

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



Planning Committee

Agenda

Monday, 4th September, 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
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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, 4th September, 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 31 July 2023 (previously published).

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

6. 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 - 140)

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

10. DELEGATED DECISIONS (Pages 141 - 175)

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

To: Members of the Planning Committee

Councillors 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 7 September 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 Chairman, items may not necessarily be taken in the order in which they appear in the Agenda.
- (2) An Agenda summarising late correspondence received by 5.15 pm on the Thursday before the meeting will be emailed (usually the Friday) and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 1 September 2023**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

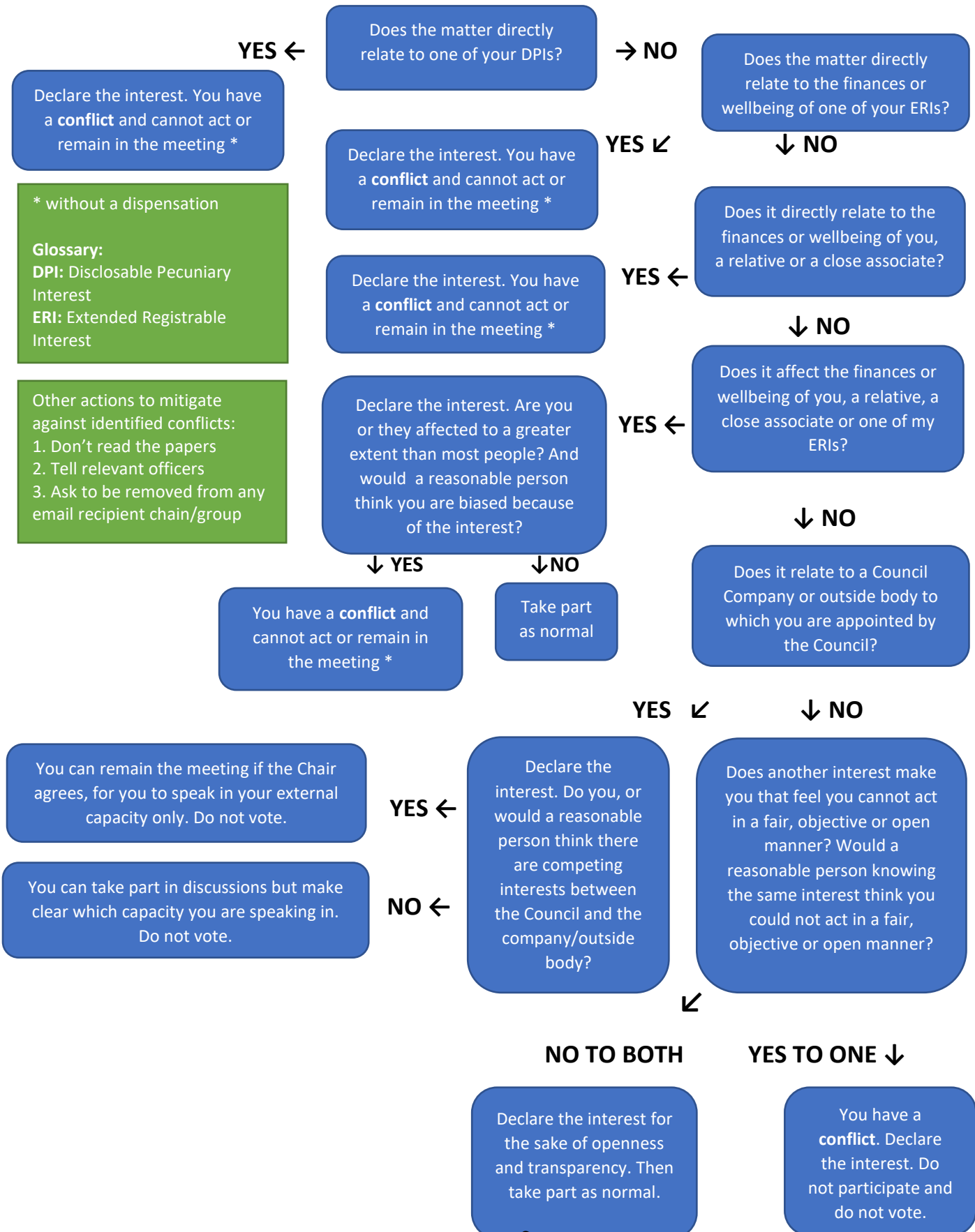
For Further information, please contact:

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

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



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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Suffixes to Reference Numbers	
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

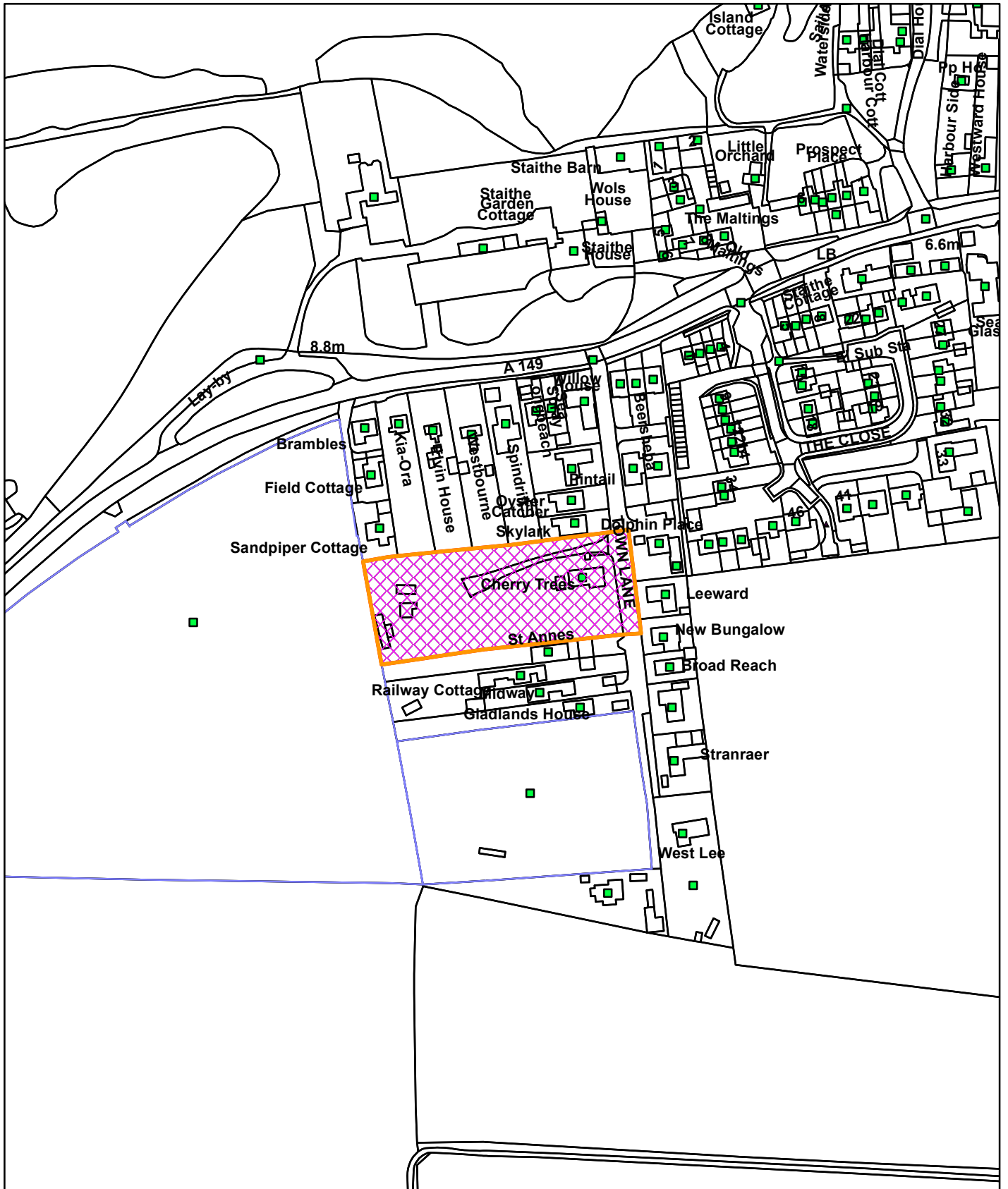
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
MONDAY 4 SEPTEMBER 2023**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
9/1	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
9/1(a)	20/01672/O Cherry Trees, 12 Town Lane, Brancaster Staithe, King's Lynn, PE31 8BT OUTLINE APPLICATION SOME MATTERS RESERVED: Demolition of existing dwelling and construction of up to 7No. dwellings (net increase of 6)	BRANCASTER	APPROVE	14
9/1(b)	23/00261/F Pine Cones Caravan And Camping, Dersingham Bypass, Dersingham, PE31 6WL Proposed amendments to the previously approved and implemented planning permissions 19/00791/F, 17/01871/F, 17/01870F to replace 6no. touring caravan pitches with 4no. lodges.	DERSINGHAM	APPROVE	39
9/1(c)	23/01008/F Kamway, Stanhoe Road, Docking, PE31 8NJ Request Planning Permission to erect a free-standing lightweight mast of 9.5m in overall height, when elevated to its full height. This is to support a single 2.8mm OD wire antenna, to operate on the 160m - 10m HF amateur radio bands.	DOCKING	APPROVE	52
9/1(d)	23/00853/F Ivy Farm House, 37 Congham Road, Grimston, PE32 1DW Replacement Garden Room.	GRIMSTON	APPROVE	65
9/1(e)	23/00855/LB Ivy Farm House, 37 Congham Road, Grimston, PE32 1DW Listed Building Consent: Replacement Garden Room.	GRIMSTON	APPROVE	74

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
9/1(f)	22/01021/F Ashley House, 3 Westgate, Hunstanton, PE36 5AL Construction of a pair of semi-detached dwellings within the existing residential curtilage of Ashley House and separation of existing annexe into a residential dwelling to the rear of the main house formally converted into a one-bedroom property.	HUNSTANTON	REFUSE	82
9/1(g)	23/00968/F Land W of The Garden, Edward Benefer Way, King's Lynn, PE30 3RZ VARIATION OF CONDITION 27 FOR PLANNING APPLICATION 21/00995/FM - Proposed primary care centre, new access and associated facilities	SOUTH WOOTTON	APPROVE	100
9/1(h)	23/01015/F Stonehouse Road, Upwell, Wisbech, PE14 9DX Change of use of land to paddock and erection of fencing and stables/store	UPWELL	APPROVE	112
9/1(i)	23/00342/F Barns And Land At, Rosalie Farm, Lynn Road, Walsoken, PE14 7DA PROPOSED BARN CONVERSION AND NEW LINK	WALSOKEN	APPROVE	118
9/1(j)	22/01498/O Ananda, 63 Station Road, Watlington, PE33 0JF Outline Application: New Dwelling	WATLINGTON	APPROVE	129

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Cherry Trees, 12 Town Lane, Brancaster Staithe, PE31 8BT

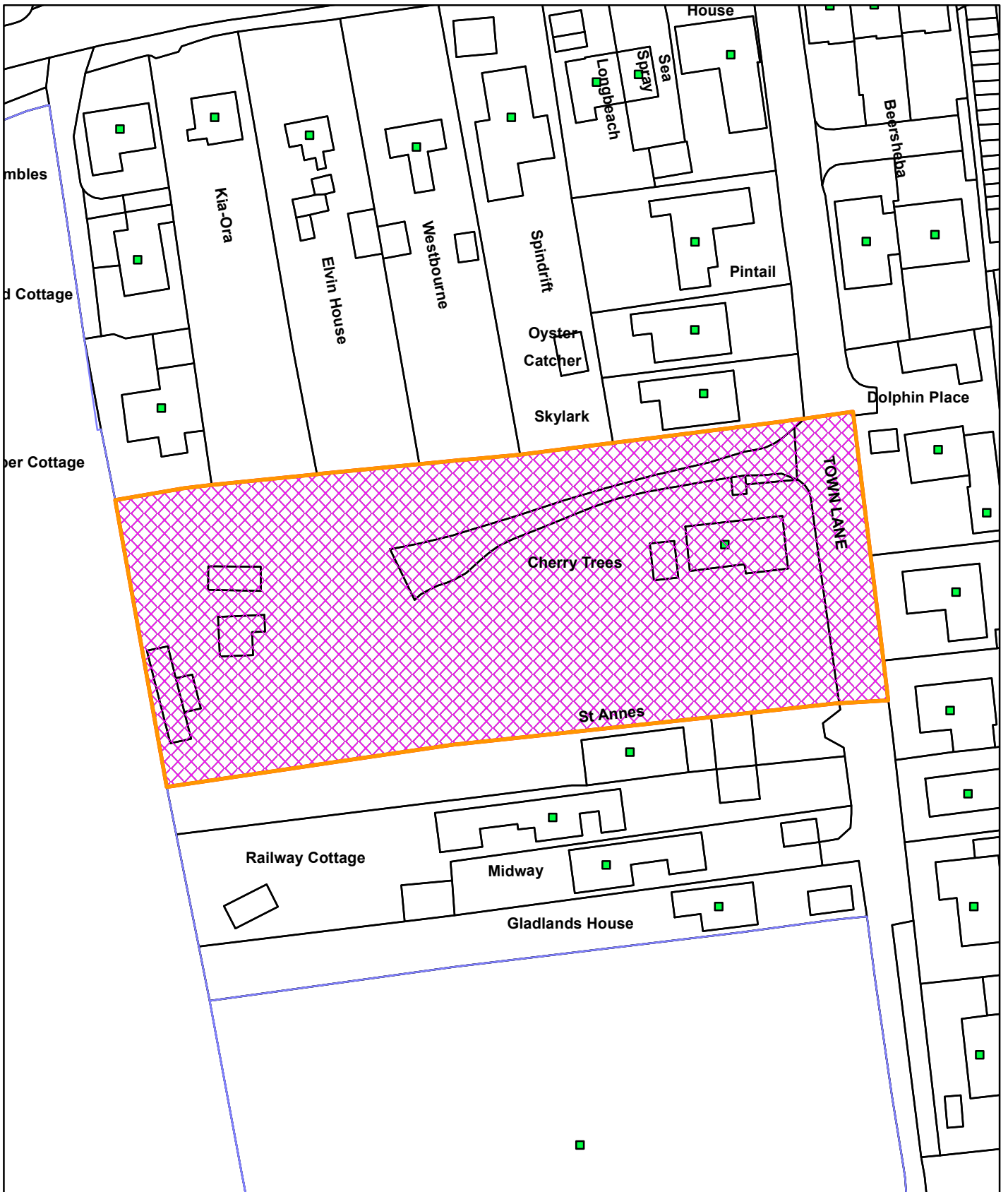


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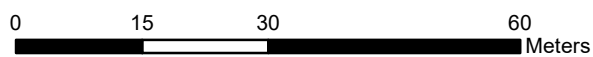


20/016728/O

Cherry Trees, 12 Town Lane, Brancaster Staithe, PE31 8BT



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22/08/2023

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Parish:	Brancaster	
Proposal:	OUTLINE APPLICATION SOME MATTERS RESERVED: Demolition of existing dwelling and construction of up to 7No. dwellings (net increase of 6)	
Location:	Cherry Trees 12 Town Lane Brancaster Staithe King's Lynn	
Applicant:	Client of Vertex Architecture Ltd	
Case No:	20/01672/O (Outline Application)	
Case Officer:	Mrs N Osler	Date for Determination: 8 January 2021 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee – Called in by Cllrs Lawton and de Winton

Neighbourhood Plan: Yes

Case Summary

Outline permission with all matters reserved for future consideration, except access, is sought for up to 7no. dwellings following demolition of the existing property (net gain of 6 dwellings.)

Access would be from the eastern part of the site onto Town Lane, an unadopted gravel lane that ultimately joins the A149 to the north of the lane.

An indicative layout has been provided showing how the 7no. dwellings could be arranged on site.

The site lies within the development boundary for Brancaster Staithe, a Joint Key Rural Service Centre with Brancaster to the west and Burnham Deepdale to the east as categorised in the Settlement Hierarchy of the Core Strategy (CS02.)

The site lies within the Area of Outstanding Natural Beauty (AONB) and has a Scheduled Monument (SAM) to the west (Roman Fort (Branodunum)). The area is Flood Zone 1 (low risk.)

Key Issues

Principle of Development
Form and Character and Impact on the AONB and SAM
Highway Impacts
Residential Impacts
Crime and Disorder
Other Material Considerations

Recommendation

A) APPROVE subject to conditions and the satisfactory completion of a S106 Agreement to secure affordable housing and GIRAMS payment within 4 months of the date of this committee resolution.

B) REFUSE in the event that the S106 Agreement is not completed within 4 months of the date of this committee resolution due to the failure to secure affordable housing and GIRAMS payment.

THE APPLICATION

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SUPPORTING CASE

NONE received at time of writing report.

PLANNING HISTORY

20/00091/PREAPP: INFORMAL - Likely to refuse: 16/10/20 - PRE-APPLICATION ENQUIRY WITH CONSULTATIONS AND WITH MEETING: Outline Application: Proposed development of 9 dwellings following demolition of existing house and outbuildings.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION but do raise concerns:

02.08.2023: The Parish Council has concerns over the density of the site and the ability of larger traffic to turn. There was also a request for the maximum amount of “eco-friendly” provision (solar panels, water collection etc.)

Given the size of the site and the Parish Council's concern over the reserved matters being almost a "given" once outline permission has been granted it welcomed Cllr de Winton's offer to call this application in for more detailed consideration.

10/12/2021: Cllrs wish to OBJECT on grounds of parking, overdevelopment, the number of houses, the issues with the private road, concerns over provision of sewerage, access for service and emergency vehicles and specifically referred to Neighbourhood Plan policies 1, 2, 3 & 5.

Further they noted the concerns of Natural England, Highways and your own review panel, as well as those of neighbours and others, drawing particular attention to the comments of a third-party.

We also note the fact that Cllr Lawton has called this application in, which has our full support.

Highways Authority: NO OBJECTION

16.08.2023: I have reviewed the revised plans and there is nothing to alter my comments of 11 May 2023.

11.05.2023: The means of access to the site is via Town Lane, an unadopted, private road currently serving 21 dwellings, bringing the total number to 28.

Extrapolation of statistical data from TRICS (Trip Rate Information Computer Services) shows that a residential dwelling is likely to generate 6 vehicular movements per weekday.

If permitted the proposed development of up to 6 additional dwellings is therefore likely to generate in the region of 36 additional vehicle movements over Town Lane and onto the A149, bringing the likely daily total to 162.

Previous works at the access of Town Lane with the A149 provided a widened, surfaced access arrangement and improved levels of visibility to the west by alterations to the frontage of The Willows. However, this only addressed the situation close to the access with the A149, benefiting adjacent proposals, but not addressing the shortfalls of the track in respect to construction and service vehicles.

The extent of the highway boundaries and private frontages provide little scope to improve construction or pedestrian provision without the use of private land, which is outside of the application site and the applicant's control.

The Highway boundary is the existing rear edgings across the access, it follows the old fence line fronting Beersheba, which is now shortened and curved into Town Lane, widening Town Lane by approx. 1m.

The Willows development has softened and setback the boundaries, which were previously overgrown.

The Willows developers had a new BT chamber installed and moved a cabinet which involved trenching and then the footpath was resurfaced, possibly in favour of patching. This was outside of the planning framework and undertaken by Public Utility companies.

There is no scope to deepen the access within the extents of the highway, so without the third-party land we would be at an impasse. However, the widened access addresses previous concerns raised in relation to SHCR 07 and your Authority have indicated that any

conditions seeking improvements would not be necessary, nor reasonable, should they be sought, given the private nature of the track.

As such, whilst I could raise concerns regarding increased pedestrian footfall over loose ground along the shared private track, there would be little realistic chance of securing any provision, which is unfortunate.

Therefore, I am able to comment in relation to highways issues only, that Norfolk County Council does not wish to resist the grant of outline consent but would wish to comment at Reserved Matters Stage.

Historic Environment Service: NO OBJECTION The proposed development site is located on the eastern edge of the elements of the Roman fort and settlement (Branodunum) at Brancaster which are protected as a scheduled monument. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains of Roman date) to be present within the current application site and that their significance would be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2019 paragraphs 199 and 189 is secured by planning condition.

Natural England: NO OBJECTION SUBJECT TO APPROPRIATE MITIGATION BEING SECURED.

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

- North Norfolk Coast Special Area of Conservation (SAC)
- The Wash and North Norfolk Coast SAC
- North Norfolk Coast Special Protection Area (SPA)
- North Norfolk Coast Ramsar
- Other European sites designated within the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) report and damage or destroy the interest features for which North Norfolk Coast Site of Special Scientific Interest (SSSI) has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation option should be secured:

- A financial contribution to be paid into the Norfolk Green Infrastructure and Recreational Avoidance Mitigation Strategy (GIRAMS).

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

Senior Ecologist: NO OBJECTION I've reviewed the following in response to your email:

- Shadow HRA (Rachel Hacking Ecology, 04 May 2023)
- Natural England Comments (23 May 2023)
- Natural England Comments (June 22, Sept 22, Oct 22, Nov 2022)
- Ecological Appraisal (Baker Consultants, Sept 2022)

Ecology comments: The Ecological Appraisal (EA) (BakerConsultants, Sept 2022) identified several ecological receptors which will potentially be impacted in the absence of mitigation
20/01672/O

including hedgehogs, a common pipistrelle day roost within the bungalow (TN4) and a barn owl roost within the Boat Shed (TN7). Other potential impacts are identified for which mitigation has been recommended in Section 6.

Conditions/Informatives:

1. A licence will be required to facilitate the demolition of the bungalow. Please condition the requirement for this licence to include text asking for the licence to be in place prior to any works to the bungalow (rather than pre commencement of works).
2. A known barn owl roost will be lost and should be compensated by the installation of a replacement roost features. This should be conditioned and include the requirements for type/location details to be submitted prior to commencement of works on TN7.
3. Hedgehog are suspected to be present on site. It's not clear to be what the boundary treatment will be where plots will be comprised of two or more impermeable boundary features at least two hedgehog holes should be included to prevent habitat severance.
4. Please condition the mitigation measures outlined within Section 6 of the report which does include hedgehog holes and barn owl boxes which may preclude the requirement for separate conditions for these aspects.
5. Please condition the net gain outlined within the Ecological Appraisal.

Habitats Regulation assessment: There are no issues with the sHRA provided by Rachel Hacking Ecology (May 2023) and I advise that we can adopt this as the record of HRA. Please secure the GIRAMS payment.

