/01558/F Variation of condition 2 of planning permission 20/00904/F 20/00904/F Proposed conversion of barns to 9No residential dwellings with associated works.	Burnham Market



29.03.2023	06.07.2023 <b>Application Withdrawn</b>	23/00595/F	Great Farm Barn Whiteway Road Burnham Deepdale Norfolk New outdoor heated swimming pool with pool house incorporating plant room, changing and outdoor seating. Change of use of strip of current agricultural land to residential amenity use. Provision of solar panels behind proposed pool house.	Burnham Norton
04.04.2023	26.06.2023 <b>Application Permitted</b>	23/00750/F	Church Hill Farmhouse Church Hill Farm Wells Road Burnham Overy Town Installation of 5 boreholes for new ground source heat pump to replace existing oil boiler.	Burnham Overy
01.06.2023	11.07.2023 <b>Application Permitted</b>	22/02149/NMA_1	Wildgoose Cottage Glebe Lane Burnham Overy Staithe King's Lynn NON MATERIAL AMENDMENT TO PLANNING APPLICATION 22/02149/F -Variation of Condition 2 of Planning Permission 22/00535/F: Demolition of existing house and replacement dwelling	Burnham Overy

02.06.2023	21.06.2023 <b>Tree Application</b> <b>- No objection</b>	23/00114/TREECA	Dales Cottage Walsingham Road Burnham Thorpe King's Lynn T1 Holly (Ilex aquifolium) Location Rear garen Right side - Action crown reduction approx 2m . T2 Unidentified -Possile Rowan Rear garden right hand side - Action reduce over extended laterals by 1.5m crown clean/thin by 10%. T3 Ash (fraxinus excelsior) rear garden right hand side over outbuildings - Action crown raise to 3m above ground by removing the lowest four laterals . T4 Feild Maple (Acer Campestre) Location rear garden left hand side, Action- Fell . T5 Sweet Gum (liquidambar styraciflua) Location left hand side rear garden Action-1.2 reduction on south face over garden 5m on over extended laterals on remaining crown . T6 Bird Cherry (Prunus padus) location rear garden rear left side Action 2.5 reduction,10% thin. T7 Cypress Lawsonlocation rear garden rear right near gate - Action crown raise to 3m from ground above gate	Burnham Thorpe
14.06.2023	04.07.2023 <b>Tree Application</b> <b>- No objection</b>	23/00118/TREECA	The Field House Creake Road Burnham Thorpe King's Lynn T1 Birch Tree - Removal including stump grinding	Burnham Thorpe

20.02.2023	04.07.2023 <b>Application Permitted</b>	23/00319/F	Land North of Greenslade House Newton Road Castle Acre Norfolk Demolition of agricultural buildings with extant permission to convert to a single dwelling, and erection of a new detached dwelling, with associated change of use of land from agricultural to residential	Castle Acre
25.05.2023	20.06.2023 <b>Tree Application - No objection</b>	23/00106/TREECA	Arch House 12 Bailey Street Castle Acre King's Lynn T1- Cherry tree, crown reduction by approx. 1.5 - 2m to keep it to a suitable size for its location and away from neighbouring buildings T2- Ash tree, crown clean to reduce risk of falling branches and improve the health of the tree	Castle Acre
02.05.2023	30.06.2023 <b>Application Permitted</b>	23/00776/F	38 Jubilee Bank Road Clenchwarton King's Lynn Norfolk Proposed single storey side extension to form new utility area c/w new front porch.	Clenchwarton
13.06.2022	27.06.2023 <b>Application Refused</b>	22/01012/F	14 Gelham Manor Dersingham King's Lynn Norfolk Retrospective application for panelled fence at front of garden	Dersingham