I can confirm that we should be securing GIRAMS at Outline stage. We should only secure at Reserved Matters where GIRAMS hasn't been secured at outline for some reason.

Norfolk Coast Partnership: OBJECT

28.12.2021: We believe the current proposal is overdevelopment and would prefer to see a reduced number of dwellings.

We note that Natural England has requested a HRA and suggested that enhancement is included in the proposal. We agree and would like to be assured that potential impacts to designated sites are considered and mitigated.

15.12.2021: We have no objection in principle as the site is in the development boundary but 8no. dwellings may be over-development which may impact setting and character and cause access problems on Town Lane.

A smaller scheme would be more suitable.

Housing Team: NO OBJECTION I have reviewed the amendments to this application today.

I note the applicant has reduced the number of units to 7, resulting in a net gain of 6 units. As per my previous comments the site exceeds 0.5ha and proposes a net gain of 6 units, an affordable contribution of 1.2 units of affordable housing is required. This should be delivered as 1no built unit for rent and a commuted sum of £12,000 to discharge the remaining 0.2 units of affordable housing.

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

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

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

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

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

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

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

I would also recommend that the applicant contacts me at the earliest opportunity to discuss the affordable housing in more detail prior to the submission of a reserved matters application.

Historic England: NO OBJECTION As stated in our previous advice on this application (07/12/2020 and 15/12/2021) the proposed development is located at the eastern edge of the 'Roman Fort (Branodunum)' scheduled monument (List Entry Number 1003983). A c.3m wide strip along the western boundary of the application site lies within the boundary of the scheduled monument.

The revised layout moves the proposed buildings out of the scheduled monument area. This amendment would therefore reduce both the physical impact of the proposed development on the scheduled monument and its impact on the monument's setting. We recommend that other groundworks within the westernmost part of the application site, within the scheduled monument area, should be avoided or kept to a minimum to further reduce the impact of the proposals.

Any groundworks, such as drainage, landscaping or fencing within the scheduled monument part of the application site would require Scheduled Monument Consent from the Secretary of State for Culture Media and Sport. Scheduled Monument Consent is a legal requirement under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and is separate from the granting of planning permission.

Historic England has no objection to the application on heritage grounds.

We recommend that you continue to consult with your specialist archaeological advisors in relation to the potential for non-designated buried archaeological remains to be present at the site.

Your authority should take these representations into account in determining the application.

Conservation: NO OBJECTION Historic England and the Historic Environment Service have commented on the archaeology issues associated with this site. There are no other known historic assets which will be affected by this scheme, and we therefore do not wish to make any further comments.

CSNN: OBJECT

17.08.2023: I note this amended scheme is very similar to the eight dwelling proposal (a reduction in only one dwelling); I maintain that this is an overdevelopment of the site (creating a mini-estate on a otherwise mainly linear developed lane/track), and this will result in reduced amenity for future occupiers plus it will increase the existing ambient noise levels for the lane thus impacting on existing residents.

The majority of my previous comments are still applicable.

I would request the following if permission is granted:

- Restriction of the total number of dwellings to less than 7, rather than 'up to 7' as shown in the application title – 3-5 dwellings would be less impactful
- Resurfacing/upgrading of the lane/track surface to tarmac or similar (to reduce noise and dust impacts)
- On-site parking for construction workers and storage of all materials etc.
- A basic CMP to address noise, dust, vibration, waste management and lighting mitigation measures (whilst this site is for less than 10 dwellings, it is located in a tight residential area where dwellings almost completely surround the site, with known low background levels, thus a greater degree of control for the clearance/demolition and construction phases should be required), which should include showing where plant, materials, waste etc are to be stored/located, where workers vehicles will be parked, and the site hours of 0800-1800 max on weekdays, and 0900-1300 Saturdays only, with no work Sundays/bank/Public Holidays
- ASHPs
- Surface water drainage. It is particularly important that it can be proven as early as possible that adequate space within the site will be available for SW drainage – I am specifically concerned about space for drainage within plots 2 and 3 given the smaller plots and easement required for the main foul sewer
- External lighting (more likely to impact on existing residents due to the placement and orientation of the dwellings proposed; downlighters only are requested, particularly as this is an AONB)
- Acoustic grade fence or wall, 2m high, for Plot 1.

09.12.2021: I consider that the site will be too cramped to accommodate that many dwellings and the impact on the residential amenity of existing dwellings along the lane will be detrimental, particularly taking into account the other development which has occurred or is approved along the lane. Eight dwellings is considered to be an overdevelopment of the plot and will generate a noticeable increase in vehicle activity once completed, on a road which is not appropriately surfaced to prevent amenity impacts due to noise and dust. The proposal would create a mini-estate on land which was originally for a single dwelling, in a rural setting which has already increased in density to the detriment of residents. This is an area where background noise levels will be low; not only will traffic movements impact on

20/01672/O

residents, but the everyday living noise generated from seven additional dwellings will be noticeable, and elevated substantially should the dwellings utilise ASHPs.

I am also concerned about site surface water/land drainage, due to the proximity of a flood plain, the significant increase in impermeable areas in comparison to existing, the number of dwellings and because the site lies above a Principal Aquifer.

External lighting associated with eight dwellings would also significantly impact on the AONB and existing residents, again due to the siting of the proposed dwellings within the plot.

It is also not clear whether a refuse collection vehicle would be able to appropriately manoeuvre within the proposed site or whether a shared waste/recycling presentation/collection point would be provided at the site entrance – I recommend that the BC Waste & Recycling Officer is consulted on this proposal.

The principle of development of the site is acceptable, however, the number of dwellings proposed and their layout in a cul-de-sac form is not. As with 19/02161/O, ultimately for two additional dwellings, a reduced number of dwellings i.e., three in total occupying the site frontage would be more appropriate.

Refuse and Waste Manager: OBJECT

08.08.2023: The proposal is not accepted in the absence of a type 3 turning head at the bottom of the site adjacent to plots 6 & 7 waste collection vehicles will not enter the site. The WCA will determine the collection point as being where the development meets Town Lane. This may lead to loss of amenity to neighbouring properties and residents of this development.

Adequate arrangements have not been demonstrated and therefore I must maintain my objection.

09.12.2021: I have carefully reviewed the information provided. Until I am satisfied that the turning head provided is sufficient, I will have to object. I will require a swept path analysis.

Road construction will have to be finished in hot rolled tarmac and of either a type 3 or type 6 construction to withstand the loads from an RCV.

The absence of these details will prevent the ability to make waste collections with resulting loss of amenity.

Anglian Water: NO OBJECTION The proposed development site is in the catchment of BURNHAM MARKET Treatment works, which the outfall is located outside of Natural England's Nutrient Neutrality boundary.

The Planning & Capacity Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater. However, if there are specific capacity drainage issues you would like us to respond to, please contact us outlining these issues.

The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout.

Please note that if diverting or crossing over any of our assets, permission will be required.

Environmental Health & Housing – Environmental Quality: NO OBJECTION As previously discussed, we reviewed all the available documentary information on the site and

the screening assessment form. The concern was that there are some heaps/piles of soil or waste material seen on aerial photography, and there was anecdotal information that the site had been used a small-scale coal yard. Therefore, some more information was required on any past commercial use of the site or material/waste storage. The applicant has now submitted: PHASE I GEO-ENVIRONMENTAL ASSESSMENT Report, February 2022 by Erda Associates.

The report reviews available information on the site history, with reference to potentially contaminative uses and provides a description of the site and photographs dated February 2022.

The report suggests there is likely to be a low risk from contamination from the former use, (including a possible small-scale coal yard) but recommends a basic phase II ground investigation to further assess the potential risk to human health and controlled waters. The report also suggests that an asbestos survey and controlled removal of the existing building may be required.

The findings are reasonable, and I recommend that the further investigation and any necessary remediation be secured by the full suite of contamination condition.

As the potential for asbestos materials has been identified in an existing building, I recommend an asbestos informative be appended to any permission granted.

Arboricultural Officer: NO OBJECTION I can confirm that I have no objection in principle. I think that a modest landscaping scheme should be submitted at reserve matters stage.

REPRESENTATIONS

SIX letters of **OBJECTION** were received in relation to the amended scheme. The reasons for objection can be summarised as:

- The width of Town Lane is incorrectly shown on the plans
- Gross overdevelopment of the site; the reduction of one unit does not change this, that would result in unacceptable overlooking and overshadowing issues
- Dimensions of the dwellings are not known
- The development is more urban in nature than suburban and totally out of character for the locality
- Development in depth is not a characteristic of Town Lane
- These will be more holiday homes
- The additional vehicle traffic will cause a noise and dust nuisance to the adjoining owners due to the track being gravel surfaced
- Applicant's do not have ownership of their frontage onto Town Lane; Cherry Trees only benefits from a 12ft wide right of access along the west side of Town Lane
- Town Lane is a shared surface private road of which the applicants have no right to increase vehicular activity on
- There are already too many dwellings served by Town Lane
- Town Lane is not wide enough or of a sufficient standard to accommodate additional dwellings
- Boundary trees are not shown on the plans
- The development would endanger pedestrians on account of the lack of pedestrian provision
- Fire Risk from the density of development
- Drainage has not been fully considered
- Scant regard has been taken of the public comments made to the previous application.

- I reiterate that the revised application, by virtue of its size, accessibility, location and relationship to neighbouring properties would have an unacceptably harmful effect on the appearance and character of the surrounding area.

SIXTEEN letters of **OBJECTION** were received in relation to the original scheme. The reasons for objection can be summarised as:

- Applicant's do not have ownership of their frontage onto Town Lane. Cherry Trees only benefits from a 12ft wide right of access along the west side of Town Lane
- Town Lane is a shared surface private road of which the applicants have no right to increase vehicular activity on
- There are already too many dwellings served by Town Lane
- Town Lane is not wide enough or of a sufficient standard to accommodate additional dwellings
- The development would endanger pedestrians on account of the lack of pedestrian provision
- Compromise highway safety at the junction of Town Lane and the A149
- Overdevelopment of the site
- A pair of barn owls are resident in the old buildings
- The development would result in additional daily vehicle movements of at least 42
- The development would not enhance the AONB and would detract from it
- No provision has been made for affordable housing
- Parking on Town Lane itself is already a problem; this application will further add to the problem
- Town Lane is not accessible to pushchairs or wheelchairs and is in places not suitable for bicycles or inform pedestrians
- There has been ongoing development surrounding us for years
- I fail to see why Norfolk Highways have changed their recommendation from refusal to acceptance when nothing positive has changed regarding Town Lane
- Construction traffic should be controlled if permission is granted

ONE Neutral comment was received in relation to the original submission which can be summarised as:

- The current owners of Cherry Trees have enjoyed free use of the eastern section of Town Lane in order to access their property for at least 50 years. Others may consider whether this grants them a right of way over Beersheba and Dolphin Place property
- Cherry Trees operated as a coal distribution depot, coal being transported in and out of this commercial/industrial site on a daily basis on very large articulated and rigid bodied lorries using both sides of the lane although at the time it was at least 1m narrower than it is today
- In terms of housing density this development does not appear to contravene the current version of the Brancaster Village Development Plan, the 2020 version has not been adopted yet. It does however seem to be compliment with the newer builds along the lane, at least one of which has been squeezed onto its neighbour's boundary
- The plan appears to show a large turning area, something that remains unavailable to other properties along the lane
- As for maintenance of Town Lane it has puzzled me as to why the residents have not formed a co-operative to address road maintenance and traffic management issues.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

20/01672/O

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

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

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Appropriate Housing

Policy 2 - Design, Style and Materials

Policy 3 - Footprint for New and Redeveloped Dwellings

Policy 4 - Parking Provision

Policy 5 - Replacement and Extended Dwellings

Policy 6 - Affordable / Shared Ownership Homes

Policy 10: Protection and Enhancement of the Natural Environment and Landscape

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 and Impact on the AONB and SAM
- Highway Impacts

- Residential Impacts
- Protected Species and Sites
- Affordable Housing
- Crime and Disorder
- Other Material Considerations

Principle of Development

The site lies within the development boundary of Brancaster Staithe, a Joint Key Rural Service Centre (KRSC) with Brancaster to the west and Burnham Deepdale to the east.

Development Plan Policy CS02 states, in relation to development within KRSCs: *Limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits of the Key Rural Service Centres.* This is obviously subject to compliance with other relevant planning policy and guidance.

Given that the Local Planning Authority can evidence in excess of a 5-year supply of housing land, its housing policies are up-to-date and carry full weight.

The principle of development of the site is therefore accepted because it accords with the NPPF and Development Plan. Furthermore, there is nothing in the Neighbourhood Plan that precludes residential development within the development boundary per se.

Form and Character and Impact on the Area of Outstanding Natural Beauty (AONB) and Scheduled Ancient Monument (SAM)

When considering the impact on the AONB, the Local Planning Authority does not consider the development to be major development as defined at paragraphs 176 and 177 of the NPPF.

Paragraph 176 of the NPPF requires the scale and extent of development within the AONB, or its setting, to be limited and be sensitively located and designed to avoid or minimise adverse impacts on the designated areas, and paragraph 174 requires *protection and enhancement of valued landscapes* which includes the AONB.

Protection and enhancement of the natural environment is also a requirement of Development Plan Policies CS01, CS12 and DM15 and Brancaster Neighbourhood Plan Policies 1, 2, 10.

Location within the AONB is not the only consideration in visual amenity terms. Paragraphs 130b) and c) respectively of the NPPF require all development to be *visually attractive as a result of good architecture, layout and appropriate and effective landscaping* and to be *sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*

This is reiterated in both the Development and Neighbourhood Plans. Development Plan Policy specifically CS08 requires development to *respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment*, Neighbourhood Plan Policy 1 requires *Development proposals to take account of the key features of views of, and within, the Area of Outstanding Natural Beauty...through careful design and sensitive layouts...*

The site runs at right angles to Town Lane and would result in development in depth, where the 'norm' for Town Lane is development with an active frontage facing the lane.

However, development does not necessarily have to replicate its surroundings, and something that differs can still be 'sympathetic' and acceptable. The test in such an instance is whether the difference results in something that is detrimental rather than simply different.

This scheme is in outline form with scale, layout, appearance and landscaping reserved for future consideration; therefore, layout is indicative only. Nevertheless, accommodation of up to 7no. dwellings on the site can only be achieved by development in depth.

Pre-application advice was sought in this regard and whilst ultimately the recommendation was 'likely to refuse' the pre-application accepted the principle of development in depth, although issues of overdevelopment, amenity and highways were raised. Pre-application advice carries no real weight in the planning balance, being informal advice only, but some consideration should be afforded it as it is the basis for the applicant's submitting this formal application for a reduced number of dwellings.

When viewed from the west across open countryside, the development would not appear incongruous, rather it would appear as a continuation in a southerly direction of existing development to the north of the site. Likewise, due to the built form on the western side of Town Lane being staggered (i.e., there is less of a strict building line on the west of Town Lane and some dwellings sit well within their plot) dwellings more centrally located within the site would again not appear out of place. When viewed from the east, from Town Lane itself, the indicative layout shows two frontage properties that would supply the characteristic active frontage onto Town Lane.

It is therefore considered, whilst not characteristic of the locality, development in depth in this instance, is sympathetic to its surrounding and would not be detrimental to the AONB. Whilst it is acknowledged that the Norfolk Coast Partnership object based on the impact on the AONB, for the reasons outlined above it is considered that development of depth of this site would preserve the character of the AONB.

In relation to density, the applicant has submitted a Density Analysis (DA) that covers adjacent sites/areas. The DA concludes that average density in the location, including recent planning permissions is 19 dwellings per ha. The density of the proposed development is 12d/ha. It would be difficult therefore to consider that the development is too dense or would constitute overdevelopment of the site.

Impact on the Schedule Ancient Monument (SAM) to the west is largely subject to maintaining a 3m wide strip along the western edge of the site. This strip must remain clear of all works including groundworks, such as drainage, landscaping / fencing. This issue cannot be fully assessed at this time given the outline nature of the application and would therefore have to be fully considered at reserved matters stage, an approach that Historic England has confirmed is acceptable to them.

Likewise, consideration of scale and appearance cannot be undertaken at this time given the outline nature of the application. Such issues, and compliance with relevant planning policy and guidance including Neighbourhood Plan Policies 1 (size and type of dwellings), 2 (appearance and materials), 3 (footprint for new dwellings), 4 (parking provision including garage provision and location) 5 (plot coverage and height restrictions) and 10 (impact on AONB) will therefore take place at reserved matters stage.

Similarly, noise impacts to the proposed dwellings and waste collection cannot be fully considered at this time. However, conditions will be appended to any permission granted to ensure that noise mitigation and full details of collection facilities for waste and recycling are supplied with any reserved matters submission.

Landscaping is also a reserved matter so cannot be given any detailed consideration at this time. However, boundary trees that could be affected by the layout have not been assessed to date. Therefore, whilst landscaping is a reserved matter the requirement for a tree survey to accompany any reserved matters application will be appended to any permission granted. As far as can be ascertained at this time it is considered that the development accords with the NPPF in general and specifically to paragraphs 130b) and c) of the NPPF, Development Plan Policies CS01, CS12 and DM15 and Neighbourhood Plan Policies 1, 2 and 10.

Highway Safety

The development would be accessed via a new access from the site onto Town Lane, an unmade, privately owned lane. Town Lane then provides existing access onto the public highway (the A149.)

The applicant has shown that access can be achieved from the site to the adopted highway in planning terms. Rights of access and land ownership are not planning matters and would have to be considered under civil law.

The original application was submitted with the red line including Town Lane and access onto the A149. However, because no operational development or change of use was proposed at the junction of Town Lane with the A149 the red line did not need to extend that far i.e., the red line needs only include land where operation development or change of use is taking place. The red line was therefore subsequently reduced and the Local Highway Authority's amended their comments accordingly.

This reduction in the red line site boundary and change in the Local Highway Authority's stance was on the basis of legal advice sought by the applicant, Local Planning Authority and Local Highway Authority.

The conclusion of the legal advice was that the requirement to rectify an existing issue by the current application, that proposes no operational development or change of use of the access of Town Lane with the A149, would be unreasonable and disproportionate and would not therefore meet the conditions test laid down in Planning Practice Guidance. Likewise, the shortcomings of Town Lane itself do not constitute unacceptable highway safety issues and cannot therefore constitute a reason for refusal on the grounds of highway safety. Furthermore, the development of the site with 6 additional dwellings would not result in '*residual cumulative impacts on the [adopted] road network*' (NPPF Paragraph 111.)

The applicant has shown that access can be secured from the site to the adopted highway in planning terms.

It is therefore considered that the development accords with the NPPF in general and specifically to paragraph 111 of the NPPF and Development Plan Policy CS11.

Parking provision cannot be fully considered at this time and would have to be considered at reserved matters stage.

Notwithstanding this, whether Town Lane is an appropriate access in terms of amenity is an issue that is covered in the section below.

Residential Amenity

Given the outline nature of the application, detailed consideration cannot be given to residential amenity either in relation to neighbouring dwellings or inter-relationship amenity.

Notwithstanding this, there are some concerns with the indicative layout that would have to be resolved by the reserved matters submission. These issues include overbearing, overshadowing and overlooking impacts as well as refuse collection, the latter of which, if a refuse truck could not gain access and turn at the end of the site, could result in disamenity (noise and odour) by virtue all bins associated with the development being immediately adjacent to frontage dwelling(s).

The issue of the impact of additional dwellings on existing occupants of Town Lane by virtue of noise and dust due to its unmade nature, and whether it would provide suitable access for all users of the proposed development (including wheelchair and pushchair users) cannot be resolved by reserved matters or by this outline application due to the fact that the applicants have no ability to improve Town Lane because they don't own it. However, it is not considered that the increase in 6 dwellings (36 vehicular movements per day) would be sufficient to warrant refusal on the grounds of disamenity to existing occupants of Town Lane, and there is an element of 'buyer beware' in terms of access via the unmade lane.

Members will need to consider whether the development accords with the NPPF in general and specifically to paragraphs 110b) and 130f) that respectively require development *[to have] safe and suitable access for all users and [to] create places that are safe, inclusive and accessible...*, and Development Plan Policy CS11 that requires development to *provide for safe and convenient access for all modes*.

Construction traffic, noise and hours could all be suitably conditioned if permission were granted as could lighting and air source heat pumps.

However, with layout unknown, noise attenuation in the form of acoustic fencing or walls cannot be fully considered given that layout is indicative only. Notwithstanding this a noise mitigation condition could be appended to any permission granted that could address noise impacts to occupiers of the proposed development. Although it should be noted that the lane itself is not conducive to travelling at any speed.

In summary it is considered, on balance, that residential amenity could either be suitably designed out at reserved matter stage or would not be sufficient enough to warrant refusal.

The development is therefore considered to accord with the NPPF in general and Development Plan Policies CS08 and DM15 in relation to residential amenity.

Ecology, Protected Species and Sites

Ecology: The applicant has stated that they would provide a Net Gain in Biodiversity, and the Local Planning Authority's Senior Ecologist is happy to secure this by condition. The proposed condition also covers protected species by requiring bat boxes, bird boxes an owl box and hedgehog holes.

Protected Species: The presence of a bat roost within the bungalow means that a licence will be required. This will be conditioned if permission is granted.

Because a license is required, the LPA is obligated to have regard to the requirements of the Habitats Directive. To do this they must consider the three tests of derogation the results of which should indicate the likelihood of Natural England granting the requisite license. The three tests are:

- Overriding Public Interest
- No Satisfactory Alternative

- Maintaining a Favourable Conservation Status
Taking each in turn:

Overriding Public Interest (OPI)

The OPI could be derived from the provision of 6 dwellings within the development boundary of the one of the borough's Joint Key Rural Service Centres, including 1 affordable unit as well as a £12,000 financial contribution to affordable housing provision within the borough that will add to the housing stock and is in accordance with an up-to-date Local Plan.

Although limited, there could also be some local economic benefit associated with the resultant dwellings, building contractors and suppliers during the construction phase.

No Satisfactory Alternative (NSA)

Do nothing – this would offer no economic benefits, and the loss of the building itself to disrepair could result in complete loss of the roost.

Proceed with the development as proposed – this would offer the greatest social benefit via housing supply and economic gain.

Maintaining a Favourable Conservation Status

The proposed development is unlikely to have a significant impact on the conservation status of the bat population as a whole, and therefore maintaining a favourable conservation status is likely to be achievable.

The conclusion of the three tests is that the LPA considers it likely that Natural England would grant the requisite license.

Protected Sites: A Shadow Habitat Regulations Assessment (sHRA) was submitted with the application that considered direct and indirect impacts on protected sites.