17.05.2023	21.06.2023 <b>TPO Approved</b> <b>Work</b>	23/00042/TPO	5 Chestnut Close Dersingham King's Lynn Norfolk 2/TPO/00040 - 23 Hornbeam Trees - For reduction of trees(x23) taking them back by the previous pollard points, This would be a repetition of an earlier operation that has been carried out many times in the past and will maintain the trees as a hedge . The proposed operation would reduce the trees to approximately 1M above the height of the trimmed hedge with branches in the top 1M being cut back inline with the rest of the hedge with final pruning cuts made to a branch collar or a suitable growing point .	Dersingham
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19.12.2022	21.06.2023 <b>Application Permitted</b>	22/02245/RMM	Drain From Bexwell To Bury St Edmunds 562498 303555 Norfolk RESERVED MATTERS APPLICATION WITH SOME MATTER RESERVED FOLLOWING OUTLINE CONSENT 21/01580/FM: Proposed hybrid for the proposed Bexwell to Bury St Edmunds Pipeline Scheme with full planning consent sought for a proposed 70 kilometre pipeline and associated above ground infrastructure at Gazeley, Isleham and Woodditton; and outline consent for above ground infrastructure at Bexwell, Kentford Ladys Green and Rede with all matters reserved except access	Downham Market
16.03.2023	27.06.2023 <b>Application Permitted</b>	23/00587/F	88 Ryston End Downham Market Norfolk Proposed bungalow	Downham Market
03.04.2023	30.06.2023 <b>Application Refused</b>	23/00734/O	1 Ryston Close Downham Market Norfolk PE38 9BD Outline planning application for a individual single storey dwelling and associated parking/access .	Downham Market
04.04.2023	12.07.2023 <b>Application Permitted</b>	23/00634/A	69 Bridge Street Downham Market Norfolk PE38 9DW Planning Application for approval to display proposed advertisement: 1 no of fascia signage; 1 no of projecting sign.	Downham Market

05.04.2023	29.06.2023 <b>Application Permitted</b>	23/00630/F	Salamanca 31 London Road Downham Market Norfolk Alterations to outbuilding	Downham Market
05.04.2023	29.06.2023 <b>Application Permitted</b>	23/00631/LB	Salamanca 31 London Road Downham Market Norfolk Applications for listed building consent for alterations to outbuilding	Downham Market
14.04.2023	14.07.2023 <b>Application Permitted</b>	23/00693/F	A J Coggles 69 Bridge Street Downham Market Norfolk Change of use from funeral directors (Class E) to hot food takeaway (sui generis); installation of extraction and ventilation equipment and minor external alterations	Downham Market
22.05.2023	04.07.2023 <b>TPO Approved</b> <b>Work</b>	23/00041/TPO	31 Wingfields Downham Market Norfolk PE38 9AR 2/TPO/00035 Crown raise Sycamore by 5 metres, reduce large limb laterally by 2.5m and raise over the road (Ravensway), remove deadwood. Holly reduce over fence, trim with hedge cutter to form a tighter crown (shape).	Downham Market
08.12.2022	07.07.2023 <b>Application Refused</b>	22/02278/F	Tall Tree's Downham Road Salters Lode DOWNHAM MARKET Retrospective change of use of land to residential, erection of bungalow, retention of areas of permeable hardstanding, works to access	Downham West

25.04.2023	13.07.2023 <b>Tree Application - No objection</b>	23/00090/TREECA	The Cottage School Road East Rudham King's Lynn T1- Ash, to remove 3x branches growing over boundary fence near to the power lines. The owner has been approached and happy for the work to take place. Branches cut back to branch collar.	East Rudham
26.05.2023	27.06.2023 <b>Tree Application - No objection</b>	23/00108/TREECA	The Cottage School Road East Rudham King's Lynn 30% crown reduction for walnut and cherry trees.	East Rudham
16.08.2022	19.06.2023 <b>Application Permitted</b>	22/01627/F	Sans Souci Chapel Lane Emneth Wisbech Construction of 2 storey 3 bedroom dwelling house	Emneth
28.03.2023	13.07.2023 <b>Application Refused</b>	23/00574/O	Land OppositeProspect House 107 Elm High Road Emneth Norfolk Outline application with some matters reserved for residential development of up to 4 dwellings	Emneth
04.04.2023	14.07.2023 <b>Application Permitted</b>	23/00629/F	30 Hungate Road Emneth Wisbech Norfolk Proposed Garage Building	Emneth
24.05.2023	13.07.2023 <b>Consultation by Adj Authority</b>	23/00959/CON	Land OppositeProspect House 107 Elm High Road Emneth Norfolk CONSULTATION BY FENLAND DISTRICT COUNCIL: Outline application with some matters reserved for residential development of up to 4 dwellings	Emneth

10.02.2023	04.07.2023 <b>Application Permitted</b>	23/00339/F	Feltwell Chinese Takeaway 32 Long Lane Feltwell THETFORD RETROSPECTIVE APPLICATION: Removal of timber garages/Store from side of building and extension to side of Chinese Takeaway.	Feltwell
02.05.2023	05.07.2023 <b>Application Permitted</b>	23/00767/F	6A Newcombe Drive Feltwell Norfolk IP26 4AH Single storey front extension and porch	Feltwell
23.11.2022	10.07.2023 <b>Application Permitted</b>	22/02100/F	West Wing Ivy House High Street Fincham King's Lynn Replace the rotten window frames and door with new ones in oak.	Fincham
31.03.2023	11.07.2023 <b>Prior Approval - Approved</b>	23/00622/PACU3	West Heath Barn Lynn Lane Great Massingham Norfolk Notification for Prior Approval: Change of use of Agricultural Buildings to Dwellinghouse (Schedule 2, Part 3, Class Q)	Great Massingham
06.04.2023	03.07.2023 <b>Application Permitted</b>	23/00656/F	12 Station Road Great Massingham King's Lynn Norfolk First floor rear extension	Great Massingham
13.04.2023	29.06.2023 <b>Application Permitted</b>	23/00688/F	Anglian Architectural Waterford Industrial Estate Mill Lane Great Massingham King's Lynn Two new Tilt and Turn Windows to South elevation of Unit 1. Windows to be powder coated RAL 7016 Matt Grey. Windows will be 900mm wide x 1000mm high, incorporating Low E Glass.	Great Massingham



20.04.2023	29.06.2023 <b>Application Permitted</b>	23/00717/F	Spar Stores The Village Store 14 Station Road Great Massingham Amended design of existing permission already granted for alterations to access & side wall to form new disabled access ramp and hand railing	Great Massingham
06.07.2022	28.06.2023 <b>Application Permitted</b>	22/01373/F	Old Stables Elder Lane Grimston King's Lynn Removal of extensions and provision of new single and two storey extension with alterations	Grimston
15.05.2023	10.07.2023 <b>Application Refused</b>	23/01011/F	2 Hawthorn Avenue Grimston Norfolk PE32 1XB Demolition of existing garage and construction of two-storey extension to dwelling	Grimston
10.02.2023	14.07.2023 <b>Application Refused</b>	23/00257/F	23 Neville Road Heacham King's Lynn Norfolk Construction of new 6 bedroom house after demolition of existing	Heacham
14.03.2023	26.06.2023 <b>Application Permitted</b>	23/00458/F	16 Jubilee Avenue Heacham King's Lynn Norfolk Extension and alterations to bungalow. New garage to rear garden.	Heacham
04.04.2023	28.06.2023 <b>Application Permitted</b>	23/00628/F	45 Marram Way Heacham King's Lynn Norfolk Proposed single storey front and rear extensions to existing dwelling	Heacham

02.05.2023	22.06.2023 <b>Application Permitted</b>	23/00918/F	35 School Road Heacham King's Lynn Norfolk Side extension and rear extension to previous extension including new flat roof over both areas	Heacham
02.05.2023	14.07.2023 <b>Application Permitted</b>	23/00951/F	7 Jubilee Road Heacham King's Lynn Norfolk Rear Extension, Modifications to Exterior, Rebuild of existing Garage	Heacham
05.06.2023	04.07.2023 <b>TPO Approved Work</b>	23/00045/TPO	Woodland North of Blackthorn Close South of Robin Hill And East of Hall Close Hunstanton Road Heacham Norfolk 2/TPO/00407 5 DAY NOTICE - Trees to be felled trees are dead and in a dangerous position and if fell would fall onto power lines on Hunstanton Road.	Heacham
12.07.2023	12.07.2023 <b>TPO Approved Work</b>	23/00061/TPO	Silven House 29 Hall Close Heacham Norfolk 5 DAY NOTICE: (2/TPO/00002): T1- Sycamore - the tree has suffered from a sooty bark disease and is highly prevalent in the woodland opposite. It is proposed to fell the tree and replant with a beech or ash.	Heacham

14.09.2022	04.07.2023 <b>Application Permitted</b>	22/01654/FM	Baytree Garden Centre Restaurant Farm Shop Steels Drove Great West Fen Hilgay Erection of extension to the farm shop, the replacement of an existing retail glasshouse, the erection of open-sided canopy, the erection of a canopy extension to the restaurant (retrospective), the erection of extension to the existing toilet block, the laying out of an extension to the existing car park (part retrospective), the laying out of an extension to the outside sales area, the erection of a 2.4 metre high fence, the relocation of a water tank and pump house	Hilgay
20.12.2022	12.07.2023 <b>Application Permitted</b>	22/02264/F	Church View Church Road Hilgay Norfolk Single storey and 2 storey extensions to dwelling, construction of car port	Hilgay
02.05.2023	10.07.2023 <b>Application Permitted</b>	23/00777/F	Rose Bungalow Hubbards Drove Hilgay Norfolk Extension and alterations to bungalow	Hilgay
13.06.2023	10.07.2023 <b>AG Prior Notification NOT REQD</b>	23/01053/AG	Ash Hill Farm Wood Hall Estate Woodhall Road Hilgay Agricultural Prior Notification: General Purpose Agricultural Building	Hilgay