The site lies within the Zone of Influence of the following protected sites:

- North Norfolk Coast Special Area of Conservation (SAC)
- The Wash and North Norfolk Coast SAC
- North Norfolk Coast Special Protection Area (SPA)
- North Norfolk Coast Ramsar

An appropriate assessment has been carried out by the Local Planning Authority (LPA), as Competent Authority, that concludes that there would be no direct impacts and that indirect impacts from increased recreational activity could be mitigated by payment of the Green Infrastructure and Recreational Avoidance Mitigation Strategy Fee (GIRAMS) £1,265.04 (£210.84 per additional dwelling.)

Both Natural England and the LPA's Senior Ecologist agree with the finding of the appropriate assessment.

In this instance, because a S106 Agreement is required to secure affordable housing, the GIRAMS payment will be secured within the same agreement.

The development is therefore considered to accord with the NPPF (paragraph 174a) and Development Plan (CS01 and CS12) in relation to protected sites.

Affordable Housing

The site area and number of dwellings, together with its location in a designated rural area, means that an affordable housing contribution is required in line with the NPPF, Development Plan Policy CS09 and Neighbourhood Plan Policy 6.

In this instance the requirement is for 1.2 units. This should be delivered as 1no. built unit for rent and a commuted sum of £12,000 to discharge the remaining 0.2 of a unit.

This will be secured via a S106 Agreement.

On successful completion of the S106 Agreement, the development would accord with the NPPF, Development Plan Policy CS09 and Neighbourhood Plan Policy 6.

Crime and Disorder

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

Other Material Considerations

In relation to comments made by statutory consultees and third-parties not covered in the main body of the report your officers respond as follows:

Parish Council:

- 'Eco-friendly' provision (solar panels, water collect, etc.) – there are no specific policies requiring such provision. However, Certain requirements come under the Building Regulations, which are separate to planning requirements.

CSNN Officer:

- Restrict the total number of dwellings to less than 7; 3-5 dwellings would have less impact – the application has to be determined as submitted
- Resurfacing/upgrading of the lane/track surface to tarmac or similar (to reduce noise and dust impacts) – this is not achievable because the applicant does not own the road. Furthermore, it is not considered reasonable nor proportionate
- Acoustic grade fence or wall, 2m high, for Plot 1 – as layout is not know it is not possible to condition something so prescriptive at this outline stage.

Third-Party Representations:

- Dimensions of the dwellings are not known – scale and appearance are reserved matters
- These will be more holiday homes – there is no policy restricting dwellings to principal residencies
- Applicant's do not have ownership of their frontage onto Town Lane; Cherry Trees only benefits from a 12ft wide right of access along the west side of Town Lane – ownership is not a planning matter, but a civil one. The appropriate notices appear to have been served
- Boundary trees are not shown on the plans – this can be suitably conditioned
- Fire Risk from the density of development – this is a building control issue
- Drainage has not been fully considered – this can be suitably conditioned
- No provision has been made for affordable housing – affordable housing could be secured by S106 Agreement

- There has been ongoing development surrounding us for years – whilst this is acknowledged, this is not a reason to preclude development. Construction, including construction workers parking, will be controlled by a Construction Management Plan.

Issues relating to contamination, drainage, ecology, archaeology, and construction management as requested by statutory consultees, can all be suitably conditioned if permission is granted.

CONCLUSION

The site is located within the development boundary of Brancaster Staithe, a Joint Key Rural Service Centre and area where residential development, of an appropriate scale, is generally supported.

The application is in outline form for up to 7no. dwellings (a net increase of 6 dwellings). All matters are reserved for future consideration except access which is to be provided by a new access on to Town Lane which itself accesses the public highway to the north. The Local Highway Authority has confirmed they have no objection to the proposed development on the grounds of highway safety.

An indicative layout (although not wholly acceptable due to overbearing, overshadowing, and overlooking impacts as well as waste collection issues) together with a density analysis, has satisfied the LPA that the site could accommodate a net increase of 6 dwellings without detriment to the Area of Outstanding Natural Beauty, Scheduled Ancient Monument, highway safety or protected sites and species. It is considered that most of the residential amenity issues relating to the current indicative layout and identified by consultees and third parties could be designed out at reserved matters stage. However, the convenience and suitability of Town Lane cannot be addressed by either this outline application or any future reserved matters applications. Nevertheless, it is considered, on balance, that provision of 6 dwellings including 1no. affordable dwelling and £12,000 financial contribution to affordable housing, on a site within the development boundary outweighs this aspect.

It is therefore considered that the development, in terms of outline considerations, accords with the NPPF in general and specifically to paragraphs 111, 130b) and c) 174, 176 and 177 of the NPPF, Development Plan Policies CS01, CS02, CS09, CS11, CS12 and CS14, and Neighbourhood Plan Policies 1, 2, 5, 6 and 10, and the following is recommended:

A) APPROVE subject to conditions and the satisfactory completion of a S106 Agreement to secure affordable housing and GIRAMS payment within 4 months of the date of this committee resolution.

B) REFUSE in the event that the S106 Agreement is not completed within 4 months of the date of this committee resolution due to the failure to secure affordable housing and GIRAMS payment.

RECOMMENDATION

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

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

- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: No development above foundation level shall take place on site until a scheme to protect the dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any of the dwellings are occupied.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: In relation to location and access only the development hereby permitted shall be carried out in accordance with the following approved plan drawing no:

20070 03 Rev.E.
- 5 Reason: For the avoidance of doubt and in the interests of proper planning.
- 6 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 7 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 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 the requirements of condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 10 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.

- 11 Condition: No demolition/development shall take place until an archaeological written scheme of investigation (WSI) 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:
- I. The programme and methodology of site investigation and recording
 - II. The programme for post investigation assessment
 - III. Provision to be made for analysis of the site investigation and recording
 - IV. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - V. Provision to be made for archive deposition of the analysis and records of the site investigation and
 - VI. 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 demolition/development shall take place other than in accordance with the written scheme of investigation approved under condition 11 and any addenda to that WSI covering subsequent phases of mitigation.
- 12 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 13 Condition: The development shall not be occupied or put into first use 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: Prior to commencement of development, including demolition and site clearance, a Construction Management Plan (CMP) shall be submitted to and agreed in writing by the Local Planning Authority. The CMP shall include noise, dust,

vibration, waste management and lighting mitigation measures which should include showing where plant, materials, waste etc., are to be stored/located, where workers' vehicles will be parked, and the site hours of 0800-1800 max on weekdays, and 0900-1300 Saturdays only, with no work Sundays/bank/Public Holidays.

14 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

15 Condition: No development shall take place (including demolition, groundworks, vegetation clearance) until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority.

The LEMP shall detail the management and planting details of created and retained habitats, enhancement of hedgerows and installation of bat boxes, bird boxes, hedgehog holes and owl box. The LEMP shall outline how the habitat will be secured, monitored and the mechanism to achieve it. The LEMP shall accord with details outlined within the Biodiversity Metric 3.0 (20/04/2022) and Ecological Appraisal (Baker Consultants, Sept 2022) to provide a measurable net gain. Development shall be carried out in accordance with the approved plan.

15 Reason: In order to safeguard the ecological interests of the site in accordance with the NPPF and specifically section 15 of the NPPF and Development Plan Policy CS12.

16 Condition: The demolition of the existing bungalow shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead, or
- b) a statement in writing from the relevant licensing body or the Local Planning Authority to the effect that it does not consider that the specified activity/development will require a license.

16 Reason: In order to ensure protected species are suitably protected in accordance with the Habitats Directive, Section 15 of the NPPF, Development Plan Policy 12.

17 Condition: Submission of reserved matters shall include:

- * A plan showing site levels (existing and proposed)
- * A layout that includes a 3m wide SAM avoidance strip on the western side of the site
- * An outdoor lighting plan
- * Air source heat pump details if proposed
- * Noise mitigation measures for entrance plots
- * Full details of collection facilities relating to waste and recycling
- * A tree survey showing the following:

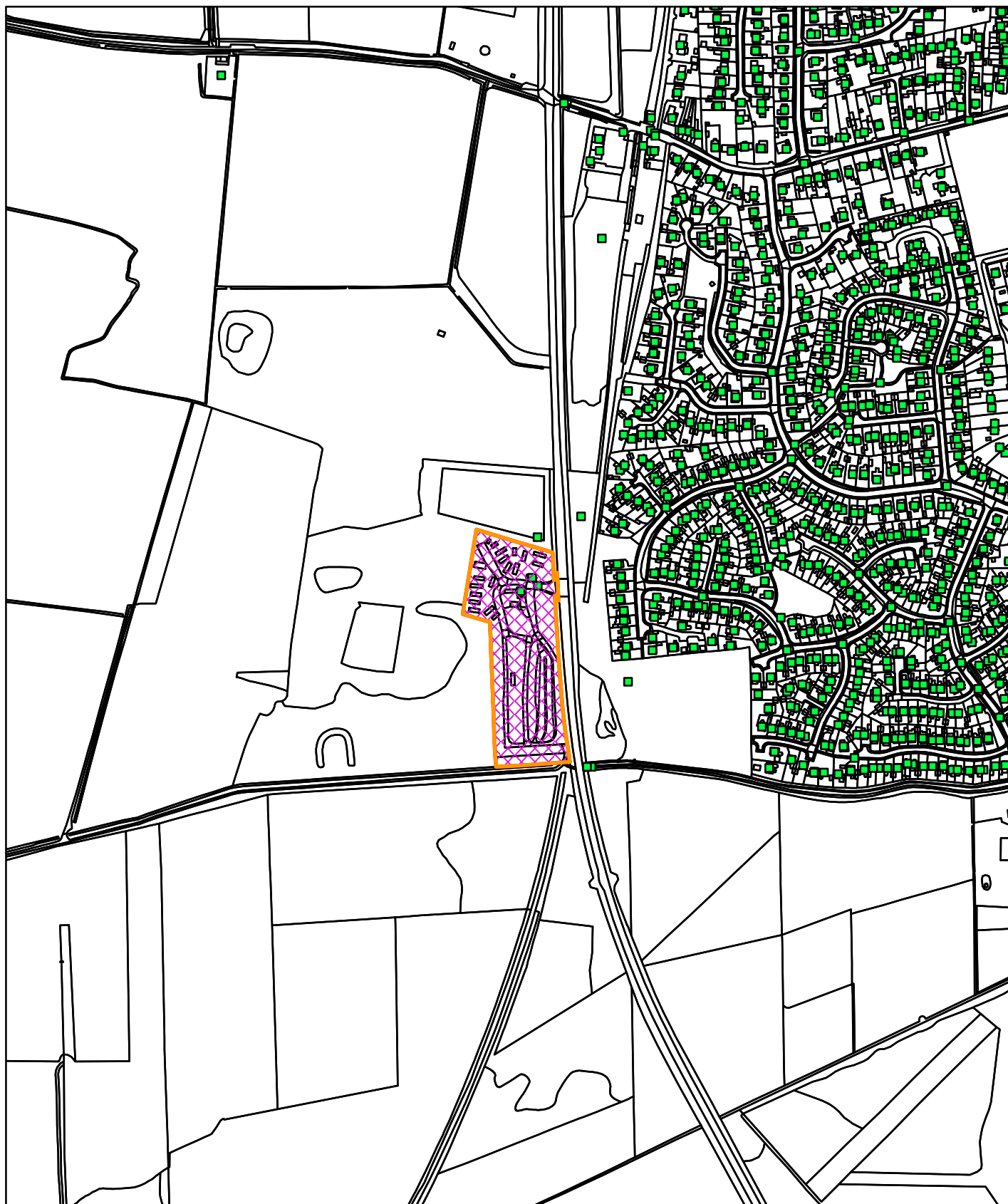
- a) a plan indicating the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree
- b) details of the species, diameter, approximate height and condition of each tree in accordance with the latest BS standards, and of each tree which is on land adjacent

to the site where the crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.

- 17 Reason: To ensure that the reserved matters submission contains sufficient information to consider lighting, noise, waste and recycling and tree protection in accordance with the NPPF and Development Plan.

23/00261/F

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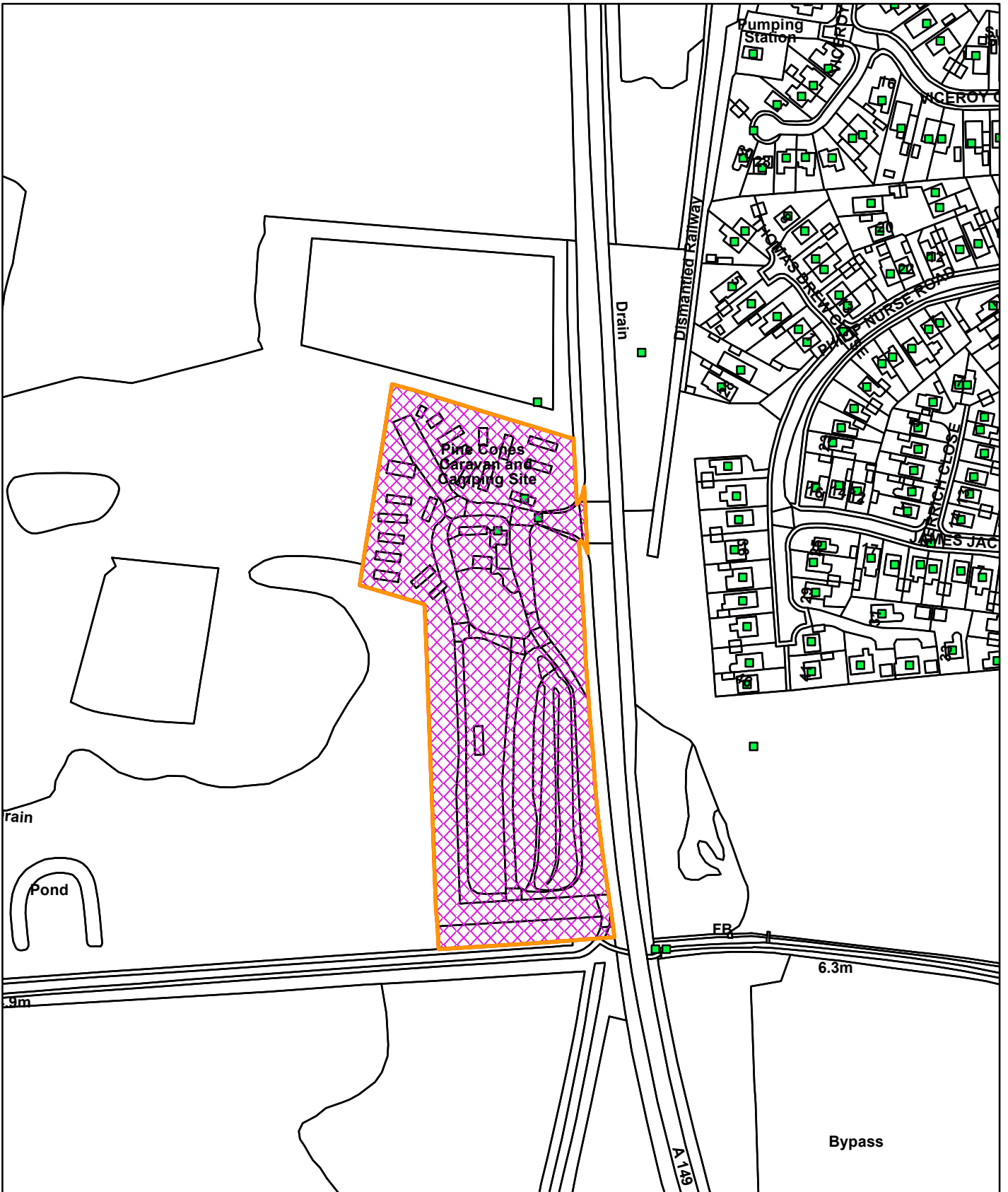
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Parish:	Dersingham	
Proposal:	Proposed amendments to the previously approved and implemented planning permissions 19/00791/F, 17/01871/F, 17/01870F to replace 6no. touring caravan pitches with 4no. lodges.	
Location:	Pine Cones Caravan And Camping Dersingham Bypass Dersingham Norfolk	
Applicant:	Mr Martin Bennett	
Case No:	23/00261/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 24 May 2023 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee – Called in by Cllr Bubb and Officer
Recommendation is contrary to Parish Council Recommendation

Neighbourhood Plan: No

Case Summary

Full planning permission is sought to replace 6no. touring caravan pitches with 4no. cabins/lodges (that fall within the definition of a caravan) at the southern end of Pine Cones Caravan and Camping site on the outskirts of Dersingham.

The application seeks to do this by rationalising all other planning permission across the site and providing a single comprehensive permission.

The site lies within land designated as countryside, is adjacent to an Area of Outstanding Natural Beauty (AONB) and in the Zones of Influence of a number of protected sites.

Public Rights of Way (PROW) FT6a (footpath) and RB6b (restricted byway) lie in close proximity to the site but are unaffected by the proposed development which is taking place within the existing confines of the site.

Most of the site lies in Flood Zone 1. However, there are two areas that fall within Flood Zone 2. One area is in the northwest element of the site and the other is the location of the proposed development.

Key Issues

- Principle of Development
- Impact on Countryside and AONB
- Impact on Protected Sites
- Flood Risk
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought to replace 6no. touring caravan pitches with 4no. cabins/lodges (that fall within the definition of a caravan) at the southern end of Pine Cones Caravan and Camping site on the outskirts of Dersingham.

The application seeks to do this by rationalising all other planning permission across the site and providing a single comprehensive permission.

The previous applications: 19/00791/F, 17/01871/F and 17/01870/F, which themselves vary previous consents, permitted the following:

17/01870/F (which varied previous permissions (14/01816/F and 14/00508/FM)) covered the entire site and permitted the change of use of the site from a redundant picnic area to a touring caravan and camping site with associated disabled camping pods, site shop, toilet and amenities block and warden's lodge. The permission granted permission for 52no. touring caravans, 7no. tents and 3no. disabled camping pods for holiday use only.

17/01871/F (which varied a previous permission (16/01224/F)) covered the most northerly part of the wider site and permitted an additional 10no. static caravans for holiday use only.

19/00791/F allowed for the relocation of play equipment and the installation of a further 8no. static caravans for holiday use only in a relatively central position within the wider site.

Therefore, the wider site, and the site area that this application relates to has permission for:

- 52no. touring caravans
- 3no. disabled camping pods
- 18no. static caravans
- Warden's lodge
- Toilet / shower blocks
- Reception / shop
- Bin stores
- Play area
- Dog exercise area
- Laundry / washroom

The current application seeks to replace 6no. of the touring caravan pitches along the southern section of the site with 4no. lodges / cabins; thus resulting in a net loss of 2no. unit(s) across the wider site

SUPPORTING CASE

NONE received at time of writing report.

RELEVANT PLANNING HISTORY

19/00791/F: Application Permitted: 09/10/19 - Relocation of play equipment and installation of static caravans to vacated space.

17/01871/F: Application Permitted: 24/01/18 - Removal of Condition 7 attached to planning permission 16/01224/F [Replacement of 3 touring caravan pitches and 7 tent pitches with 10 static caravans] to allow dogs to be brought onto the site.

23/00261/F

17/01870/F: Application Permitted: 24/01/18 - Removal of condition 14 of planning permission 14/01816/F [Variation of conditions 2 and 3 of planning permission 14/00508/FM: Change of use from redundant picnic area to touring caravan and camping site with associated disabled camping pods, site shop, toilet and amenities block and wardens lodge]: To remove the restriction not allowing dogs on site.

16/01224/F: Application Permitted: 10/05/17 - Replacement of 3 touring caravan pitches and 7 tent pitches with 10 static caravans.

14/01816/F: Application Permitted: 01/04/15 - Variation of conditions 2 and 3 of planning permission 14/00508/FM [Change of use from redundant picnic area to touring caravan and camping site with associated disabled camping pods, site shop, toilet and amenities block and wardens lodge]

14/00508/FM: Application Permitted: 17/11/14 - Change of use from redundant picnic area to touring caravan and camping site with associated disabled camping pods, site shop, toilet and amenities block and warden's lodge.

RESPONSE TO CONSULTATION

Parish Council: OBJECT Dersingham Parish Council have considered the proposal and are concerned about over development of the site.

Dersingham Parish Council would also request a condition be imposed to ensure that the cabins/pods are not occupied for more than 28 days consecutively by the same person or persons.

Highways Authority: N/A – no highway safety implications.

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.

European sites: Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest: Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Senior Ecologist: NO OBJECTION 23/00261/F has been considered in light of the assessment requirements of regulation 63 of the Conservation of Habitats and Species Regulations 2017 by Kings Lynn west Norfolk Borough Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.

Temple carried out a 'screening' assessment of the project and provided this information to KLWNBC as a shadow Habitats Regulation assessment (SHRA), the sHRA has concluded that the project would not be likely to have a significant effect on any European site, either alone or in combination with any other plans or projects (in light of the definition of these

terms in the 'Waddenzee' ruling of the European Court of Justice Case C – 127/02) and an appropriate assessment is not therefore required.

Natural England were consulted on this sHRA and agree with the findings that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. I am also in agreement with the conclusions made and advise that KLWNBC can adopt the sHRA provided by Temple as our record of HRA.

Mitigation measures: In reaching the conclusion of the screening assessment the competent authority took no account of measures intended to avoid or reduce the potentially harmful effects of the plan or project on any European site.

References and reports: In reaching the conclusion of the assessment the competent authority took the following documents into account:

- Natural England Officer consultation comment (April 2023)
- Evidence in support of a Habitats Regulation assessment (June 2023)
- Natural England Comment (June 2023)
- Evidence in support of a Habitats Regulation assessment (July 2023)

Emergency Planning Officer: NO OBJECTION Because of its location in an area at risk of flooding and in line with best practice in business continuity I would suggest that the occupiers if they have not already:

1. Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
2. Install services at high levels to avoid the impacts of flooding
3. A flood evacuation plan should be prepared (more details at www.gov.uk/flood):
 - This will include actions to take on receipt of the different warning levels.
 - Evacuation procedures e.g., warning those in occupation, isolating services and taking valuables etc
 - Evacuation routes

REPRESENTATIONS

NONE received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

23/00261/F

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

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 in the determination of this application are:

- Principle of Development
- Impact on Countryside and AONB
- Impact on Protected Sites
- Flood Risk
- Other Material Considerations

Principle of Development

The principle of development is established by permitted and implemented planning permissions for use of the site as a caravan and camping site.

The planning permission are: 19/00791/F, 17/01871/F and 17/01870/F, which themselves vary previous consents.