24.04.2023	21.06.2023 <b>GPD HH extn - Not Required</b>	23/00728/PAGPD	Annexe At White Dyke Farm Black Dyke Road Hockwold cum Wilton Single storey rear extension which extends beyond the rear wall by 6.96m with a maximum height of 3.71m and a height of 2.85m to the eaves	Hockwold cum Wilton
16.02.2023	10.07.2023 <b>Application Refused</b>	23/00297/F	Church Cottages 8 Kirkgate Holme next the Sea Norfolk Erection of Shed Workshop and Removal of Existing Outbuildings	Holme next the Sea
27.02.2023	03.07.2023 <b>Application Permitted</b>	23/00418/F	Flaxley House Broadwater Road Holme next the Sea Hunstanton New Garage and Store.	Holme next the Sea
28.02.2023	21.06.2023 <b>Application Refused</b>	23/00422/F	Waxwings Thornham Road Holme next the Sea Hunstanton Proposed dwelling on subdivided plot of an existing dwelling.	Holme next the Sea
13.04.2023	07.07.2023 <b>Application Permitted</b>	23/00689/F	Emily Cottage 27 Kirkgate Holme next The Sea Norfolk Modification to the single storey roof structure to make it more in keeping with the age and style of the existing property and to secure the currently unstable chimney structure. Minor changes to the rear access arrangements to raise below head height internal ceiling area.	Holme next the Sea

10.05.2023	19.06.2023 <b>Tree Application - No objection</b>	23/00099/TREECA	Emily Cottage 27 Kirkgate Holme next The Sea Norfolk T2 Walnut (of the MWA Arboricultural Report) - Remove (fell) to near ground level and treat stump to inhibit regrowth. TG2 Holly, Blackthorn (of the MWA Arboricultural Report) - Remove (fell) to near ground level and treat stump to inhibit regrowth. Reason is clay shrinkage subsidence damage at neighbouring property within a conservation area	Holme next the Sea
03.01.2023	10.07.2023 <b>Application Refused</b>	22/02311/F	The Hideaways 3A South Beach Road Hunstanton Norfolk First floor extension, single storey extension and conversion of store to holiday let	Hunstanton
28.02.2023	09.06.2023 <b>Application Permitted</b>	23/00425/CU	39 Waveney Road Hunstanton Norfolk PE36 5DG  RETROSPECTIVE APPLICATION: Change of use of residential property to a studio florist (operating from the living room and garden room)	Hunstanton

03.03.2023	03.07.2023 <b>Application Permitted</b>	23/00460/F	Barclays Bank Plc 42 High Street Hunstanton Norfolk Decommission of Barclay Bank Plc including letterbox to be sealed internally and to remove existing individual letters signage, branch opening times, ATM, night safe, CCTV camera and existing blue film.	Hunstanton
03.05.2023	28.06.2023 <b>Application Refused</b>	23/00790/A	The Lighthouse Lighthouse Close Hunstanton Norfolk 2 Proposed Signs 800x500 as shown	Hunstanton
07.03.2023	06.06.2023 <b>Application Permitted</b>	23/00478/F	6 Whitefriars Terrace King's Lynn Norfolk PE30 5AQ  Retrospective Application: Part demolition and single storey extension to dwelling	King's Lynn
13.03.2023	21.06.2023 <b>Application Permitted</b>	23/00518/F	172 Loke Road King's Lynn Norfolk PE30 2BP Conversion of existing property to 2no. flats, erection of rear extension, rebuilding the pitched roof of the existing rear ground floor extension to add a skylight, converting existing attic area to habitable space, erection of a rear dormer window, new 2no. skylights to front elevation and demolition of outbuilding to enlarge amenity area for occupants	King's Lynn