These consents, in combination, grant permission for the site as a caravan site providing the following:

- 52no. touring caravans
- 3no. disabled camping pods
- 18no. static caravans
- Warden's lodge
- Toilet / shower blocks
- Reception / shop
- Bin stores
- Play area
- Dog exercise area and exercise route
- Laundry / washroom

The current application seeks to replace 6no. of the touring caravan pitches along the southern section of the site with 4no. lodges / cabins; thus resulting in a net loss of 2no.

unit(s) across the wider site. This application also combines the previous history of the site into a single comprehensive permission.

This application seeks to combine the previous approvals on the site with a single comprehensive permission and to replace 6.no touring pitches with 4no. 1-bed cabins/lodges (that fall within the definition of a caravan); a net loss of 2no. units across the site.

The applicant has provided information that has satisfied your officers that the cabins/lodges fall within the definition of a caravan. That is to say:

- Length must be no greater than 20m (this figure excludes drawbars / towbars) and width no greater than 6.8m - The lodges dimensions are 8.7m (L) x 6.8m (W)
- Internal Height no greater than 3.05m - The lodges internal height at its highest point is 2.8m
- Constructed of no more than TWO parts joined together on site - They will arrive as a single unit and will be of a chassis construction that will support the unit whilst in its location. The chassis is also in place to enable the free movement of the unit on and off site. The main chassis is integral to the unit. This system is common to most caravan type units
- Designed or adapted for human habitation - The lodges are designed for human habitation
- Physically capable of being moved from one place to another - The lodges will be raised off the ground 300mm as required by the FRA and will be sat on a pre-formed, low ground pressure, concrete pad. The fact that they can arrive on site as a single unit also confirms that they are capable of being moved from one place to another
- They will not be adapted via foundations, brick skirts or other permanent additions - The lodges will have timber skirts to screen the services attached to bottom of the lodge. These timber skirts would be removeable to allow for transportation of the lodges.

The principle of development is therefore acceptable because it relates to an existing rural enterprise and does not increase the use of the site and therefore accords with the NPPF in general, but specifically to paragraph 84a) and c) and Development Plan Policies CS06, CS10 and DM2.

Impact on Countryside and Area of Outstanding Natural Beauty (AONB)

It is acknowledged that, unlike the touring caravans, the 4no. lodges would be permanent structures (albeit within the statutory definition of a caravan) and would therefore have a greater, although still minor (when considered against the other permanent features on the site), impact on the wider countryside and AONB.

Given the modest scale of the proposed lodges, that as previously stated fall within the definition of a caravan, and the net loss in overall numbers, it is not considered that the proposed development would have anything other than a negligible, if any, impact on the intrinsic character and beauty of the countryside or AONB.

The development therefore accords with the NPPF in general, but specifically to paragraphs 174a) and b) and 176 of the NPPF and Development Plan Policies CS01, CS08 and DM15.

Impact on Protected Sites

The site lies within the Zone of Influence of the following protected sites:

- Dersingham Bog Ramsar and SAC (Special Area of Conservation)
- The Wash Ramsar and SPA (Special Protection Area)

- The Wash and North Norfolk Coast SAC
- Roydon Common Ramsar
- North Norfolk Coast Ramsar and SPA and SAC
- Norfolk Valley Fens SAC.

However, because the development would result in a net loss of units, the development would not increase either direct or indirect impacts on protected sites. Therefore, both Natural England and the Local Authority's Senior Ecologist have confirmed that no further action is required in relation to protected sites and that the development would not have likely significant effects on protected sites.

The development therefore accords with the NPPF in general, but specifically to paragraphs 174a), 180, 181 and 182 of the NPPF and Development Plan Policies CS01, CS08 and CS12.

Flood Risk

Most of the site lies in Flood Zone 1. However, there are two areas that fall within Flood Zone 2. One area is in the northwest element of the site (that already benefits from planning permission) and the other is the location of the proposed development.

The Flood Risk Assessment that accompanied the application has confirmed that the lodges can only accommodate 2-people and that a touring caravan could accommodate more. Additionally, there would be a net loss of two units. As such the proposed development would result in a reduced risk in a flood event.

Notwithstanding this, to further decrease the risk of flooding to the lodges they will be raised off the ground 0.3m (which is above any predicted flood risk.)

This will be suitably conditioned if permission is granted.

The development therefore accords with the NPPF in general, but specifically to Chapter 14 of the NPPF and Development Plan Policies CS01, CS08 and DM11.

Other Material Considerations

The loss of 2no. would not have a noticeable impact on neighbour amenity.

The loss of 2no. unit would not have a noticeable highway impact.

This application seeks to combine several previous permissions. Therefore, all conditions on the previous applications that are required (that is to say that several conditions have previously been discharged and / or are no longer necessary), amended where necessary, will be appended to any permission granted under the current application, along with conditions specific to the proposed replacement cabins including holiday conditions required by Development Plan Policy DM11.

CONCLUSION

The application seeks to replace 6no. touring caravan pitches with two lodges/cabins that fall within the definition of a caravan on an existing caravan site.

The application seeks to do this by rationalising all other planning permission across the site and providing a single comprehensive permission.

The application accords with both national and local planning policy and guidance in relation to supporting rural enterprises (Paragraph 84a) and c) of the NPPF and Development Plan Policies CS06, CS10 and DM2) and Development Plan Policy DM11 in relation to holiday accommodation.

This net loss in 2no. units across the wider site raises no technical issues and would result in the reduction of risks associated with flooding. It is therefore recommended that this application be approved subject to the different conditions.

RECOMMENDATION

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

- 1 Condition: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) 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: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) the development hereby permitted shall be carried out in accordance with the following approved plan drawing no: BEN02.03.01 Rev.C.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) finished floor levels of the cabins / lodges hereby permitted shall at all times remain 0.3m above ground level.
- 3 Reason: To reduce the risks associated with flooding in accordance with the NPPF and Development Plan.
- 4 Condition: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) prior to the first occupation of the cabins / lodges hereby permitted, the applicant / owner of the site:
 1. Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
 2. Install services at high levels to avoid the impacts of flooding
 3. A flood evacuation plan should be prepared (more details at www.gov.uk/flood):
 - This will include actions to take on receipt of the different warning levels.
 - Evacuation procedures e.g., warning those in occupation, isolating services and taking valuables etc.
 - Evacuation routes.

A copy of the approved flood evacuation plan shall be provided in each cabin / lodge hereby permitted prior to each occupation.

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

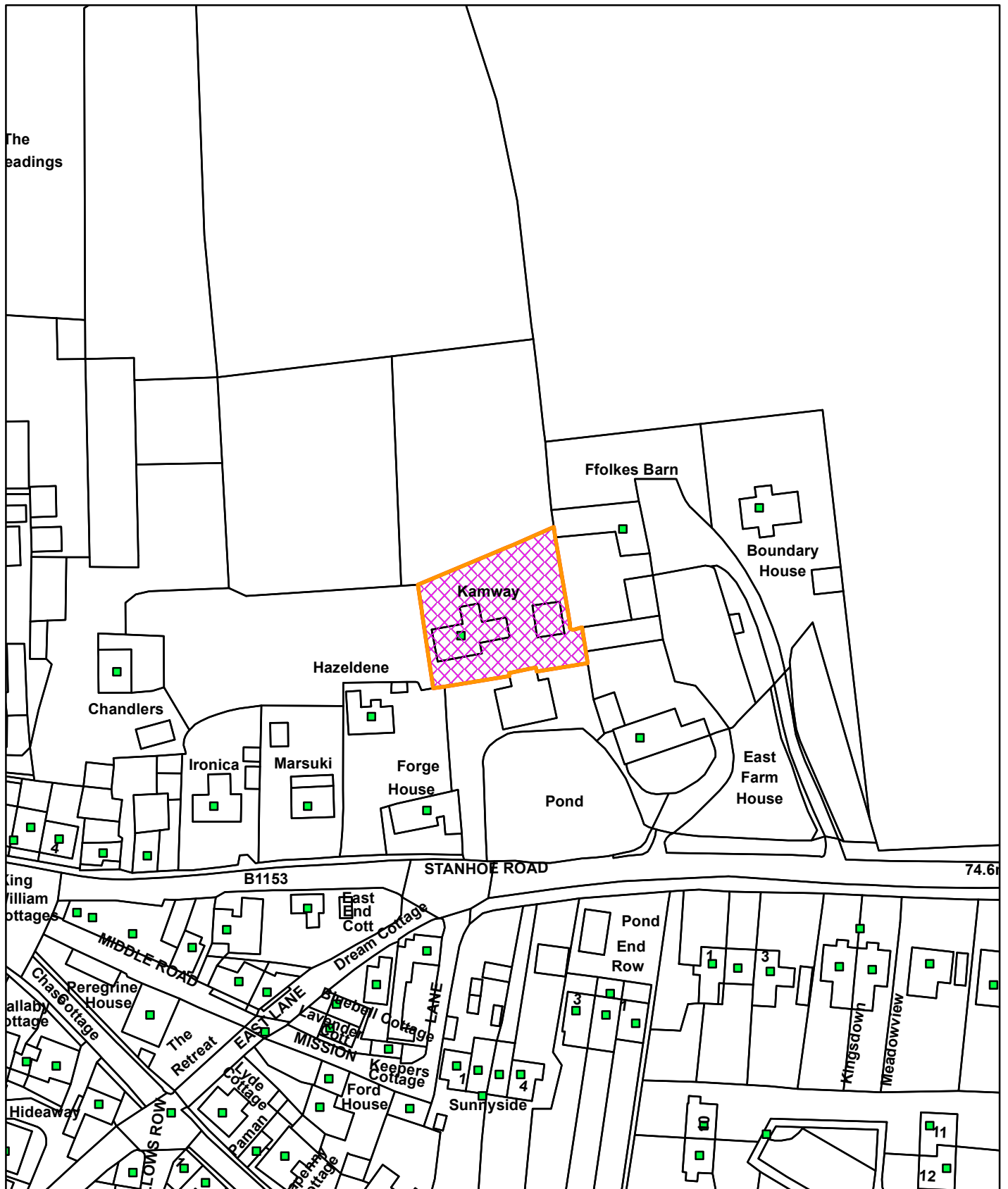
- 5 Condition: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) the holiday lodges / cabins hereby permitted shall only be occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets.
- 5 Reason: To ensure the holiday cabins / lodges hereby permitted are used for holiday uses only in accordance with the NPPF and Development Plan.
- 6 Condition: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) the holiday cabins / lodges hereby permitted shall be used 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.
- 6 Reason: To ensure the holiday cabins / lodges hereby permitted are used for holiday uses only in accordance with the NPPF and Development Plan.
- 7 Condition: In relation to zone 1 only (as identified on drawing no. BEN 02.03.02) the owners / operators shall maintain an up-to-date register of lettings / occupation and shall make this available at all reasonable time to the Local Planning Authority.
- 7 Reason: To ensure the holiday cabins / lodges hereby permitted are used for holiday uses only in accordance with the NPPF and Development Plan.
- 8 Condition: In relation to zone 2 only, access (as identified on drawing no. BEN 02.03.02) parking, turning areas, waiting areas and circulatory roadways shall be retained in accordance with drawing number HAL-14-06-03H approved under application 14/01816/F.
- 8 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 9 Condition: In relation to zone 2 only (as identified on drawing no. BEN 02.03.02) outdoor lighting shall be retained in accordance with details approved under application 17/01870/DISC_A.
- 9 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 10 Condition: In relation to zone 2 only (as identified on drawing no. BEN 02.03.02) no more than 46 touring caravans shall be stationed on the site at any one time.
- 10 Reason: For the avoidance of doubt.
- 11 Condition: In relation to zone 2 only (as identified on drawing no. BEN 02.03.02) the touring caravan pitches shall only be used as holiday accommodation and shall not be used as a permanent residence at any time.
- 11 Reason: To ensure the touring caravans are used for holiday uses only in accordance with the NPPF and Development Plan.
- 12 Condition: In relation to zone 2 only (as identified on drawing no. BEN 02.03.02) the site shall be used only for touring caravans only and no caravan shall remain on site for more than 28 days, be fixed to a hard standing or drain, or be stationed for the purposes of letting.

- 12 Reason: To ensure the touring caravans are used for holiday uses only in accordance with the NPPF and Development Plan.
- 13 Condition: In relation to zone 3 only (as identified on drawing no. BEN 02.03.02) at no time shall the number of static caravans stationed within the application site exceed 8.
- 13 Reason: For the avoidance of doubt and to safeguard the visual amenity of the site in accordance with the NPPF.
- 14 Condition: In relation to zone 3 only (as identified on drawing no. BEN 02.03.02) the static caravans shall only be used as holiday accommodation and shall not be used as a permanent residence at any time.
- 14 Reason: To ensure the static caravans are used for holiday uses only in accordance with the NPPF and Development Plan.
- 15 Condition: In relation to zone 3 only (as identified on drawing no. BEN 02.03.02) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site and their main home addresses and shall make this information available at all reasonable times to the local planning authority.
- 15 Reason: To ensure that the static caravans are not used for unauthorised permanent residential accommodation.
- 16 Condition: In relation to zone 3 only (as identified on drawing no. BEN 02.03.02) the finished floor levels (FFLs) of the static caravans shall at all times be 0.3m above ground levels.
- 16 Reason: To reduce the risks associated with flooding in accordance with the NPPF and Development Plan.
- 17 Condition: In relation to zone 4 only (as identified on drawing no. BEN 02.03.02) at no time shall the number of static caravans stationed on the site exceed 10.
- 17 Reason: For the avoidance of doubt and to safeguard the visual amenity of the site in accordance with the NPPF.
- 18 Condition: In relation to zone 4 only (as identified on drawing no. BEN 02.03.02) the static caravans shall only be used as holiday accommodation and shall not be used as a permanent residence at any time.
- 18 Reason: To ensure the static caravans are used for holiday uses only in accordance with the NPPF and Development Plan.
- 19 Condition: In relation to zone 4 only (as identified on drawing no. BEN 02.03.02) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual static caravans on the site and their main home addresses and shall make this information available at all reasonable times to the local planning authority.
- 19 Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation.

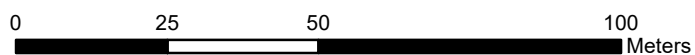
- 20 Condition: The 'out of hours staff facility' (warden's lodge) shown on drawing no. BEN02.03.01 Rev.C shall be used solely to provide amenity facilities for a person or persons employed in the management of the development hereby approved and shall at no time be used as a unit of permanent residential accommodation.
- 20 Reason: In order to define the terms of the consent and to prevent use of the building as a permanent unit of accommodation as such a use would not be permitted in this countryside location.
- 21 Condition: In terms of dogs on the site, operation of the site shall be in carried out in accordance with the Dog Management Plan approved under application 17/01870/F.
- 21 Reason: In order to minimise the impact of development upon protected species and habitats on the nearby designated nature conservation sites and in particular Roydon Common and Dersingham Bog, in accordance with the NPPF and Development Plan.

23/01008/F

Kamway, Stanhoe Road, Docking, PE31 6WL



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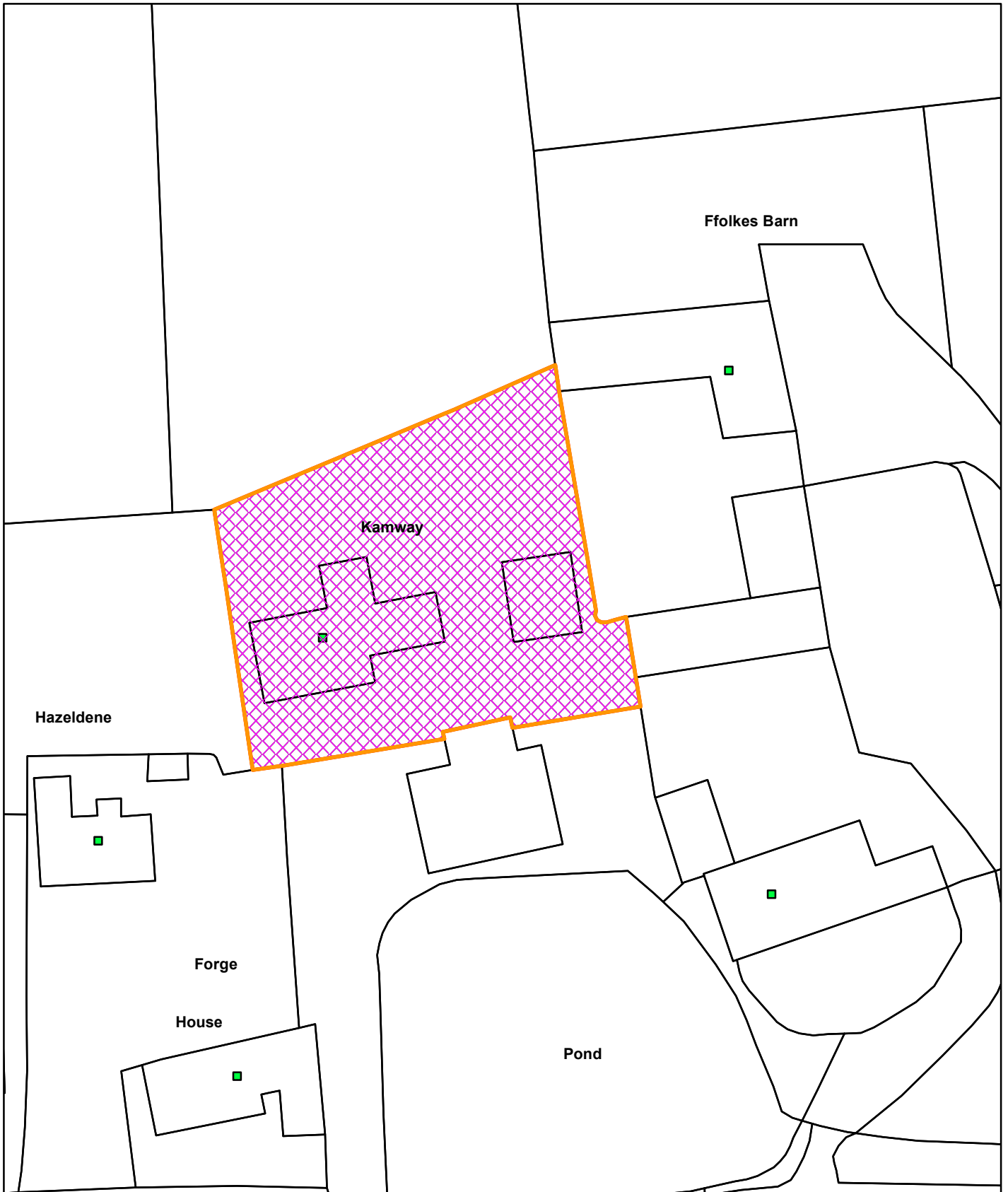
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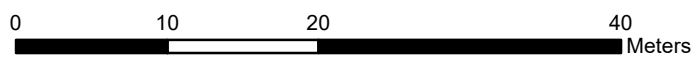


23/01008/F

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21/08/2023

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Parish:	Docking	
Proposal:	Request Planning Permission to erect a free-standing lightweight mast of 9.5m in overall height, when elevated to its full height. This is to support a single 2.8mm OD wire antenna, to operate on the 160m - 10m HF amateur radio bands.	
Location:	Kamway Stanhoe Road Docking King's Lynn	
Applicant:	Mr Richard EDMONDSON	
Case No:	23/01008/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 31 July 2023

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

Neighbourhood Plan: No

Case Summary

The application site lies to the eastern edge of Docking village to the north of Stanhoe Road and comprises a bungalow with detached outbuildings. Further residential dwellings lie adjacent the site to the east, south-east and south-west with agricultural fields to the north.

The application site is located within the Conservation Area and is within a Key Rural Service Centre as defined by the Development Plan.

The application seeks consent to erect a free-standing lightweight mast of 9.5m in overall height (when elevated to its full height). The proposed mast would support a single 2.8mm horizontal OD wire antenna, to operate on the 160m - 10m HF amateur radio bands.

The application site has previously been refused planning permission for a larger mast in a different location under planning reference 14/00552/F. **Please see appeal decision attached as APPENDIX 1.**

Key Issues

Principle of Development
 Site History
 Impact on landscape character
 Impact on the character and appearance of the Conservation Area
 Neighbour amenity
 Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies to the eastern edge of Docking village, north of Stanhoe Road and comprises a bungalow with detached outbuildings. Further residential dwellings lie adjacent the site to the east, south east and south-west with agricultural fields to the north.

The application site is located within the Conservation Area and is within a Key Rural Service Centre as defined by the Development Plan.

The application seeks consent to erect a free-standing lightweight telescopic mast located to the western boundary of the site to the rear of the dwelling. The overall height of the mast would stand at 9.5m in (when elevated to its full height). When lowered, the mast would stand at 5.5m in height. It would be square in form with a maximum measurement of 70mm x 70mm (thick).

The proposed mast would support a single 2.8mm horizontal OD wire antenna, to operate on the 160m - 10m HF amateur radio bands. The wire antenna would connect at its other end to a previously approved mast (B) which is attached to the northern elevation of an outbuilding within the curtilage of the property, for a length of 25.6m.

Planning permission was previously approved for two masts and antenna on the site attached to the existing outbuilding, with mast A to the southern elevation and mast B to the north elevation (application ref: 10/00131/F and 10/01555/F).

A third free standing mast proposed to be sited to the northern end of the garden was refused and dismissed at appeal in 2015 (application ref: 14/00552/F. Appeal Ref: APP/V2635/D/14/2229737). See Appeal Decision Attached. This application proposes a smaller mast in a different location on site, however the previous refusal of planning is a material consideration which has weight in this decision.

SUPPORTING CASE

There is no supporting case accompanying the application.

PLANNING HISTORY

14/00552/F: Application Refused: 14/07/14 (Committee) - Application to erect free standing amateur radio mast and replacement antenna – Kamway, Stanhoe Road, Docking

Appeal Split Decision – Masts A and B allowed and mast C dismissed.

14/01118/F: Application Refused: 08/10/14 (Committee) - Replacement of galvanised steel amateur radio mast on workshop, change antennas approved for different antennas for hobby purposes - Kamway

10/01555/F: Application Permitted: 18/10/10 (Delegated) - proposed erection of a VHF/UHF aerial for hobby of amateur radio. - Kamway

10/00131/F: Application Permitted: 15/04/10 (Delegated) - Erection of short wave amateur radio mast and aerials - Kamway

06/00506/F: Application Permitted: 05/05/06 (Delegated) - Single storey extension to side and rear of dwelling and detached garage workshop building. Construction of garden wall to west and part of south boundary - Kamway

RESPONSE TO CONSULTATION

Parish Council: Docking Parish Council wishes to make no comment on this application because it had not been in time to get on the agenda and ran out before the next meeting and the Council were concerned that no parishioners had been able to comment.