15.03.2023	04.07.2023 <b>Application Permitted</b>	23/00562/F	38 Bagge Road Gaywood King's Lynn Norfolk Retrospective Application: Construction of larger replacement conservatory	King's Lynn
31.03.2023	27.06.2023 <b>Application Permitted</b>	23/00603/A	Thurlow Nunn VAUXHALL & PEUGEOT 11 Campbells Meadow King's Lynn Norfolk Advertisement application for: Sign A - 1 x illuminated MG totem sign, Sign B - 1 x illuminated MG logo sign, Sign C - 1 x set of illuminated 'Thurlow Nunn' letters, Sign D - 1 x illuminated MG logo sign, Sign E - 1 x non illuminated welcome sign	King's Lynn
06.04.2023	06.07.2023 <b>Application Permitted</b>	23/00654/F	20 Ffolkes Drive King's Lynn Norfolk PE30 3BY Retrospective Application to retain fences and building works to existing bungalow.	King's Lynn
11.04.2023	26.06.2023 <b>Application Withdrawn</b>	23/00660/A	Tesco St Faiths Drive Gaywood King's Lynn Advertisement application for 1 x 4.3m high internally illuminated double sided gantry	King's Lynn
27.04.2023	12.07.2023 <b>Application Permitted</b>	23/00882/F	152 Wootton Road Gaywood King's Lynn Norfolk Two storey side and rear extension, first floor front extension	King's Lynn

02.05.2023	27.06.2023 <b>Application Permitted</b>	23/00781/F	5 - 9 Chapel Street King's Lynn Norfolk PE30 1EG Variation of Condition 2 of Planning Permission 22/00782/F: Change of use from existing offices into 6 No. Residential flats	King's Lynn
04.05.2023	28.06.2023 <b>Application Permitted</b>	23/00797/A	Syrens Tattoo Parlour 55 London Road King's Lynn Norfolk White painted fascia above studio windows 2735mm x 343mm fitted with 5mm Acrylic black lettering fixed to existing plywood fascia. Remainder of the studio front will be white painted wood frame with frosted silver etch self adhesive vinyl fitted to interior of windows with Olive branch cut out etching. Designs supplied. Studio frontage is currently painted dark grey.	King's Lynn
09.05.2023	04.07.2023 <b>Application Permitted</b>	23/00806/A	Kings Lynn Railway Station Blackfriars Road King's Lynn Norfolk Digital Totem Signage.	King's Lynn
09.05.2023	23.06.2023 <b>Prior Approval - Refused</b>	23/00811/T3	Pavement Verge At Goodwins Road King's Lynn Norfolk APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED: Installation of 19m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no GPS module	King's Lynn



11.05.2023	04.07.2023 <b>Application Permitted</b>	23/00831/CU	4 Walpole Road King's Lynn Norfolk PE30 2DZ Change of use from a former drop-in care/assessment centre for children to a food bank	King's Lynn
12.05.2023	04.07.2023 <b>Application Permitted</b>	23/00994/LB	The Dental Surgery 6 King Street King's Lynn Norfolk LISTED BUILDING CONSENT: Internal alterations and conversion of former dental surgery to single dwelling	King's Lynn
14.06.2023	13.07.2023 <b>Application not required</b>	23/01075/F	42 Hockham Street King's Lynn Norfolk PE30 5LZ Proposed Garage	King's Lynn
16.06.2023	05.07.2023 <b>Tree Application - No objection</b>	23/00126/TREECA	34 Albert Avenue King's Lynn Norfolk PE30 1EE G1 Tree - Fell trees that have grown over roof and treat stumps	King's Lynn
02.06.2021	22.06.2023 <b>Application Permitted</b>	21/01096/F	The Yard Dades Lane Marshland St James WISBECH Retrospective erection of day room and kennels, siting of touring caravan and wash room	Marshland St James
19.04.2023	19.06.2023 <b>Was Lawful</b>	23/00822/LDE	Greenbank Farm Low Road Marshland St James Norfolk LAWFUL DEVELOPMENT CERTIFICATE: Use of barn as a single dwellinghouse and use of associated land and outbuildings as incidental to the enjoyment of the dwellinghouse.	Marshland St James

20.03.2023	10.07.2023 <b>Application Permitted</b>	23/00520/FM	Wissington Sugar Factory College Road Wissington Wereham Erection of Top Soil Storage Building	Methwold
29.03.2023	19.06.2023 <b>Application Permitted</b>	23/00596/F	11 Old Feltwell Road Methwold THETFORD Norfolk VARIATION OF CONDITION 2 OF PLANNING CONSENT 21/02111/F - Swimming pool cover and associated rooms, enlargement of the pool in length, application has been approved for a smaller version - 14/01193/F	Methwold
28.03.2023	12.07.2023 <b>Application Refused</b>	23/00582/F	Site North East of Seahorse Lodge 24 Parkhill Middleton King's Lynn Detached dwelling, Garage and landscape works incidental to the development	Middleton
20.10.2022	10.07.2023 <b>Refused Determine</b> to	22/01866/A	Roundabout Queen Elizabeth Way A149 Greenyard Way And W of Reservoir Gayton Road King's Lynn Norfolk Non-illuminated sponsorship signs x 3	North Runcton
07.03.2023	19.06.2023 <b>Application Permitted</b>	23/00479/F	3 Manor Farm Cottages Common Lane North Runcton King's Lynn Single Storey Rear Extension	North Runcton
06.01.2023	07.07.2023 <b>Application Permitted</b>	23/00016/F	11 Whittington Hill Whittington King's Lynn Norfolk Proposed new Annexe accommodation within the grounds of the existing property.	Northwold

17.03.2023	27.06.2023 <b>Application Permitted</b>	23/00504/F	The Old Bell 2 Whittington Hill Whittington King's Lynn RETROSPECTIVE APPLICATION: Proposed conversion of outbuilding to form a single dwelling	Northwold
21.12.2022	16.06.2023 <b>Application Permitted</b>	22/02255/F	78 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk Erection of single storey games room and open air pool (retrospective) within garden of private dwelling	Old Hunstanton
30.03.2023	29.06.2023 <b>Application Refused</b>	23/00599/A	78 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk Advertising boards with dimensions of W900 x H600	Old Hunstanton
03.04.2023	29.06.2023 <b>Application Refused</b>	23/00617/A	Hippersley 67 Old Hunstanton Road Old Hunstanton Hunstanton Signage adjacent to pathway with dimensions of 900 x 600	Old Hunstanton
15.05.2023	10.07.2023 <b>Application Permitted</b>	23/00864/F	4 Sandringham Grove Old Hunstanton Norfolk PE36 6GA Proposed extension and alterations	Old Hunstanton
05.01.2023	30.06.2023 <b>Application Permitted</b>	23/00019/F	Land NE Sandpiper S of Meadow View And N of Fernie House The Cottons Outwell Norfolk Retrospective Application: Formation of new access	Outwell
02.05.2023	30.06.2023 <b>Application Permitted</b>	23/00778/F	2 The Cottons Outwell Wisbech Norfolk PROPOSED SINGLE STOREY REAR EXTENSION	Outwell

03.05.2023	29.06.2023 <b>Application Permitted</b>	23/00960/F	1 Nursery House Basin Road Outwell Wisbech Part retrospective extension and alterations	Outwell
21.03.2023	05.07.2023 <b>Application Permitted</b>	23/00639/F	Flint Barn 20 Burnham Road Ringstead Norfolk Alterations to dwelling	Ringstead
01.03.2023	16.06.2023 <b>Application Permitted</b>	23/00426/F	Littleport Farm Docking Road Sedgeford Hunstanton Extension, alterations and re-modelling to dwelling.	Sedgeford
20.04.2023	20.06.2023 <b>Application Permitted</b>	23/00715/F	Sedgeford Historical And Archeological Project Cole Green Sedgeford Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 22/00106/F: Change of use from office to residential unit	Sedgeford
09.12.2022	20.06.2023 <b>Application Permitted</b>	22/02204/F	23 The Beach Shepherds Port Snettisham Norfolk Erection of Fencing	Snettisham
11.05.2023	27.06.2023 <b>Prior Approval - Not Required</b>	23/00835/PART14	Snettisham Beach Sailing Club The Beach Shepherds Port Snettisham Prior Approval under Schedule 2 Part 14 Class J: Fitting of solar panels to a first floor flat roof.	Snettisham
16.05.2023	14.07.2023 <b>Application Permitted</b>	23/01021/F	Garden Lodge 9 Teal Close Snettisham KINGS LYNN Single storey rear and side extension to dwelling	Snettisham

01.06.2023	19.06.2023 <b>Application Permitted</b>	21/01592/NMA_1	Manor Farm Cottage 50 Burnham Road South Creake Fakenham NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/01592/F - Single storey rear extension and single storey side extension	South Creake
27.02.2023	21.06.2023 <b>Application Permitted</b>	23/00356/F	Land To the South of 9 And N of Oxborough Drive Green Lane South Wootton Norfolk VARIATION OF CONDITION 1 OF PLANNING CONSENT 22/01207/RM: Reserved Matters: Proposed 4 No. Dwellings	South Wootton
11.04.2023	26.06.2023 <b>Application Permitted</b>	23/00784/F	Marvin 4 Elmhurst Drive South Wootton King's Lynn Construction of single storey attached garage extension	South Wootton
22.12.2022	10.07.2023 <b>Application Permitted</b>	22/02267/F	Dolver Farmhouse Cuckoo Road Stow Bridge Norfolk Rear dormer window and alterations	Stow Bardolph
16.03.2023	06.07.2023 <b>Application Permitted</b>	23/00500/F	The Barn Church Farm West Head Road Stow Bridge change of use of land surrounding dwelling, from agricultural to residential and extensions to existing dwelling	Stow Bardolph