Conservation Team: NO OBJECTION to the proposed scheme as it will not affect the setting of the conservation area or any other historic asset within the vicinity.

REPRESENTATIONS

ONE representation received from a local resident **OBJECTING** on the following grounds: -

- Neighbour amenity.
- Horizontal wire aerial is proposed to be attached to mast B (North mast)
- Drawing 2 (notated as a condition within the Appeal decision dated 22/03/2014) clearly states that when not in use Mast B will be lowered.
- This statement pre-supposes that to be used mast B will require to be telescoped to its full height, an event which does not appear to have happened within the many years that mast B has been installed.
- both mast B and the new mast will require to be telescoped to their full height when in use.
- Given the applicant's demonstrable disregard of Planning Conditions, and for convenience, the masts will be permanently raised.
- compliance with the notation for mast B on drawing 2 will not be complied with.
- The proposed addition of the horizontal wire aerial and its need to operate at the masts extended height will further increase the already obtrusive view of mast B from Folkes Barn.
- No longer mitigated by trees.
- Long planning history.
- 2014 application was appealed.
- The free-standing mast was rejected by the Inspector.
- Since the granting of the appeal for masts A and B, both have been varied and not indicated on the drawings.
- Antennas removed from northern mast (B) in 2021.
- An antenna array was erected onto mast B during July 2023 – not shown on submitted plan.
- Mast A (southern elevation) replaced with similar to mast B.
- Therefore not in accordance with drawing 2.
- Previous decision based on 'trees along part of boundary which would reduce views of the mast'.
- Since then, unauthorised tree works have taken place, removing branches from those trees.
- Having become potentially dangerous during high winds, the trees have been removed.
- The removal of the trees now means the masts and antenna are no longer mitigated.
- Full view from living room.
- The masts are no longer shielded from view from Stanhoe Road due to the piecemeal removal of mature trees aligning the pond.

- Increasingly visible from the conservation area.
- Contrary to Policy CS08.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

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 as follows: -

- Principle of Development
- Impact on landscape character
- Impact on the character and appearance of the Conservation Area
- Neighbour amenity
- Site History
- Other Material Considerations

Principle of Development

Docking is identified as a Key Rural Service Centre within the Borough as identified by the Development Plan. In such settlements limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the Development Limits of the Key Rural Service Centres in accordance with Policy CS06 Development in rural areas.

Two existing masts attached to the outbuilding to the south-east of the site benefit from a previous planning permission. Mast A, attached to the southern elevation of the outbuilding is 12m in total height when in use and 8m when lowered. This mast comprises two horizontal aerials.

Mast B is attached to the northern elevation of the outbuilding and stands at a total height of 10.7m when in use and 7.1m when lowered. This comprises one horizontal antenna.

Site History

A previous application proposed a freestanding mast to be sited on the northern boundary and was ultimately refused and dismissed at appeal on the grounds of its impact on neighbour amenity to Ffolkes Barn to the north-east of the application site. The refused mast was proposed to stand at a fixed height of 9.5m with a vertically attached antenna of 7.3m, giving a total height of 16.8m.

The Inspector considered that the garden of Ffolkes Barn was set at a lower level than the appeal site, thereby adding to the mast's apparent height which, with its antenna extended would reach almost 17 metres. It was concluded that the freestanding 'mast and antenna would be very prominent when seen from the south facing rear patio of Ffolkes Barn, an area which is likely to be important to the residential amenity of the occupiers'. The Inspector continues to assert that 'notwithstanding its monopole construction, the perception of the mast and antenna is likely to be one of a towering feature, resulting in an overbearing effect and in material harm to outlook'.

In comparison, the proposed freestanding mast subject of the current application would be located 1m away from the western boundary of the site and would stand at a maximum height of 9.5m as opposed to 16.8m.

Impact on Landscape Character

The site is at the edge of the village with open fields to the north. However, there are no public views from the north and there are no long views of the site across the fields as the nearest public highway to the north is more than 600m away and the land levels undulate so that the site is not visible from this direction.

Whilst neighbouring dwellings to the south, south-east and south-west would obscure views of the proposed mast from the public domain, there would be a degree of visibility from the driveway entrance of the site. However, this would be limited, and the presence of an existing telegraph pole (8-10m high) and overhead cables within proximity of the proposed mast would further reduce its visual prominence within the landscape setting.

Neighbour comments refer to the previous loss of trees on site, both to the east (within the curtilage of Ffolkes Barn) and around the pond to the South of the site adjacent to Stanhoe Road. Whilst the loss of these trees (some of which are under enforcement investigation) are noted, the loss of the trees has not had such a significant loss of screening to render the visual impacts of the development inappropriate or otherwise unacceptable. Full detail of the loss of trees is discussed below.

It is therefore considered that the site is not highly visible from public vantage points and the impact of the proposal in terms of landscape character is limited given its sheltered position, in accordance with Development Plan Policies CS06, CS08, CS12 and DM15; and the provisions of the NPPF.

Character and Appearance of the Conservation Area

The application site is positioned on the eastern edge of the Conservation Area to the north of and set back from Stanhoe Road. Stanhoe Road is the nearest public vantage point, by a

minimum distance of some 40m. There is a detached agricultural barn sited offset to the south of the application site.

A pond then sits between the agricultural building and the road, which is lined, albeit sporadic, with trees. Whilst there would be glimpses through of the proposed mast from the Conservation Area, this would be largely restricted to the uppermost part of the slimline pole. This, together with its distance from the road and the backdrop of trees across the fields to the north, means that the mast would not be overly prominent within the street scene.

Furthermore, the mast is a slimline pole with a horizontal wire antenna, there are no large bulky antenna systems proposed, which would appear slender against the skyline. There are many TV aerials and telegraph poles and wires along this part of the public highway, which are accepted features within the Conservation Area and are not dissimilar to the proposal.

Taking the above into account, including the fact the Council's Conservation Team have raised no objection to the application it is considered that the proposed development would have no adverse impact on the setting or character of the Conservation Area, in accordance with Development Plan Policies CS08, CS12 and DM15; and the provisions of the NPPF.

Neighbour Amenity

Whilst there would be limited public views of the proposed mast, it would clearly be visible from residential properties which surround the site. The most affected property would be that directly to the south-west, Hazeldene, due to its proximity to the proposed mast.

That said, the mast would be sited approximately 14m back from the site's southern boundary which is aligned with the northern boundary of Hazeldene. The dwelling at Hazeldene is located towards the north-western corner of its site, therefore its private garden space is sited to the east and south of the plot. The mast would be visible from the immediate garden space of the neighbouring dwelling but there is adequate separation distance involved.

Furthermore, it would be seen against a backdrop of trees along the northern boundary adjoining the adjacent fields and given that the pole (70mm x 70mm thick) and wire antenna (2.8mm thick) are slender, they would not be so prominent as to cause a significant visible intrusion to the detriment of the neighbouring resident's amenity.

Other neighbouring properties to the south-west (Forge Cottage), north-east (Ffolkes Barn) and east (East Farm House) would not be materially affected due to the separation distance between dwellings.

The previously refused mast was proposed to be sited approx 4.8m away from the shared boundary between Kamway (the application site) and Ffolkes Barn. Whereas the current proposed mast is shown to be sited approx. 14m away from the shared boundary.

It is considered that with the increased distance from the western neighbouring property in this case, together with the fact that the proposed mast would be 7.3m shorter than the previously refused mast, there would be limited impact upon outlook and residential amenity.

Although the proposed mast would be seen from the garden of Hazeldene, it would not result in the same perceived 'towering feature' and for the reasons given above, it is not considered that it would cause an overbearing effect to the neighbouring occupiers.

There may also be limited views of the proposed mast from the garden of Ffolkes Barn to the north-east of the site, but given the separation distance involved and its siting towards the eastern boundary, it is not considered to result in the same level of perceived harm as the previously refused mast.

As such it is considered that the proposed development accords with Development Plan Policies CS08 and DM15; and the general provisions of the NPPF.

Other Material Considerations

Third Party Representations

All third-party comments have been taken into full consideration when making a recommendation, most of the comments received by the third party have been addressed above in the report.

In regard to the appeal decision, whilst the approved plan was conditioned in relation to masts A and B which notated the minimum and maximum heights of the masts, and the Inspector commented on this in the appeal decision, the Inspector did not specifically condition the masts to be lowered when not in use. Therefore, there is no breach of planning control if the masts were to stand at maximum height permanently.

It is not considered reasonable, necessary, or enforceable to condition the proposed freestanding mast to be lowered when not in use. This would not meet the six tests set out within the NPPF for effective use of conditions.

As discussed above, it is not considered that the full extended height proposed; 9.5m, given the slimline monopole structure and distance from the western neighbour, would cause a significant adverse impact on residential amenity.

Comments regarding the existing masts not complying with the planning consent are noted, these comments do not directly relate to this planning application however the matter has been referred to the Planning Enforcement Team who will be able to further investigate the issues raised.

The Third-Party states that some trees have been removed along the eastern boundary, which were previously noted to provide screening for masts A and B. As noted by the third party, these trees had consent for removal under 17/00093/TREECA and 20/00032/TREECA. The trees were within the garden of Ffolkes Barn.

The Enforcement Team have more recently been made aware of works to trees to the south of the site which are within the Conservation Area. The Enforcement Team are currently investigating whether a breach has occurred. It is evident however, that whilst trees previously may have been removed, the mast proposed under this application is of limited scale and its visual appearance will not have any significant adverse impact on the wider street scene when considered alongside its position set back from the road edge.

Notwithstanding this, with the exception of the fact that existing mast B may need to be telescoped (within its approved parameters) when the new mast is in use (due to the ariel antenna connecting between the two masts), masts A and B do not form part of the current application. Neither does the proposed mast subject of the current application affect the eastern boundary of the site.

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 proposed mast and wire antenna are of a height above that of the surrounding built environment in order to provide for an appropriate level of reception for this radio system to operate efficiently. Although this height results in the masts/antennas being visible from Stanhoe Road, which is within the Conservation Area, visibility is heavily restricted by the existing buildings and trees in the vicinity.

Given the proposed mast's slender appearance and the restricted public views of the proposed antenna, it is considered that the proposed development would preserve the character and appearance of the Conservation Area and would not detract from the wider landscape.

The mast/antenna will be clearly visible from the surrounding private neighbouring properties thus impacting on the occupiers' views; however, the right to a view is not a material planning consideration and cannot be taken into account in the determination of this application. It is not considered that the proposed new mast would have such a significant detrimental impact on the amenity of the occupants of neighbouring properties to warrant the refusal of planning permission.

It is considered that the proposal accords with Development Plan Policies CS06, CS08, CS12 and DM15; and the general provisions of 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 using only the following approved plans: Drawing No. 1 – Site / Location Plan and Proposed Elevations.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

Appeal Decision

Site visit made on 9 March 2015

by Mr Keri Williams BA MA MRTPI

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

Decision date: 23 March 2015

Appeal Ref: APP/V2635/D/14/2229737

Kamway, Stanhoe Road, Docking, Kings Lynn, Norfolk, PE31 8NJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr R Edmondson against the decision of the Borough Council of Kings Lynn and West Norfolk.
- The application Ref.14/00552/F, dated 10 April 2014, was refused by notice dated 14 July 2014.
- The development proposed is described in the application as "Variation to 10/00131/F – change of antennas. Variation to 10/01555/F – change amateur radio mast from static height to tilting version and also change antenna. Application to erect free standing amateur radio mast and replacement antenna approved under 10/01555/F."

Summary of Decision: The appeal succeeds with regard to Masts A and B but fails with regard to the proposed new free-standing mast.

Preliminary Matters

1. The description of development in the planning application refers to variations to previous permissions. Nevertheless, the proposal amounts to the erection of a free standing amateur radio mast and the replacement of antennae on two other masts. That accords with the Council's description of the development in its decision notice. The proposals for Mast B entail the replacement of the mast as well as replacement antennae.

Main Issue

2. The main issue is the effect on the living conditions of the occupiers of the neighbouring property, Ffolkes Barn, with regard to outlook.

The Proposed Development

3. The appeal site comprises the bungalow Kamway and its plot. There are currently two amateur radio masts on the site, both attached to an outbuilding in the rear garden. Mast A is attached to the southern end of the building and Mast B to the northern end. In addition to alterations to Masts A and B, a new, free-standing mast, Mast C, would be erected near the north-eastern end of the garden.
4. Mast A and its antenna currently extend to 12 metres in height when in use. When lowered and not in use the total height is 8 metres. The mast can be rotated. It is proposed to retain the 12 metre mast but to replace the antenna with two new ones, both fitted horizontally. They would be seen at right angles

to the mast. Antenna WIMO WY209 would be 5 metres long and 1.05 metres wide. WIMO WY7023 would be 4.2 metres long and 0.34 metres wide.

5. Mast B is a static mast with a fixed height of 5.5 metres. It would be replaced with a galvanised steel mast, which can be rotated, together with antenna SteppIR DB11. When in use the total height would be 10.7 metres and when not in use the height would be 7.1 metres. The antenna's longest element would be 5.97 metres and the maximum width would be 3.35 metres. It would comprise three joined loops and would be fitted horizontally, appearing at right angles to the mast.
6. The new mast, Mast C, would be of galvanised steel, with a fixed height of 9.5 metres. It would be in line with the other two masts. Its antenna, a Diamond X700HNA, would have a height of 7.3 metres. It would extend vertically from the mast, giving a total height of mast and antenna together of 16.8 metres. A hinge point, at 3.3 metres would allow the mast to be pivoted for maintenance.

The Effect on Outlook

7. Amongst other things policy CS08 of the Council's Core Strategy, 2011 requires that new development should enrich the attraction of the borough as a place to live. The core principles of the National Planning Policy Framework (the Framework) include securing a good standard of amenity for the occupiers of buildings.

Masts A and B

8. The replacement Mast B and the proposed antennae for Masts A and B would be in locations where masts and antennas are already installed. That follows planning permissions 10/01555/F and 10/00131/F, granted in 2010. The mast height for Mast A would not change, although the antennae would be more extensive. The new Mast B would be significantly higher than the existing mast when in use and the proposed antenna would be extensive. Notwithstanding the extent of the antennas proposed, photographs and drawings submitted by the appellant suggest that they are of an open, lightweight character and are comprised of slender elements, which is likely to reduce their prominence.
9. Ffolkes Barn is a dwelling to the east of the appeal site, with its rear garden running along the boundary with Kamway. The boundary between the properties is a few metres from Masts A and B. Although the garden of Ffolkes Barn is significantly lower than that of Kamway, there are trees along part of the boundary which would reduce views of the masts to some extent. Masts A and B are also reasonably well separated from the patio area immediately outside the rear windows of Ffolkes Barn. Concern has been expressed about the effect of the development on the boundary trees. However, no substantive evidence is submitted to show that works to the trees would be required which would be likely to have a detrimental effect on them. Taking all this into account I conclude that, while there would be some effect on outlook for the occupiers of Ffolkes Barn, the additional effect resulting from the changes to the masts and antennas would not be sufficient to be overbearing. It would not conflict with policy CS08 or the Framework.

Mast C

10. The new mast would be a little over 3 metres from the boundary with Ffolkes Barn. It would be a monopole structure with no horizontal antenna. I

appreciate the view taken in the Council's Planning Committee report that, notwithstanding its height, the slender form would be sufficient to avoid harm to outlook. However, unlike Masts A and B, there is no existing mast on this part of the site. As I set out above, the garden of Ffolkes Barn is at a lower level. This would add to the structure's apparent height which, with its antenna extended, would reach almost 17 metres. Moreover, the mast and antenna would be very prominent when seen from the south facing rear patio of Ffolkes Barn, an area which is likely to be important to the residential amenity of the occupiers. Seen from there, notwithstanding its monopole construction, the perception of the mast and antenna is likely to be one of a towering feature, resulting in an overbearing effect and in material harm to outlook. That effect would not be consistent with the Framework or with policy CS08.

Other Matters

11. Notwithstanding the concern of the occupiers of Ffolkes Barn there is no substantive evidence that material harm would result from noise. The site is within the Docking Conservation Area. Having regard to the extent and character of development over and above the existing masts and to the limited public viewpoints, the character and the appearance of the Conservation Area would be preserved. The value of the proposed masts and antennas to the efficiency and performance of the appellant's radio equipment is endorsed by the Radio Society of Great Britain. However, that consideration does not outweigh my conclusion on the effect of the proposed Mast C on outlook.

Conclusion

12. Having regard to the above and to all other matters raised the appeal should succeed with regard to Masts A and B but should fail in respect of Mast C.

Formal Decision

13. I allow the appeal in respect of Masts A and B and grant planning permission for the replacement of the antenna on Mast A and the replacement of Mast B and of its antenna at Kamway, Stanhoe Road, Docking, Kings Lynn, Norfolk, PE31 8NJ in accordance with the terms of the application Ref.14/00552/F, dated 10 April 2014 and the plans submitted with it and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Drawing no.1 dated 10 April 2014 and Drawing no.2 dated 10 April 2014.
14. I dismiss the appeal in respect of the erection of a new free-standing, self-supporting mast in the north-east corner of the site.

K Williams

INSPECTOR

23/00853/F

Ivy Farm House, 37 Congham Road, Grimston, PE32 1DW



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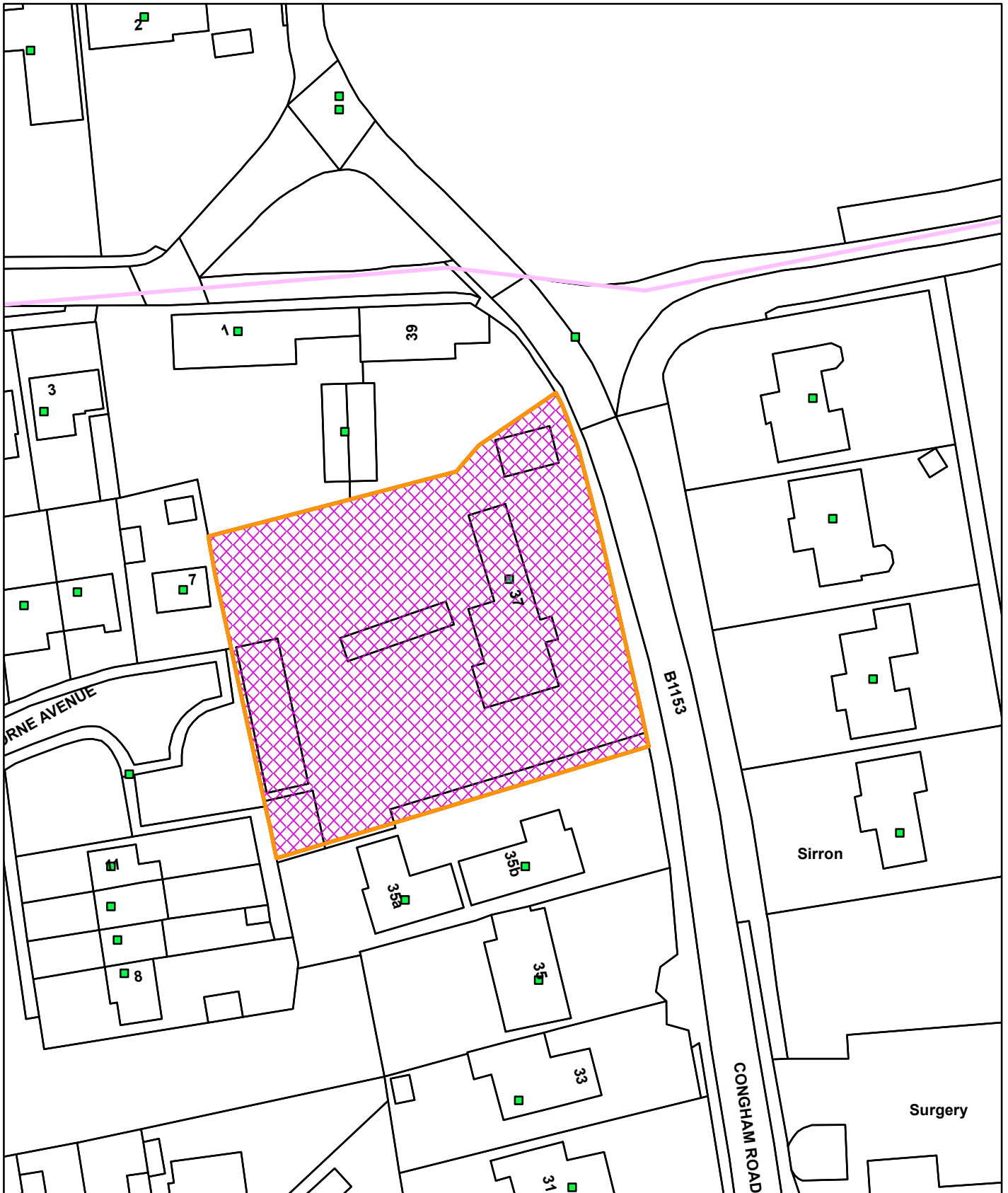
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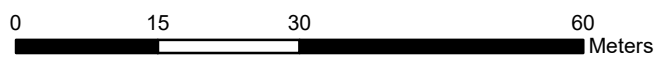


23/00853/F

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21/08/2023

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Parish:	Grimston	
Proposal:	Replacement garden room	
Location:	Ivy Farm House 37 Congham Road Grimston King's Lynn	
Applicant:	Client of Holt Architectural Ltd	
Case No:	23/00853/F (Full Application)	
Case Officer:	Mrs Rebecca Bush	Date for Determination: 11 July 2023 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee – Called in by Cllr De Whalley due to the replacement garden room being of a substantially different design to the listed farmhouse and is more conspicuous because of the amendments.

Neighbourhood Plan: No

Case Summary

The application is for a replacement single storey garden room to the rear (west) of the existing dwelling. This dwelling is a Grade II listed building.

The site is located to the east of the village close to the junction of Lynn Road and the B1153 within the village of Grimston. Grimston is a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy 2011.

An associated Listed Building application has also been submitted (reference 23/00855/LB).

Key Issues

Principle of Development
Design
Impact on Neighbour Amenity
Any other material considerations

Recommendation

APPROVE

THE APPLICATION

This is a two-storey dwelling situated within the development boundary of Grimston. The application is for a replacement garden room to the rear (west) of the dwelling.

This is a Grade II listed building called Ivy Farm House. The listing description details are: Grade II, Reference 2/29. This is a 17th Century with extension dated 1733. It is constructed in coursed galletted carstone with brick dressings and eaves course; pantiles, gable, parapets. 3 bays, 2 storeys, plus 2-bay 2-storey extension to right with lean-to, added range to rear. A principal facade to east: large 4-light casements under flat arches to bays 1 and 3, doorway to bay 2 renewed with 2-light casement above to first floor, small, inserted window to chimney bay to right. 2-bay 2-storey extension to right with cast iron plaque having monogram YP and date May 28 1733; ground floor with 2 casements. Left return to south of 17th Century carstone rubble with brick quoins, external stack of galletted carstone blocks; gable raised from 1 1/2 to 2 storeys, inserted doorway to left with blocked first floor window above. Rear: 1-bay 2-storey 19th Century range to rear of bay 2 having facing of small carstone with brick dressings; 2 large openings to south and west, those to ground floor under flat arches. Rear facade of varied materials, 17th and 18th Century brick, galletted and ungalletted carstone rubble, upper courses in brick, vertical join; varied scattered and inserted fenestration including semi-circular headed fixed stair light with glazing bars.

The initial scheme proposed the joining of the farmhouse to the outbuilding through an orangery style extension. As a previous application for a similar scheme had been refused on harm to the character and significance of the building (see reference 22/01354/LB), the agent was asked to submit amended plans for an extension that did not link the buildings. The amended plans are now the subject of this application.

The proposal is now for a day room which is not attached to the outbuilding in the rear garden area. It would have a flat roof and frameless sliding glazed screen facing the rear with reclaimed facing brickwork to the conservation officer's approval.

SUPPORTING CASE

No supporting case to date, however, we have received a design and access statement on 28.07.23 which incorporates a heritage statement. The report details the listed building and describes the site and proposal.

It states that given the small nature and style of the proposed the impact on the listed building would have minimal impact on the arm of the historic fabric and appearance. All external materials and colours would be carefully selected in conjunction with the conversation officer to deliver a space that helps retain the period feel to the main dwelling and the listed building and its setting whilst removing the existing UPVC conservatory.

PLANNING HISTORY

22/01354/LB: Listed building application for removal of existing rear lean-too conservatory and construction of new orangery style rear single storey extension. Refused. 20.04.23.

22/01353/F: Removal of existing rear lean-too conservatory and construction of new orangery style rear single storey extension. Withdrawn 15.05.23.

20/01495/F: Proposed triple cart shed to rear of main house. Permitted 16/12/20.

09/01589/F: Construction of open fronted 3 bay car port. Permitted 28.10.2009.

2/00/0472/F: extension of conservatory extension to dwelling. Permitted 20.06.2000.

2/00/00251/LB: Retention of conservatory extension to dwelling. Permitted 20.06.2000.

23/00853/F

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The Parish Council recommends refusal of what constitutes a substantial extension, which will change the essence of the historical and architecturally important local building. Although to the rear, the style and design will dominate this part of the building in a way that is not in keeping with its listing.

Amended Design

No Parish Council comments received.

Public Rights of Way: NO OBJECTION

We have no objections on Public Rights of Way grounds as although Congham Restricted Byway 12 is in the vicinity, it does not appear to be affected by the proposals.

Historic Environment Service: NO OBJECTION

No known archaeological implications.

Historic England: NO OBJECTION

Historic England provides advice when the engagement can add most value. In this case they are not offering advice. This should not be interpreted as comment on the merits of the application. Suggests seeking specialist conservation and archaeological advisers.

Conservation Area: NO OBJECTION

The first design linked the outbuilding to the main house, which was considered unacceptable as it would harm the significance and historic status of both buildings. New plans were requested.

Amended Design

This is now a neat, modern extension which does not dominate the listed building or overpower any of the historic features. It replaces an inappropriate, late C20 lean-to conservatory which actually causes some harm to the rear elevation of the building because of its style and materials.

Arboricultural Officer: NO OBJECTION

No objection to the application. No threat to existing trees.

REPRESENTATIONS

ONE letter of **OBJECTION** from **ONE** public comments (original scheme) regarding as follows:

- How does the amendments, with a significance increase in the size of the glass doors on two aspects of the proposal, is any more in keeping with the heritage of the listed building.

- Create potential noise and anti-social behaviour by some holidaymakers and disrupted the neighbourhood in a quiet residential area.
- Extra occupancy will mean increased pressure on an already overloaded antiquated and failing drainage/sewage system.

TWO letters of **OBJECTION** from TWO public comments (amended scheme) regarding the following:

- How is the application more in keeping with the nature of the listed building as opposed to the last application.
- Create potential noise and anti-social behaviour by some holidaymakers and disrupted the neighbourhood in a quiet residential area.
- Extra occupancy will mean increased pressure on an already overloaded antiquated and failing drainage/sewage system.
- How does the amendments, with a significance increase in the size of the glass doors on two aspects of the proposal, is any more in keeping with the heritage of the listed building.
- Lorries/skips an eyesore.
- Unhappy regards more holidaymakers to the area.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS12 - Environmental Assets

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

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
- Design
- Impact on Neighbour Amenity
- Any Other Material Considerations

Principle of Development

The proposal is located within the development boundary of Grimston, a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy 2011.

Ivy Farm House is a two storey, detached, Grade II listed building located within the village of Grimston. The dwelling is constructed in Carstone and brick, with Norfolk pantiles. The property is set back from the road with a large shingle frontage and driveway.

The proposed garden room would be located within the curtilage of the plot of the existing residential unit, and as such, the principle of development is acceptable subject to compliance with neighbourhood, local and national policy.

Design

A planning application and listed building application were submitted last year (22/01353/F and 22/01354/LB) for the removal of existing rear lean-to conservatory and construction of new orangery style rear single storey extension. The listed building application was refused, and the planning application was withdrawn. The listed building was refused due to the larger footprint of extension. The extension covered the majority of the rear elevation and was of an inappropriate design which would have resulted in the loss of significant amount of historic fabric and would harm the appearance and setting of the historic asset.

The LPA then received this application that was previously not acceptable. The first design linked the proposal to the main house and outbuilding. This would harm the significance and historic status of both buildings. The second design showed the link element removed. However, it left a very awkward rear extension which was half modern flat roofed and half traditional gabled roof.

The final design (received 29.06.23) proposes a day room which has a modern and lightweight design that would be joined onto the kitchen area off the rear elevation, which contrasts with the historic fabric of the listed building. It would measure 9.7m x 4.6m and 2.8m in height with a flat roof. The extension would be glazed to the west with 2 roof lights. Although a lot of glazing, the site is not situated within a Conservation Area or an AONB and within a residential area. The proposal would not dominate the listed building or overpower the historic features to this designated heritage asset. Using a modern design or materials to contrast against historic fabric is an accepted conservation approach first developed by the Society for the Protection of Ancient Buildings (SPAB) in the 19th century. It is a way of differentiating between each generations alterations without creating a pastiche of what might have been there.

This extension would replace a conservatory which itself causes more harm with the style and materials used. There is evidence in the rear wall of former openings and rebuilt upper sections which indicate that some of the fabric in this wall may not be as historic as might be expected.

The orangery style extension from last year would have had more traditional glazing panels, would dominate the rear elevation and would not be able to sit under the semi-circular window successfully. The proposed design, with its flat roof and large amounts of glazing avoids the dominance of a more traditional scheme while maintaining visibility of historic features.

The proposal would be constructed in facing brickwork to match the existing and Norfolk pantiles to also match the roof and would therefore be acceptable. It would sit under the existing windows of the existing rear elevation which are able to be retained without

alteration. Given the mix of dwellings in the locality combined with the position of the extension to the rear, the impact on the street scene would be limited. This scheme is smaller in mass and scale than that proposed in the refused/withdrawn applications (22/01353/F and 22/01354/LB) with less detrimental impact on the building. As such, this application would comply with Policy DM15 of the SADPP, Policies CS08 of CS12 of the Core Strategy and Para 126 and 199 of the NPPF.

Impact on Neighbour Amenity

The proposal would be single storey with a flat roof and located centrally off the rear elevation. The plot has a long rear garden with a boundary fence of an approx. 1.8m. The fence and the existing outbuilding would screen the proposal from the west.

To the south of the site the existing drawing room would screen the day room from any neighbours.

The properties to the north are a good distance away from Ivy Farm House at approx. 24m. As the extension is surrounded by garden land and the Farmhouse there would be no overshadowing and therefore no adverse impacts on the neighbours.

This application accords with Policy CS08 of the Core Strategy and DM15 of the SADMP.

Any Other Material Considerations

The final amendment shows a modern extension which does not dominate the listed building or any of the historic features and does not lead to overdevelopment of the site.

This is not a change of use application, and the site is residential. Whether the day room is constructed or not noise would be created within the garden space by owners/holidaymakers.

As this is a small-scale extension - drainage and construction noise would only have minimal impacts.

The application is within the grounds of a residential dwelling to the rear of the property causing no highway issues.

CONCLUSION

The above development is considered to represent sustainable development in accordance with 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:

- Location Plan - HAL23-IF-900 received 20.04.23.
- Geomatics Survey RS-1841-01-GEO received 20.04.23.
- Ground Floor Plan RS-1841-02-MSB received 20.04.23.
- First Floor Plan RS-1841-03-MBS received 20.04.23.
- Elevations and Section RS-1841-04-MBS received 20.04.23.
- Elevations Sheet RS-1841.05.MSP received 20.04.23.
- Sections Sheet RS-1841-06-MBS received 20.04.23.
- Proposed elevations and section (link to pool house removed) HAL23-IF-400 Rev C received 28.07.23.
- Proposed site plan (link to pool house removed) HAL23-IF-700 Rev B received 28.06.23.
- Proposed elevations (pool house link removed) HAL23-IF-300 Rev B received 28.06.23.
- Proposed floor plan HAL23-IF-200 Rev B received 28.06.23.

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

23/00855/LB

Ivy Farm House, 37 Congham Road, Grimston, PE32 1DW



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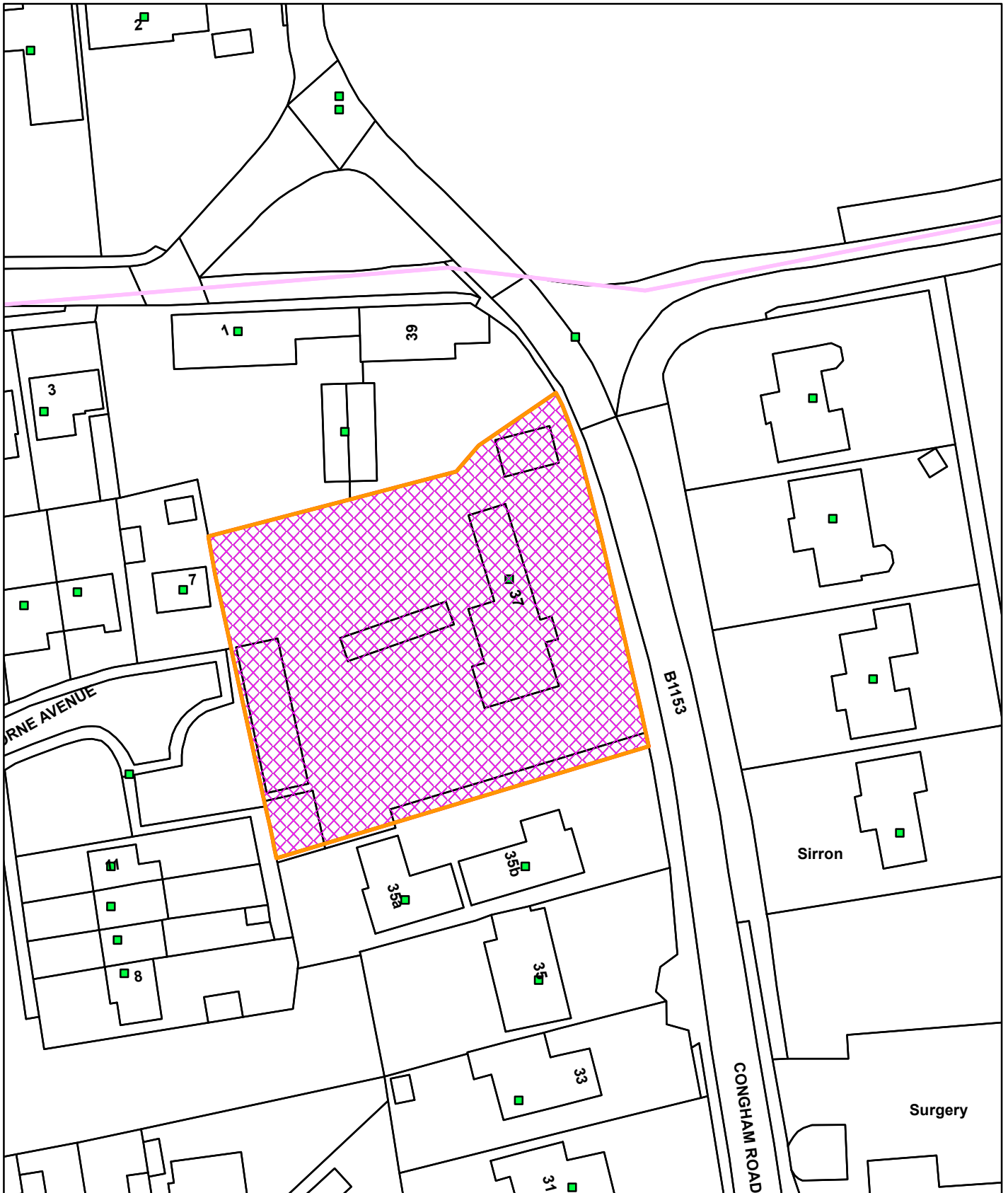


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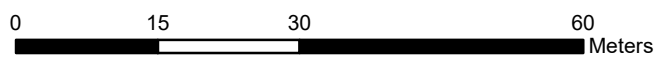


23/00855/LB

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21/08/2023

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Parish:	Grimston	
Proposal:	Listed Building Consent: Replacement Garden Room.	
Location:	Ivy Farm House 37 Congham Road Grimston King's Lynn	
Applicant:	Client of Holt Architectural Ltd	
Case No:	23/00855/LB (Listed Building Application)	
Case Officer:	Mrs J Forder	Date for Determination: 10 July 2023 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee - Called in by Councillor de Whalley due to inappropriate design for a listed building.

Neighbourhood Plan: No

Case Summary

The application seeks permission for a replacement single storey extension, of modern design and construction, to the rear of the grade II listed Ivy Farm House, Grimston

Key Issues

Design

Recommendation

APPROVE

THE APPLICATION

The application seeks Listed Building Consent for a single storey, modern style extension to Ivy Farm House, Congham Road, Grimston.

Ivy Farm House was listed Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest in 1960 with the following list description:

Farmhouse, C17 with extension dated 1733; coursed galletted carstone with brick dressings and eaves course; pantiles, gable, parapets. 3 bays, 2 storeys, plus 2-bay 2-storeyed extension to right with lean-to, added range to rear. Principal facade to east: large 4-light casements under flat arches to bays 1 and 3, doorway to bay 2 renewed with 2-light casement above to first floor, small inserted window to chimney bay to right. 2-bay 2-storeyed extension to right with cast iron plaque having monogram? YP and date May 28 1733; ground floor with 2 casements. Left return to south of C17 carstone rubble with brick

23/00855/LB

quoins, external stack of galletted carstone blocks; gable raised from 1 1/2 to 2 storeys, inserted doorway to left with blocked first floor window above. Rear: 1-bay 2-storeyed C19 range to rear of bay 2 having facing of small carstone with brick dressings; 2 large openings to south and west, those to ground floor under flat arches. Rear facade of varied materials, C17 and C18 brick, galletted and ungalletted carstone rubble, upper courses in brick, vertical joint; varied scattered and inserted fenestration including semi-circular headed fixed stair light with glazing bars.

Ivy Farm House is a two storey building of traditional carstone and brick construction. It has a number of outbuildings associated with it which is to be expected for a building of this age and historic use. The outbuildings are also of historic interest being constructed of traditional materials.

The initial scheme proposed the joining of the farmhouse to the outbuilding through an orangery style extension. As a previous application for a similar scheme had been refused on harm to the character and significance of the building (see reference 22/01354/LB), the agent was asked to submit amended plans for an extension that did not link the buildings. The amended plans are now the subject of this application.

SUPPORTING CASE

NONE submitted.

PLANNING HISTORY

22/01354/LB: Listed building application for removal of existing rear lean-to conservatory and construction of new orangery style rear single storey extension. Refused. 20.04.23.

22/01353/F: Removal of existing rear lean-to conservatory and construction of new orangery style rear single storey extension. Withdrawn 15.05.23.

20/01495/F: Proposed triple cart shed to rear of main house. Permitted 16/12/20.

09/01589/F: Construction of open fronted 3 bay car port. Permitted 28.10.2009.

2/00/0472/F: extension of conservatory extension to dwelling. Permitted 20.06.2000.

2/00/00251/LB: Retention of conservatory extension to dwelling. Permitted 20.06.2000.

RESPONSE TO CONSULTATION

Parish Council:

NONE received

REPRESENTATIONS

12 June - Councillor de Whalley – Call into committee. A previous application cited harm to the listed building through the joining of the outbuilding to the farmhouse. This application proposes the same form of extension.

Councillor de Whalley – maintain call in following revised plans. The design of the extension would not be appropriate for a listed building.

Two objections from neighbours with relevant concerns relating to the following:

- Design – how is more glazing appropriate for this listed building?

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

- Planning History
- Design

Planning History

The existing extension proposed to be demolished is of no architectural interest. It has a modern red brick plinth with a standard design white, chunky upvc frame dividing the glazing. The materials and the design are detrimental to the character and significance of the grade II listed building as a result.

A previous application, reference 22/01354/LB sought permission for a lean-to extension which covered the rear elevation and obscured the semi-circular window while linking the house to the outbuilding. This scheme would have been traditional in appearance with brickwork walls and minimal glazing. While the form was traditional, the scale of the proposal meant that historic fabric such as windows and walls would be obscured and, the link would of meant the historic plan form and historic separation between the house and its outbuildings serving more functional uses would be lost. It was refused because of the harm to historic appearance and fabric due to the design, mass and appearance of the extension.

The proposed new extension would replace this older, harmful extension with a larger footprint. There is evidence in the rear wall of former openings and rebuilt upper sections which indicate that some of the fabric in this wall may not be as historic as might be expected. While the northern part of the proposed extension would obscure from view some historic fabric, this would not be removed from the property as no new openings are proposed as part of this scheme. As the proposed extension sits under the existing windows, they are able to be retained without alteration. The scheme no longer proposes a link to the outbuilding which retains the separation of form and function between the house and the outbuilding. The proposed scheme is smaller in mass and scale than that proposed in the refused application due to the loss of the link.

Design

The design proposed for the new extension is a modern, lightweight design which contrasts with the historic fabric of the listed building. The agent has made clear in his submitted design and access statement that the indicative image provided, showing a more yellow brick would not be the final material. It would therefore be constructed from red brick which would match some of the details on the existing dwelling and be consistent with the materials used in the construction of the outbuildings.

While the large glazed panels are different to the smaller glazed panels of the house, they would allow a view of the historic wall behind to be appreciated from the outside. It creates an illusion of a lightweight addition which would not impact upon the fabric of the building. The proposal would therefore be in accordance with policies CS08 and CS12 of the Local Plan and paragraphs 126 and 199 of the NPPF.

Using a modern design or materials to contrast against historic fabric is an accepted conservation approach first developed by the Society for the Protection of Ancient Buildings (SPAB) in the 19th century. It is a way of differentiating between each generations alterations without creating a pastiche of what might have been there. An orangery style garden room with more traditional glazing panels, would dominate the rear elevation and would not be able to sit under the semi-circular window successfully. The proposed design, with its flat roof and large amounts of glazing avoids the dominance of a more traditional scheme while maintaining visibility of historic features.

Concerns expressed by the neighbours, which are relevant to this Listed Building Consent application, have primarily been around the modern design of the extension. As expressed above, the modern design contrasts with the historic material of the house to allow more visibility and retention of historic fabric and form which would not be able to be successfully achieved using more traditional design. It is therefore considered that the design is appropriate in this instance.

CONCLUSION

The application proposes a single storey extension of modern design to the rear of Ivy Farm, Grimston, a grade II listed building. The modern design of the proposal, although contrasting with the historic material of the house, is well designed and detailed and, as shown in this report, has been designed to ensure that the materials and historic fabric of the building remain visibly a part of the story of the building. The large panels of glazing would give the extension a lightweight appearance and allow permeability of vision between the outside and the historic fabric of the rear wall. The windows would be able to be retained in their existing locations with no alterations and no further openings would required in the rear wall.

The extension is therefore in accordance with local plan policy CS12 and CS08 and NPPF paragraphs 126 and 199 for the reasons given above.

RECOMMENDATION

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

1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition: This Listed Building Consent relates only to the works specifically shown on the approved drawings and documents listed below. Any other works, the need for which becomes apparent, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved before works continue.

HAL23-IF-700 Rev B: Proposed site plan
HAL23-IF-400 Rev B: Proposed elevations and section
HAL23-IF-200 Rev B: Proposed floor plan
HAL23-IF-300 Rev B: Proposed elevations

2 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

3 Condition: All works shall be carried out in such manner that no unnecessary damage is caused to the fabric or decorative features of the building, and any damage so caused shall be rectified to the satisfaction of the Local Planning Authority.

3 Reason: To ensure that the fabric of the Listed Building is properly protected during the works in accordance with the principles of the NPPF.

4 Condition: Notwithstanding the approved plans, details of the following items at a scale of 1:20, or as otherwise specified, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development:

- (i) A detailed schedule of works with drawings that accurately show how the extension will be fixed to the historic walls.
- (ii) Drawings and cross sections of the proposed glazed roof lights.
- (iii) Drawings of all new or replacement joinery works involving windows and doors (with cross sections).
- (iv) Drawings which provide siting, material and colour of all rainwater goods and statutory undertakers equipment to be installed.