22.03.2023	05.07.2023 <b>Application Refused</b>	23/00537/O	Land Rear of 220 The Drove Barroway Drove Norfolk PE38 0AN Outline Planning with Some Matters Reserved: For residential development of up to five dwellings with matters committed in respect of access only.	Stow Bardolph
06.03.2023	12.07.2023 <b>Application Refused</b>	23/00471/F	Barn At Land NE of Four Winds And Marlian And W of 112A Jankin Lane Jankin Lane Terrington St Clement Norfolk Conversion of the existing agricultural barn into dwelling house (C3). Proposed extension to existing barn. Proposed cart shed style garage. Change of use from agricultural land to residential garden	Terrington St Clement
27.04.2023	14.07.2023 <b>Application Refused</b>	23/00893/F	Willowshade 56 Lynn Road Terrington St Clement King's Lynn Retention of existing front timber fence and gates	Terrington St Clement
02.05.2023	22.06.2023 <b>Application Permitted</b>	23/00935/F	16 Moat Road Terrington St Clement King's Lynn Norfolk Proposed two storey extension including render and cladding to remaining property and brick surrounding to chimney stack/plinth.	Terrington St Clement

12.05.2023	19.06.2023 <b>Prior Approval - Not Required</b>	23/00854/PART14	HILGATE NURSERIES LTD Sutton Road Terrington St Clement Norfolk SCHEDULE 2, PART 14, CLASS J: Application to determine if prior approval is required for a proposed installation of 357 no. solar PV panels	Terrington St Clement
30.05.2023	<b>GPD HH extn - Not Required</b>	23/00982/PAGPD	The Evergreens 84 Marsh Road Terrington St Clement King's Lynn Single storey rear extension which extends beyond the rear wall by 4.20m with a maximum height of 3.30m and a height of 2.50m to the eaves	Terrington St Clement
03.02.2023	10.07.2023 <b>Application Permitted</b>	23/00263/O	Land Rear of 19 To 47 Old Church Road Terrington St John Norfolk Outline application with all matters reserved for proposed residential development for 5 no. self build and custom build dwellings	Terrington St John
25.11.2022	19.06.2023 <b>Application Permitted</b>	22/02124/F	Lingwood High Street Thornham Hunstanton Replacement Boundary Wall and New Gates	Thornham
07.03.2023	27.06.2023 <b>Application Permitted</b>	23/00388/F	Fieldfare Cottage Main Road Titchwell Norfolk  Rear two storey extension with single storey element	Titchwell
04.01.2023	10.07.2023 <b>Application Permitted</b>	23/00014/CU	Building To Rear of Queens Head House 56 Town Street Upwell Continued use of building to rear of 56 for dog grooming business	Upwell

03.02.2023	06.07.2023 <b>Application Permitted</b>	23/00204/F	73 St Peters Road Upwell Wisbech Norfolk Proposed alterations and extension to 73 St Peters Road, Upwell	Upwell
24.03.2023	04.07.2023 <b>Application Permitted</b>	23/00551/RM	Plot To South of Number 19 Dovecote Road Upwell WISBECH Reserved Matters Application for one dwelling	Upwell
30.03.2023	07.07.2023 <b>Application Permitted</b>	23/00594/O	11 And 15 Green Road Upwell Wisbech Norfolk Outline application with some matters reserved for residential development - two dwellings, following the demolition of two existing dwellings on site	Upwell
04.04.2023	13.07.2023 <b>Application Permitted</b>	23/00632/F	Croft House Farm 48 Croft Road Upwell Wisbech PROPOSED REPLACEMENT DWELLING AND CART SHED	Upwell
05.04.2023	13.07.2023 <b>Application Permitted</b>	23/00647/F	97 School Road Upwell Wisbech Norfolk Proposed log cabin annex for family members, to be used ancillary to the main dwelling in aid of the family run butchers.	Upwell
20.06.2022	29.06.2023 <b>Application Permitted</b>	22/01067/F	Land N of Old Farm Market Lane Walpole St Andrew Norfolk PROPOSED WILDLIFE POND FOR STEWARDSHIP SCHEME	Walpole