4 Reason: To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

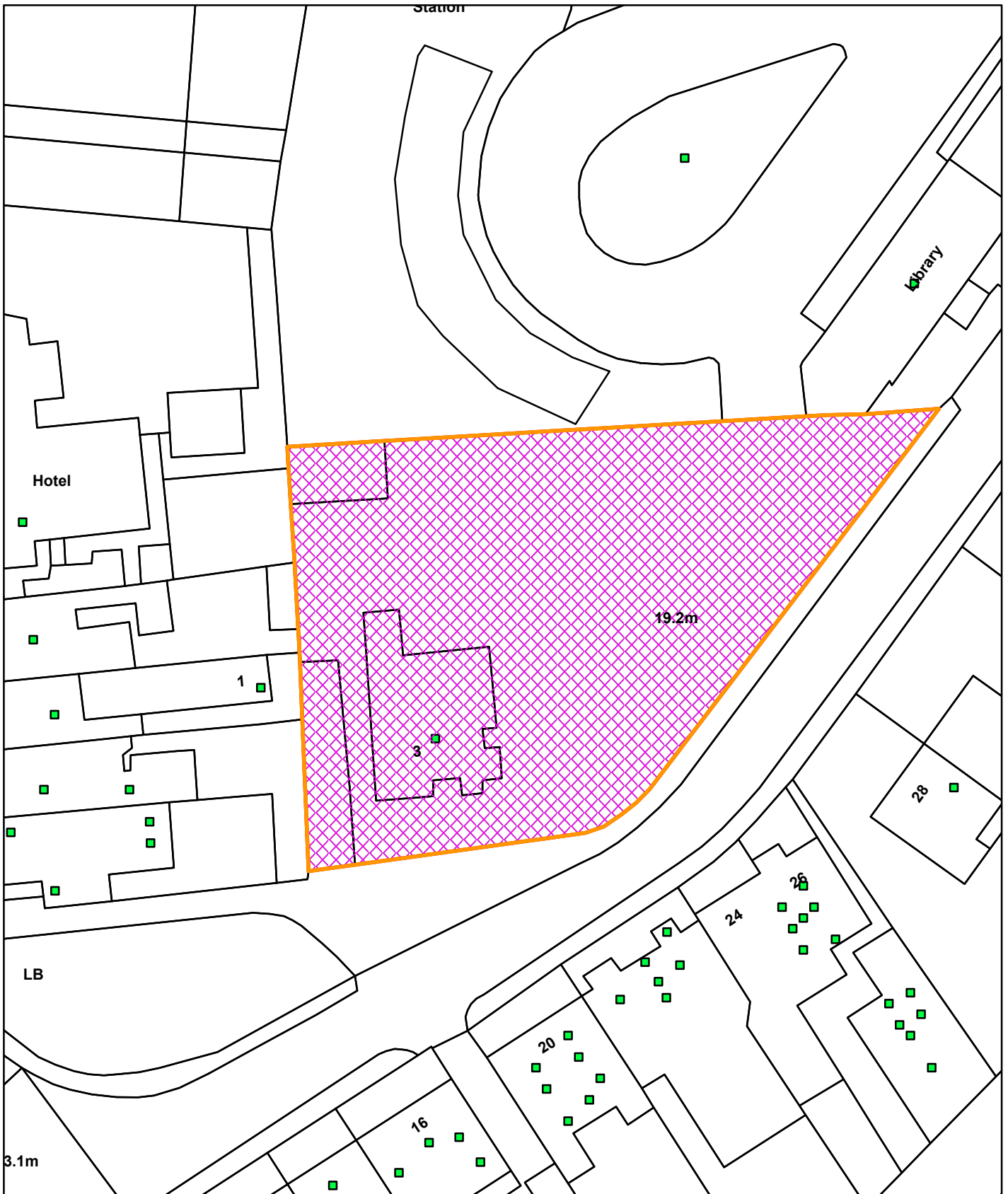
5 Condition: The brick to be used for the external surfaces of the building hereby approved shall be constructed in accordance with a sample panel, prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel

shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond, and pointing technique to be used in the approved scheme.

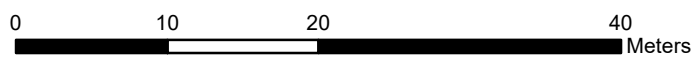
- 5 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.

22/01021/F

Ashley House, 3 Westgate, Hunstanton, PE36 5AL



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21/08/2023

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Parish:	Hunstanton	
Proposal:	Construction of a pair of semi-detached dwellings within the existing residential curtilage of Ashley House and separation of existing annexe into a residential dwelling to the rear of the main house formally converted into a one-bedroom property.	
Location:	Ashley House 3 Westgate Hunstanton Norfolk	
Applicant:	Mr P SEARLE	
Case No:	22/01021/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 12 September 2022 Extension of Time Expiry Date: 8 September 2023

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

Neighbourhood Plan: Yes

Case Summary

Full planning permission is sought for the construction of a pair of three-storey, semi-detached houses and the conversion of an annexe to a further independent dwellinghouse i.e., a net increase of three dwellings on the site.

The site lies within Hunstanton Conservation Area, Flood Zone 1 (low risk) and in the Zone of Influence of a number of protected sites.

Key Issues

- Principle of Development
- Form and Character and Impact on the Conservation Area
- Residential Amenity
- Highway Safety
- Protected Sites
- Flood Risk and Drainage
- Crime and Disorder
- Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

Full planning permission is sought for the construction of a pair of three-storey, semi-detached houses and the conversion of an annexe to a further independent dwellinghouse i.e., a net increase of three dwellings on the site.

The semi-detached properties would be 3-bed units, with open plan living space at ground floor, two beds and two baths at first floor and a further third bedroom on the second floor. The annexe would be converted to a 1-bed unit with open plan kitchen 'day room' area and bedroom at ground floor level and sitting area at first floor.

The new dwellings would have a ridge height of 8.8m and eaves measuring 5m. The projecting gable ridge height measures 8.1m. The pair of dwellings is 11.4 wide by 10m deep. Materials for the new build units would be red brick with carrstone infill under a grey roof. The annexe proposes internal alterations only and therefore materials will not change.

The one-bed annexe would be provided with a single parking space contained within a triple garage that would also provide a single parking space for each of the new dwellings. A further uncovered parking area would be provided adjacent to each new dwelling. Secure, covered cycle storage is also proposed.

The development would result in the loss of two Category trees, an Ovens Wattle and a Rowan.

The site lies within Hunstanton Conservation Area, Flood Zone 1 (low risk) and in the Zone of Influence of several protected sites.

SUPPORTING CASE

NONE received at time of writing report.

PLANNING HISTORY

05/00986/F: Application Permitted: 12/08/05 - Alteration and extension to existing dwelling.

RESPONSE TO CONSULTATION

Town Council: OBJECT Hunstanton Town Council as a Statutory Consultee **OBJECT** to the Planning application 22/01021/F Construction of a pair of semi-detached dwellings within the existing residential curtilage of Ashley House and separation of existing annexe into a residential dwelling to the rear of the main house formally converted into a one-bedroom property. Ashley House 3 Westgate Hunstanton Norfolk PE36 5AL, for the same reasons as our last objection on 8 August 2022.

The reasons for our objections are that we as a Town Council feel that the plans submitted for this property does not fall in line with this Councils visions for the development and future plans for the town's longer-term enhancement as part of our Neighbourhood plan. We have also considered the comments made by the Conservation Officer with regards to the impact on the Conservation area.

1. There are elements of the application which concern us, under the HNDDP we feel that there are inadequate parking provisions in the application under K4, it also does not meet

Norfolk Parking Standards 2007 (Class C3 – Dwelling Houses) for the size of the proposed dwellings.

2. The loss of trees will go against the Governments Urban Tree Challenge, the planting initiative designed to soak up local pollution and to fight against climate change, as the trees store carbon and can help make our towns and cities more resilient. Trees in urban areas improve health and wellbeing, connect people with the outdoors, absorb noise, reduce flood risk, lower temperatures through shading, and create green spaces for communities to come together.

Highways Authority: NO OBJECTION

15/08/2023: The amended plans neither improve visibility nor parking provision, but as we had previously advised that an objection was unlikely on 10/08/22, I would only seek to condition plans and parking.

10/08/2022: An assessment of the proposed development reveals a shortfall in parking. However, the site is well located within the town centre, close to public transport links and subject to the provision of a 4.5m access and an improvement to visibility towards the bus station through the lowering of the flank wall, I would be able to support this application.

Upon the receipt and consideration of revised drawings detail the above alteration, I would be able to formally respond.

Historic England: NO OBJECTION In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation: OBJECT

10/02/2023: Thank you for reconsulting the conservation team following amended plans submitted on 27th January 2023.

There have been conservation team comments on previous plans dated: 15th August 2022, 25th October 2022, and 27th January 2023. None of these comments supported the scheme proposed.

I have undertaken a site meeting with the amended plans submitted on 27th January and have the following comments to make:

As our initial comments made clear, the existing site and its existing dwelling make a positive contribution to the significance of the Hunstanton Conservation Area. The paragraph relating to the site is copied here again for clarity: *On the 'north' side, number 3 is a substantial house in large grounds with trees and boundary walls. It could be in a village rather than in the town centre. Its contribution to the character of this part of Hunstanton cannot be over-emphasised: it is important that such "lungs" are retained. Its trees serve to link those in the upper and lower triangles.* (Page 11 of the Hunstanton Conservation Area Appraisal.)

Earlier in the appraisal, on page 10, it states that *Trees are important in the street. They are seen in The Spinney at the junction with Le Strange Terrace, in the large garden of No3, and, further up the hill, in the grounds of the Council offices. Surviving front garden walls are important.*

Since the conservation team gave our initial comments in August 2022, it is noted that the number of new dwellings has been reduced from 3 to a pair of semi-detached dwellings. However, this would still impact upon the appreciation of the open space, particularly when approaching from the northeast. The verdant character of this garden space is noticeable through the lack of development in gaps through the trees. In such a built-up environment this open space and treed area combines with the trees on the corner of Westgate and LeStrange Terrace to create a pleasant and verdant environment.

The existing house is present on the historic mapping indicating it was there at least as early as 1888 and, given it is already there at this date, has an earlier origin. It is marked as an important unlisted building within the conservation area appraisal for its architectural style and its age. It is therefore a non-designated heritage asset. Historically it has sat on a generous plot which would be expected from the style and age of house. This plot survives into the present day. It is a reminder that various styles and forms of development were possible within a Victorian seaside environment which adds to the varied grain of development. The existing garden space therefore contributes positively to the character of the building as well as the Conservation Area.

The development of a semi-detached pair of houses within one of the green 'lungs' of the Conservation Area, would therefore be detrimental to its character and significance through the erosion of the historic pattern of development and the loss of an important 'green lung' from the conservation area. It would therefore cause harm to the significance of both designated [conservation area] and non-designated [no.3 Westgate] heritage assets.

Policies 189, 199, 200 and 203 are of consideration when determining this application.

The conservation team are unable to support the application and suggest that, given its importance to the character and significance of the conservation area, the principle of development within this space is unacceptable.

25.10.2022: It appears that there are three main objections from the applicant to the comments made by the Conservation Officer and the CAAP.

1. The scheme is being compared to Hunstanton First School (21/00629/FM). The Hunstanton First School development is largely within an existing building, which is a non-designated heritage asset, within the conservation area. It was suffering from neglect, and needed a use to be found before it to deteriorated further and had a negative impact on the character of the conservation area and the street scene. Therefore, to bring an existing important historic building back into use would have a positive impact on the conservation area. These units are mostly small one bed apartments which would not need as much amenity space as a three bedroomed detached family house, as proposed in this application.

2. The NPPF para 207. This was mentioned in the comments by the Conservation Officer. The Agent's letter only mentions the wording 'loss of a building', adding: 'There is no loss of a building proposed . . . and therefore, the reference to Paragraph 207 is irrelevant'. However, NPPF paragraph 207 is worded 'Loss of a building (or other element) which makes a positive contribution to the significance of the conservation area'. The garden at Ashley House has been clearly identified as an important 'element' of the conservation area. Given the recognition already afforded to this important green space in the Conservation Area Character Statement, this element would therefore be lost if three detached houses were built on it, causing substantial harm to the conservation area, contrary to NPPF para 207.

3. The scheme is being compared to the site which neighbours Ashley House (20/00817/FM). This scheme involves the redevelopment of an existing developed site which made no contribution to the Conservation Area. The approved scheme would both improve the character and the streetscene, by replacing a bland, mid-late 20th Century library (not fit for purpose) and a vast area of tarmac (the bus station.) The approved development would be an improvement to the setting of the conservation area and the public benefit of a new library and community facilities will far outweigh any possible harm.

15/08/2022: Thank you for consulting conservation of the above application. This application was also presented to CAAP who concluded that the application was out of character and would harm the significance of the Hunstanton Conservation Area.

The house and garden lie within the Hunstanton Conservation Area, and the house is marked as an important unlisted building. The Hunstanton Conservation Area statement specifically mentions 3 Westgate with the following description: *On the 'north' side, number 3 is a substantial house in large grounds with trees and boundary walls. It could be in a village rather than in the town centre. Its contribution to the character of this part of Hunstanton cannot be over-emphasised: it is important that such "lungs" are retained. Its trees serve to link those in the upper and lower triangle.*

The construction of three detached 2/3 storey houses within the garden to 3 Westgate will also detract from the quality of the house itself. As a large detached Victorian villa, the space around the building also provides a suitable setting to the house itself, in addition to the green lungs of the town identified in the statement. The construction of three houses will harm this setting though their footprint and scale.

On this basis, I fully agree with the conclusion reached by CAAP that this application would cause harm to the significance of Hunstanton Conservation Area, a designated heritage asset. Paragraph 207 of the NPPF points out that harm should be considered in context of Paragraphs 201 and 202 of the NPPF in conservation areas. The loss of the garden land to 3 Westgate would lead to substantial harm and on that basis the application should be refused.

Historic Environment Service: NO OBJECTION There are no known archaeological implications.

Arboricultural Officer: OBJECT The trees are visually prominent in the area and there is no doubt that they make a significant contribution to the character and appearance of the area in which they stand and from where they may be seen. They are clearly seen in views from some distance, especially from the shopping area of Westgate at the junction with the busy High Street, where they are seen as attractive skyline features.

The applicant's Arboricultural Report appears accurate and has highlighted both the above ground and below ground constraints to be considered by the developer to aid design. The report details that two trees will need to be removed [Category C, T966 Ovens Wattle and Category C, T967 Rowan] to make way for development and another two should be removed for arboricultural reasons alone [Category U, T955 Common Lime and Category U, T961 Sycamore].

The proposed car parking building is well within the minimum root protection area of T970, a large mature sycamore, and no consideration seems to have been made to consider this tree in the layout. Although the proposed development for 2 semi-detached dwellings has apparently been sited on the line on the outside edge of the tree root protection areas, this layout has failed to take two important arboricultural constraints into consideration:

1. Space for the physical protection of the trees, and to allow adequate space for construction work to take place. I don't think that protective fencing could be erected on this site and still leave enough space for building works to take place. The proposed layout would necessitate that construction work would need to be carried out within the minimum root protection area, foundations would be within the root protection area, and work to dig them would need to be inside the root protection area, any service runs, especially those for foul and surface water would all be within the root protection area of the trees. There would not be sufficient space on site to build this property and the trees would require pruning just to make space for erection of scaffolding and building work to take place.
2. The affect these trees may have on future occupiers of the proposed properties. New residents often fail to appreciate the implications and problems of living next to large mature trees until it is too late. It is very difficult for Councils to resist applications to harshly prune or even fell mature trees close to residential properties. The sycamore and lime trees stand due southeast of the rear elevation and will cast shade, reduce light and views of the sky from the living room and bedroom windows of the property which will be gloomy inside, the rear of the property will be in shade for most of the year increasing pressure for very harsh pruning or removal of the trees.

The applicant's own Arboricultural Report highlighted the shade pattern posed by the trees and in their report's conclusion recognising that when they were presented with the proposed layout, that further design in relation to the constraints posed by the trees may be required.

The implications of this proposal for the longevity of the trees and their impact on the character of the area means that I object to this proposal, it is poorly designed and laid out too close to existing important landscape trees, and it would pose a threat to the continued wellbeing of those trees, by way of direct damage during construction work and also create an unsustainable relationship between the new residential property and the trees which is likely to lead to pressure for tree felling or harsh tree pruning.

Natural England: NO OBJECTION [following submission of a shadow HRA]

DESIGNATED SITES [EUROPEAN] – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION: This advice relates to proposed developments that falls within the 'zone of influence' (ZOI) for the following European designated site[s], Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that new residential development within this ZOI is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development. On this basis the development will require an appropriate assessment. Your authority has measures in place to manage these potential impacts in the form of a strategic solution Natural England has advised that this solution will (in our view) be reliable and effective in preventing adverse effects on the integrity of those European Site(s) falling within the ZOI from the recreational impacts associated with this residential development. This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

Natural England advises that the specific measures (including financial contributions) identified in the strategic solution can prevent harmful effects from increased recreational pressure on those European Site within the ZOI.

Natural England is of the view that if these measures are implemented, they will be effective and sufficiently certain to prevent an adverse impact on the integrity of those European Site(s) within the ZOI for the duration of the proposed development.

The appropriate assessment concludes that the proposal will not result in adverse effects on the integrity of any of the sites as highlighted above (in view of its conservation objectives) with regards to recreational disturbance, on the basis that the strategic solution will be implemented by way of mitigation.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects likely to occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions. If all mitigation measures are appropriately secured, we are satisfied that there will be no adverse impact on the sites from recreational pressure.

If the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant, it is your responsibility (as the competent authority) to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil your duty as competent authority.

Site of Special Scientific Interest (SSSI): Providing appropriate mitigation is secured to avoid impacts upon the European site(s) occurring there should be no additional impacts upon the SSSI interest features.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

CSNN: NO OBJECTION

21.08.2023: Further to the re-consultation on the reduction of dwellings I would like to refer you to the comments made on 17 October – included below for your ease.

I remain concerned about the annexe – the lack of associated amenity area and its corner location, with the cart shed and fencing enclosing it. It will seem very closed off, and noise impacts could be exacerbated.

Really the drainage should be separate for the annexe, which looks unachievable due to the plot size. Additionally, whilst drainage can be conditioned, I am concerned that, with the root protection zone likely to encompass the full extent of the rear gardens to the two new dwellings and thus prevent soakaway installations here, these will need to be located in the parking area, so I would strongly recommend that plans are submitted to see that separate individual, or one large shared, soakaway/s can effectively be accommodated on the site in advance of a decision being issued, in case this would actually be unachievable (given the siting will need to have suitable separation from the root protection zone of northern tree/s and all buildings).

I am also concerned that there appears to be insufficient space for all the bins for three dwellings in the store (shown as holding four bins) which also seems to be located behind the fence for Plot 1's garden (can it be accessed by all?) and around 40m from the annexe! It would seem best if they were allocated space within each plot, and then brought to the presentation point at the site entrance for collection. This will need some revision (adequate

storage for 2-3 x 240 litre bins per dwelling, plus food caddy) to avoid odour and other amenity impacts.

The internal layout of the semi-detached dwellings is welcomed.

If you are minded to approve this application despite these issues/concerns, please condition:

- Foul and surface water drainage
- External lighting
- Site hours for clearance/construction etc. - limited to 0830-1800 hrs weekdays: 0900-1300 hrs Sats, no Suns or B/Hols
- On-site parking for construction related vehicles and on-site storage of materials and plant etc.
- Storage and disposal of recycling, refuse and waste materials

17.10.2022: Whilst we have no objection to the principle of the addition of dwellings on the site, I am concerned about the layout of the site, which appears cramped.

The proximity of plot 1 to the overall site access for all new plots and the annexe, with what appears to be a turning area alongside it, plus the parking for all new plots being located immediately alongside the annexe could result in disamenity from vehicle noise for all plots but especially the annexe and plot 1, particularly from manoeuvring of vehicles. The area would be an enclosed courtyard which is likely to amplify noise, further exacerbated by the gravel surfacing.

The site plan does not show what type of boundary treatment will be provided to the annexe, which has little exterior amenity space, and whilst solid, high fencing will help to reduce the impact of vehicle noise (which is needed given the limitations internally to escape external noise sources), it would result in enclosing the already small plot and creating a cramped area.

It would also greatly help to understand the current foul and surface water drainage arrangements for the annexe. If this is to be separated as a plot, it is usually expected that surface water drainage infrastructure will be located within the plot (to protect the facilities in the long term, including access for maintenance). It is not clear whether the plot can accommodate this/where the existing soakaway/s is/are located.

Additionally, whilst drainage can be conditioned, I am concerned that, with the root protection zone likely to encompass the full extent of the rear gardens to the three new dwellings and thus prevent soakaway installations here, these will need to be located in the parking area, so I would strongly recommend that plans are submitted to see that three, or one large shared, soakaway/s can effectively be accommodated on the site in advance of a decision being issued, in case this would actually be unachievable (given the siting will need to have suitable separation from the root protection zone of northern tree/s and all buildings).

It would be our recommendation that the overall number of new dwellings is reduced, to allow greater space within the site to locate all drainage infrastructure and give greater separation of the dwellings from vehicle routes and associated activities.

If you are minded to approve this application despite these issues/concerns, please condition:

- Foul drainage – all new dwellings will be required to connect to the main foul sewer
- Surface water drainage

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- External lighting
- Site hours - limited to 0830-1800 hrs weekdays, 0900-1300 hrs Sats, no Suns or B/Hols
- On-site parking for construction related vehicles.

Waste and Recycling Manager: NO OBJECTION

[Following submission of amended plans] I have no adverse comments.

Environmental Health & Housing – Environmental Quality: NO OBJECTION The application is for the conversion of an annexe and construction of additional dwellings.

The applicant has provided a screening assessment stating no known contamination, and a site plan indicating the location of the proposed development.

We have reviewed our files and the site is on land that has been occupied by Ashley House for the duration of our records, there has been a previous structure where the annexe currently stands which is seen in historic maps dated 1843-1893 but not in 1945-1970 maps. The land for the development of the additional dwellings is seen as a residential garden for the duration of our records. The surrounding landscape is largely residential and commercial.

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.

REPRESENTATIONS

ONE letter of **OBJECTION** has been received. The author states: *Although the reduction in number of properties from three detached houses to a pair of semi-detached houses on the plot is an improvement, the proposed homes would look directly into our living room and bedroom, leaving us with no privacy, particularly in the winter months when trees are not in leaf. I note that the proposed building line is right up to the extent of the roots for these tall trees. However, the trees will continue to grow, and to be healthy their roots will continue to expand well beyond the zone currently provided. This would lead to a gradual decrease in their health and eventually loss of the trees that make up an important element of the appearance of Westgate which is in a Conservation area. Any reduction in tree coverage would lead to a loss of privacy for us and significantly reduce our vista. Further, in the summer months these trees are important at regulating temperature in the locality as well as oxygenating the environment.*

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 – Hunstanton

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

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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

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy J1 – Fundamentals

Policy J2 - Natural Environment

Policy K1 - Size and Mix of Houses - Housing Need

Policy K2 - Design, Style and Materials

Policy K4 - Parking Provision

Policy K5 - Off Road Parking

Policy J5 - Community Green Space Design

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
- Form and Character and Impact on the Conservation Area
- Residential Amenity
- Highway Safety
- Protected Sites
- Flood Risk and Drainage
- Crime and Disorder
- Other Material Considerations

Principle of Development

The site lies within the development boundary of Hunstanton, one of the borough's main towns and a location where residential development is generally sought. However, this is subject to compliance with other relevant planning policy and guidance.