02.02.2023	07.07.2023 <b>Application Permitted</b>	23/00251/F	Tamar Nurseries Ltd West Drove South Walpole Highway WISBECH VARIATION OF CONDITION 2,4 AND 9 FROM PLANNING APPLICATION 21/01911/F - 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 retention of 2x water attenuation tanks	Walpole Highway
10.05.2023	07.07.2023 <b>Application Refused</b>	21/01911/NMA_1	Tamar Nurseries Ltd West Drove South Walpole Highway WISBECH NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/01911/F: 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
06.04.2023	12.07.2023 <b>Application Permitted</b>	23/00655/F	The Bungalow Wilkins Road Walsoken Wisbech VARIATION OF CONDITION 2 AND 7 OF PLANNING APPLICATION 22/00751/F - Replacement dwelling and new culvert access.	Walsoken

27.03.2023	13.07.2023 <b>Application Permitted</b>	23/00691/F	94 Fen Road Watlington King's Lynn Norfolk Proposed Extension and Alterations to the dwelling	Watlington
04.04.2023	13.07.2023 <b>Application Permitted</b>	23/00754/F	100 Fen Road Watlington King's Lynn Norfolk Width reduction of office building (1.575m) to create gap between building and boundary.	Watlington
05.04.2023	06.07.2023 <b>Application Permitted</b>	23/00642/F	Athelstan 19 Station Road Watlington King's Lynn Addition of detached annexe to detached bungalow	Watlington
06.04.2023	28.06.2023 <b>Application Permitted</b>	23/00755/F	The Birches 8 Fen Road Watlington King's Lynn Proposed single storey extensions and alterations to existing dwelling with detached cartshed.	Watlington
17.04.2023	05.07.2023 <b>Application Permitted</b>	23/00702/F	41 Paige Close Watlington King's Lynn Norfolk Rear extension to existing bungalow	Watlington
24.03.2023	22.06.2023 <b>Application Permitted</b>	23/00552/F	Old Theatre Workshop 9 Abbey Farm River Road West Acre New windows, heat pump units + replacement door at Theatre Workshop, Abbey Farm	West Acre
24.03.2023	20.06.2023 <b>Application Permitted</b>	23/00553/LB	Old Theatre Workshop 9 Abbey Farm River Road West Acre New windows, heat pump units + replacement door at Theatre Workshop, Abbey Farm	West Acre

18.05.2023	04.07.2023 <b>Application Permitted</b>	21/01923/NMA_1	Homefields Basil Road West Dereham King's Lynn NON-MATERIAL AMENDMENT TO Planning Permission 21/01923/F: APPLICATION FOR VARIATION OF CONDITION 2 ATTACHED TO PLANNING PERMISSION 12/01720/F: Demolition of existing bungalow and associated ancillary outbuildings and the construction of one detached dwelling and garage	West Dereham
14.03.2023	28.06.2023 <b>Application Permitted</b>	23/00473/F	Bay Tree Cottage Lynn Road West Rudham KINGS LYNN Creation of a home office/recreational room and conversion of garage and adjoining open fronted car port to the rear of property	West Rudham
23.01.2023	22.06.2023 <b>Consent Required</b> is	23/00115/AG	Crown Farm Mill Road West Walton Wisbech Agricultural Prior Notification: Agricultural buildings, that contains a workshop and storage area, along with a farm office and staff facilities	West Walton

05.04.2023	10.07.2023 <b>Application Permitted</b>	23/00625/F	5 Southfield Drive West Winch King's Lynn Norfolk Removal of partial mock Tudor timber frame facades that were showing signs of rot and decay from front and west side of house. Cover with weather proof lining and then clad with grey cement board to complement grey windows and improve insulation of house (retrospective)	West Winch
05.04.2023	22.06.2023 <b>Application Permitted</b>	23/00633/F	Riverside St Germans Road Setchey King's Lynn Extensions and Alterations.	West Winch
14.04.2023	21.06.2023 <b>Application Permitted</b>	23/00697/F	Little Lanterns 33 Fir Tree Drive West Winch King's Lynn Proposed rear extension, roof alterations, render / cladding to the existing dwelling, alterations to dwelling including new porch and removal of chimney and proposed dormer roof alterations and construction of a garden room in the rear garden	West Winch
24.04.2023	22.06.2023 <b>Application Permitted</b>	23/00871/F	24 Fir Tree Drive West Winch King's Lynn Norfolk Two storey side extension	West Winch
25.04.2023	10.07.2023 <b>Application Permitted</b>	23/00878/F	Elyards Farm 18 Back Lane West Winch King's Lynn Variation of Condition 2 of Planning Permission 19/00104/F: Alterations and replacement garage	West Winch

11.05.2023	12.07.2023 <b>Application Refused</b>	23/00833/F	26 Lynn Road Wimbotsham King's Lynn Norfolk Construction of two storey extension on side of existing dwelling	Wimbotsham
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