Form and Character and Impact on the Conservation Area

The site lies within Hunstanton Conservation Area (a designated heritage asset) and the donor property, no.3 Westgate, is a non-designated heritage asset being identified on the Conservation Area Maps as an important unlisted building.

Protection of the historic environment is an overarching aim of the NPPF.

Paragraphs 189, 199, 200 and 202 of the NPPF respectively state:

- *[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*
- *When considering the impact of a proposed development on the significance of a designated heritage assets, great weight should be given to the asset's conservation...This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or development within its setting), should require clear and convincing justification.*
- *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*

Protection and enhancement of the historic environment is also a requirement of Development Plan Policies CS01, CS08, CS12 and DM15 and Hunstanton Neighbourhood Plan Policy K2.

The site offers a green break in an otherwise built-up area within Hunstanton by virtue of the 'large grounds' that the donor property is sited within. This adds to the character of the locality as a whole as well as being an important contributor to the setting of this part of the Conservation Area as specifically referred to in the Conservation Area Character Statement (CACs) that states *On the 'north' side, number 3 is a substantial house in large grounds with trees and boundary walls. It could be in a village rather than in the town centre. Its contribution to the character of this part of Hunstanton cannot be over-emphasised: it is important that such "lungs" are retained. Its trees serve to link those in the upper and lower triangles.*

Likewise, the trees that bound the site are of significance as mentioned above and earlier in the CACS where it says *Trees are important in the street. They are seen in The Spinney at the junction with Le Strange Terrace, in the large garden of No3, and, further up the hill, in the grounds of the Council offices. Surviving front garden walls are important.*

In relation to trees, the location of the proposed dwellings and their amenity space, to the north of the trees, would result in unacceptable overshadowing of habitable rooms and garden areas. This is poor and contrary to paragraph 130f) of the NPPF as it does not offer good amenity, but additionally would put considerable pressure in the future for the trees to be unacceptably pruned or potentially removed as confirmed by the Local Authority's Arboricultural Officer.

Paragraph 131 of the NPPF states *Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that **existing trees are retained wherever possible**. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*

This is reiterated in Hunstanton Neighbourhood Plan with Policy J5 stating *Developments of ten or more dwellings should provide for the planting and long-term maintenance of native and/or fruiting trees and **existing trees should be retained wherever possible**.*

In relation to the openness of the site, development of the site with any built form is likely to affect this, but this proposal would result in considerable built form and almost total loss of the green space.

Additionally, the dwellings themselves do not respect the characteristics of the locality by turning their back on the street rather than actively fronting it. Furthermore, the scale, mass and design are at odds with the local character with proportions that neither replicate nor respect the norm.

The dwellings would appear cramped in their setting and the development would not respond sensitively and sympathetically to the local setting as required by Development Plan Policy DM15.

The development is not considered to be visually attractive and would not only not add to the overall quality of the area, but detract from it, which is contrary to paragraph 130a, b and c of the NPPF.

In summary the development would result in a cramped form of development that would result in the loss of an important green space that contributes to the character of the locality and particularly to the conservation area. The development does not respond sensitively and sympathetically to the local setting, is not visually attractive and would not add to the overall quality of the area. The development would result in less than substantial harm to both designated and non-designated heritage assets without clear justification or any public benefit that would outweigh this harm. The development is therefore contrary to the NPPF in general, but specifically to paragraphs 130, 189, 199, 200 and 202 of the NPPF and Development Plan Policies CS01, CS08, CS12 and DM15 as well as Neighbourhood Plan Policy K2 that requires development to *be of a high quality and make a positive contribution to local character*.

Residential Amenity

Development of this site would result in the donor property, a substantial dwelling in appropriately sized gardens, having a very small curtilage not commensurate to its historical value or size of property. It would also remove the parking area currently and historically used (as confirmed by google earth) from the east of the dwelling. Whilst the applicant has shown that parking can be provided to the west, this is a far less safe or preferable location, and whilst this parking area is currently available it is not currently used.

The development would result in poor amenity for all four dwellings:

- The existing dwelling by virtue of reducing its curtilage by an unacceptable degree leaving it with inadequate amenity land for a dwelling of this size, supplanting its parking area from the east to the west, which is a retrograde step, creating an unacceptable outlook to the east by virtue of the proximity of Plot 2 the gable end of which is only 7 metres from windows on the eastern elevation of the donor dwelling, and creating overlooking from the first floor window of the converted annexe to its significantly reduced 'private' garden.
- Plot 2 would be unacceptably overlooked by the donor dwelling with overlooking available into the western living room window, and all its 'private' amenity space. The donor dwelling would also totally overshadow Plot 2's western elevation and garden for most of the afternoon and evening. Additionally, the rear elevation and garden would be totally overshadowed by the presence of the trees on its southern boundary. Furthermore, the vehicular activity, including manoeuvring, of non-associated properties (Plot 1 and the annexe conversion) directly to its frontage.
- The annexe conversion by virtue of its limited amenity space and overlooking from the donor dwelling.
- Plot 1 by virtue of the vehicular activity of non-associated properties (Plot 2 and the annexe conversion) directly to its frontage.

The proposed development would not therefore function well or offer a high standard of amenity for existing and future users which is contrary to the NPPF in general, but specifically to paragraph 130f) of the NPPF, Development Plan Policy DM15 and Hunstanton Neighbourhood Plan Policy K2.

Highway Safety

The Local Highway Authority requested amended plans showing alterations to the northern part of the western entrance wall and an increase in parking provision to meet standards. Amended plans have not addressed either of these issues. Notwithstanding this, the Local Highway Authority has confirmed that they could not substantiate a reason for refusal on the grounds of highway safety.

NCC parking standards, Development Plan Policy DM17 and Hunstanton Neighbourhood Plan K4 require one space for the annexe (1-bed unit) and two for the dwellinghouses (3-bed units). Development Plan Policy DM17 states that garages without internal dimensions of 7m x 3m will not be counted towards parking provision. The proposed garages have internal dimensions of 6m x 3m. Because the garages cannot count towards parking provision, the parking provision for each unit falls below parking standards with the annexe having no spaces and Plots 1 and 2 only having 1 space each.

It should however be noted that separate cycle storage (as required by DM17) is proposed and there is space within the gardens of the two dwellings to provide a shed for additional storage. This is however not the case with the annexe which already has severely limited outdoor space.

It is unlikely that garages 7m deep could be provided given the already restrictive manoeuvrability. This further suggests overdevelopment of the site.

Hunstanton Neighbourhood Plan Policy K5 requires all new dwellings to include provision for electric vehicle charging. However, this could be suitably conditioned if permission were granted, and therefore would not constitute a reason for refusal.

Notwithstanding that the Local Highway Authority does not object to the proposed development on the grounds of highway safety, parking provision falls short of that required

by the Development Plan. The inability to provide garages that have the required internal dimensions to count towards a parking space further suggests overdevelopment of the site.

As a result the development would be contrary to the NPPF, Development Plan Policy DM17 and Neighbourhood Plan Policy K4.

Protected Sites

The site lies within the Zone of Influence of the following protected sites:

- North Norfolk Coast Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar
- Dersingham Bog SAC and Ramsar
- The Wash SPA and Ramsar

An appropriate assessment has been carried out by the Local Planning Authority (LPA), as Competent Authority, that concludes that there would be no direct impacts and that indirect impacts from increased recreational activity could be mitigated by payment of the Green Infrastructure and Recreational Avoidance Mitigation Strategy Fee (GIRAMS) which is £632.52 (£210.84 per additional dwelling.)

Both Natural England and the LPA's Senior Ecologist agree with the finding of the appropriate assessment.

The GIRAMS payment has been paid.

The development is therefore considered to accord with the NPPF (paragraph 174a) and Development Plan (CS01 and CS12) in relation to protected sites.

Flood Risk and Drainage

The site is not in an area at risk of flooding and foul and surface water drainage could be suitably conditioned. However, Members' attention is drawn to comments from CSNN in relation to their concerns that it may not be possible to provide soakaways.

Crime and Disorder

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

Other Material Considerations

There are no other material considerations.

CONCLUSION

The site is located within the development boundary of Hunstanton, one of the borough's main towns, and an area where residential development is generally supported.

Whilst it is considered that drainage, lighting, site construction hours and construction traffic could be suitably conditioned if permission were granted, in this instance, the proposed development would result in a cramped form of development that would result in the loss of an important green space that contributes to the character of the locality and particularly to the conservation area. The development does not respond sensitively and sympathetically to the local setting, is not visually attractive and would not add to the overall quality of the

area. As a result, the development would result in less than substantial harm to both designated and non-designated heritage assets without clear justification or any public benefit that would outweigh this harm.

The development would result in poor amenity for all four dwellings on the site due to varying degrees of amenity space, overlooking, overshadowing and poor parking provision. Therefore, the proposed development would not function well or offer a high standard of amenity for existing and future users.

Additionally, the development would put unacceptable pressure on protected trees.

The development is therefore contrary to the NPPF in general, but specifically to paragraphs 130, 131, 189, 199, 200 and 202 of the NPPF, Development Plan Policies CS01, CS08, CS12 and DM15, DM17 and Neighbourhood Plan Policy K2 and it is recommended that this application be refused for the following reasons.

RECOMMENDATION

REFUSE for the following reason(s):

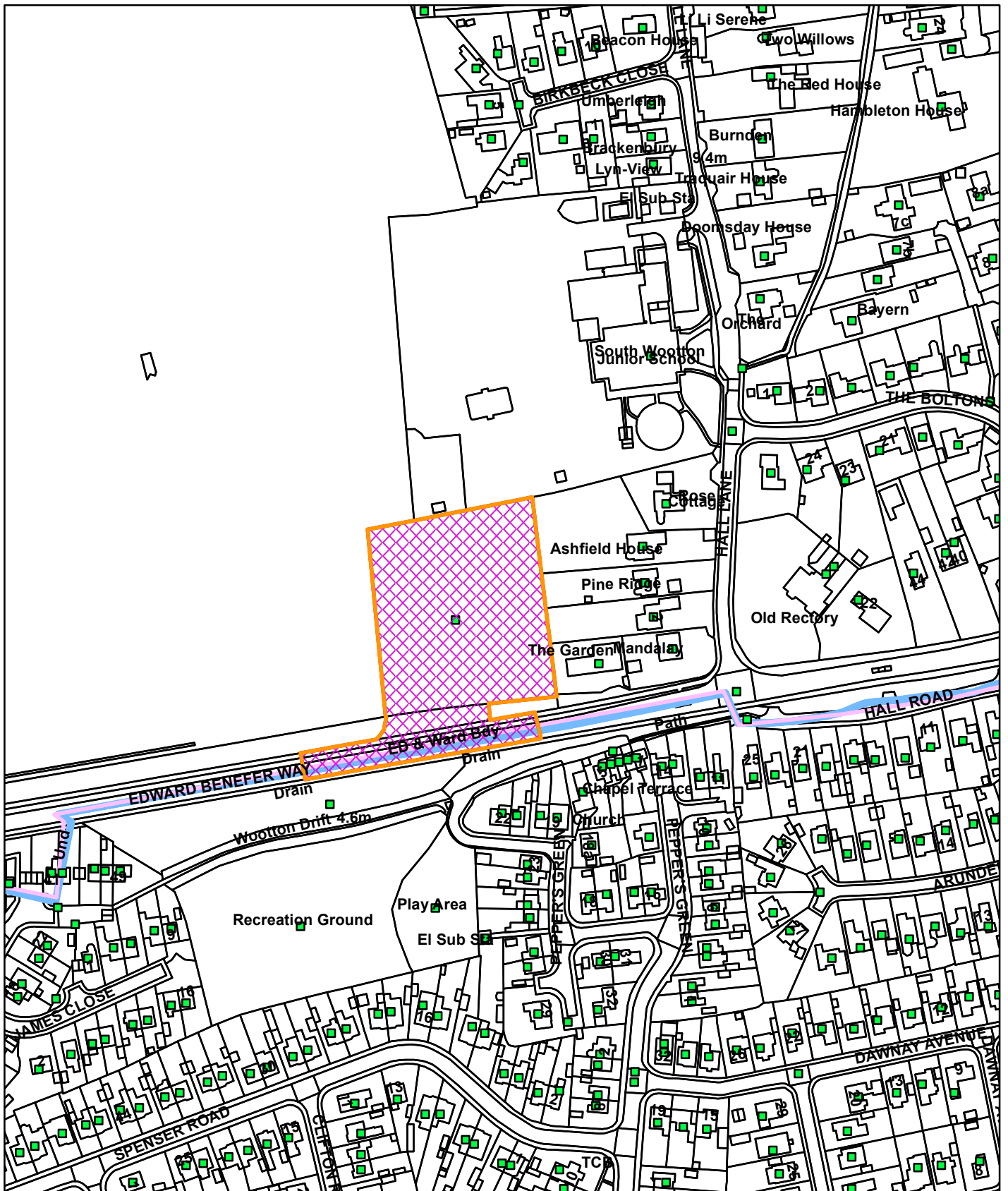
- 1 The development would result in a cramped form of development that would result in the loss of an important green space that contributes to the character of the locality and particularly to the conservation area. The development does not respond sensitively and sympathetically to the local setting, is not visually attractive and would not add to the overall quality of the area. The development would result in less than substantial harm to both designated and non-designated heritage assets without clear justification or any public benefit that would outweigh this harm. The development is therefore contrary to the NPPF in general, but specifically to paragraphs 130, 189, 199, 200 and 202 of the NPPF, Development Plan Policies CS01, CS08, CS12 and DM15 and Neighbourhood Plan Policy K2.
- 2 The development would result in poor amenity for all four dwellings by virtue of insufficient amenity space for the proposed annexe and donor dwelling, overlooking, loss of outlook, overshadowing, a retrograde step in parking provision for the donor dwelling and vehicular activity.

The proposed development would not therefore function well or offer a high standard of amenity for existing and future users which is contrary to the NPPF in general, but specifically to paragraph 130f) of the NPPF, Development Plan Policy DM15 and Hunstanton Neighbourhood Plan Policy K2.

- 3 Due to the inability to count the garage spaces towards parking provision owing to their internal dimensions, parking provision falls below that required by the Development Plan. The development is therefore contrary to Development Plan Policy DM17.
- 4 The proposed development, by virtue of its size and siting, would result in an unsatisfactory relationship between the proposed dwellings and the trees and would create a threat to the continued wellbeing of mature trees that make a positive contribution to the visual amenity of, and are an important element of, the character and appearance of this part of the Hunstanton Conservation Area. The long-term protection of these trees would be prejudiced by the proposed development. The development is therefore contrary to the NPPF in general, but specifically to paragraph 131 of the NPPF and Hunstanton Neighbourhood Plan Policy J5.

23/00968/F

Land W of The Garden, Edward Benefer Way, Kings Lynn, PE30 3RZ



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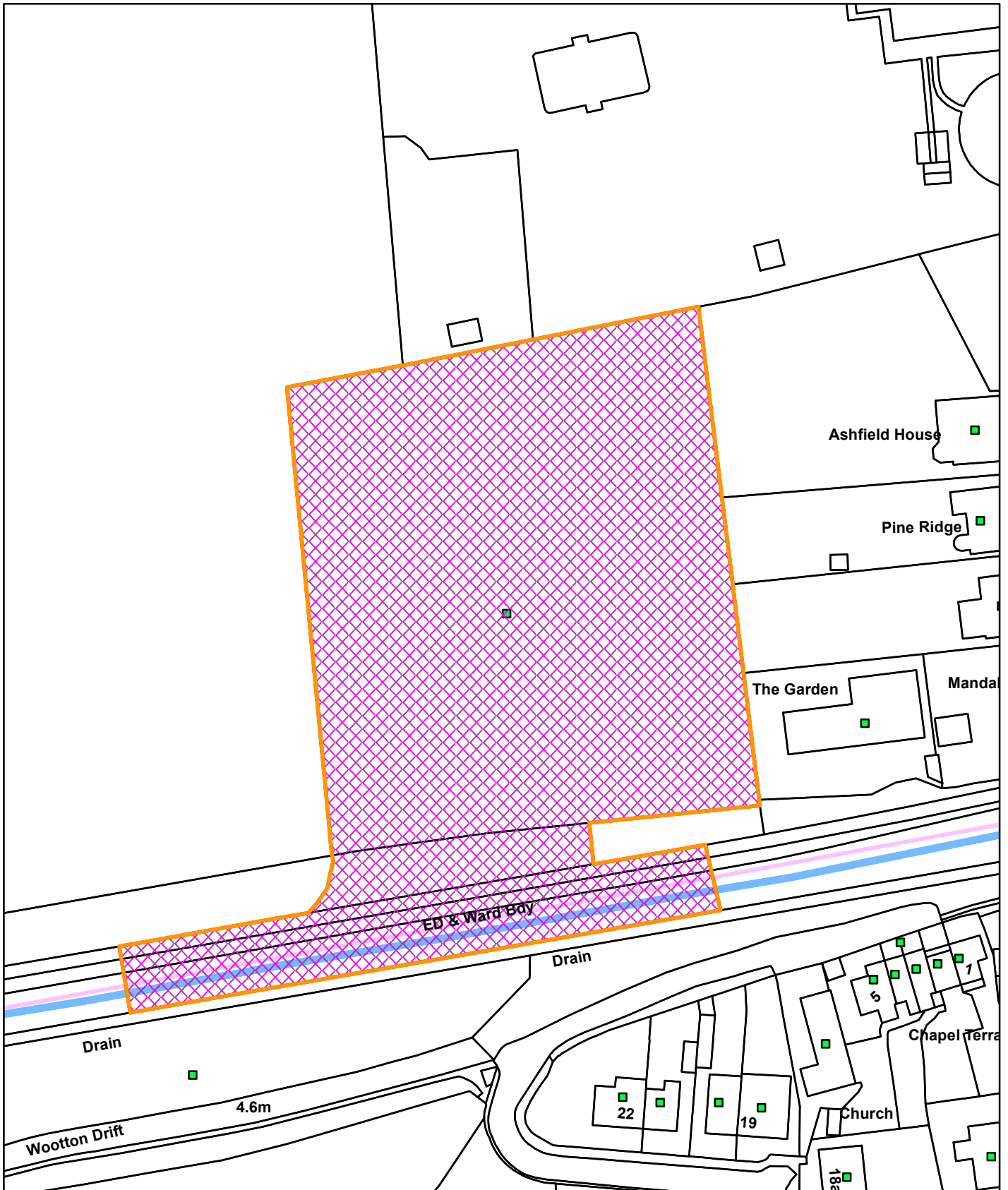
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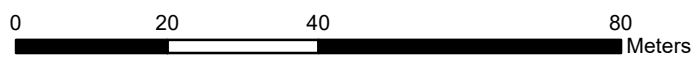


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22/08/2023

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Parish:	South Wootton	
Proposal:	VARIATION OF CONDITION 27 FOR PLANNING APPLICATION 21/00995/FM - Proposed primary care centre, new access and associated facilities	
Location:	Land W of The Garden Edward Benefer Way King's Lynn Norfolk	
Applicant:	St James Medical Centre	
Case No:	23/00968/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 29 June 2023

Reason for Referral to Planning Committee – Referred by Sifting Panel

Neighbourhood Plan: Yes

Case Summary

A variation of condition application is proposed under Section 73 of the Town and Country Planning Act (as amended) to vary Condition 27 of Planning Application Ref 21/00995/FM. The original consent referred to the construction of a proposed primary care centre, new access and associated facilities fronting Edward Benefer Way, Kings Lynn. This construction is underway on site.

This application seeks to vary the specific requirement for 45 cycle spaces previously required via Condition 27, to allow for a reduced number (30 spaces), which ties in with the Travel Plan which has been submitted to accompany this application. The Travel Plan was required to be submitted under Condition 11 of the previous consent.

Members may note that the condition was added by Members at Planning Committee in November 2021, in addition to the conditions recommended by the case officer at the time.

Key Issues

Principle of Development
Highway Safety
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

A variation of condition application is proposed to vary Condition 27 of Planning Application Ref 21/00995/FM. The original consent referred to the construction of a proposed primary

care centre, new access and associated facilities fronting Edward Benefer Way, Kings Lynn. This construction is underway on site.

This application seeks to vary the specific requirement for 45 cycle spaces previously required via Condition 27, to allow for a reduced number (30 spaces), which ties in with the Travel Plan which has been submitted to accompany this application. The Travel Plan was required to be submitted under Condition 11 of the previous consent.

Members may note that the condition was added by Members at Planning Committee in November 2021, in addition to the conditions recommended by the case officer at the time.

SUPPORTING CASE

A supporting statement was requested however nothing has been submitted as of the date of writing this report.

PLANNING HISTORY

21/00995/DISC_B: Discharge of Condition final letter: 09/01/23 - DISCHARGE OF CONDITION 25 of Planning Permission 21/00995/FM: Proposed primary care centre, new access and associated facilities - Land W of The Gardens Edward Benefer Way

21/00995/DISC_A: Discharge of Condition final letter: 15/05/23 - DISCHARGE OF CONDITIONS 8,11,15 AND 24 OF PLANNING CONSENT: 21/00995/FM: Proposed primary care centre, new access and associated facilities - Land W of The Gardens

21/00995/NMAM_1: Application Permitted: 14/10/22 - NON-MATERIAL AMENDMENT to Planning Permission 21/00995/FM: Proposed primary care centre, new access and associated facilities - Land W of The Gardens Edward Benefer Way

21/00995/FM: Application Permitted: 12/11/21 - Proposed primary care centre, new access and associated facilities - Land W of The Gardens Edward Benefer Way

RESPONSE TO CONSULTATION

Parish Council: SUPPORT no reasons given

Highways Authority: NO OBJECTION no reasons given

Environmental Health & Housing - Environmental Quality: NO OBJECTION in relation to contaminated land

REPRESENTATIONS

NONE received at time of writing

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 – Transport

CS13 - Community and Culture

CS03 - King's Lynn Area

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy B4 - Employment and Access

Policy T1 - Walking and Cycling Facilities

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Highway Safety
- Other Material Considerations

Principle of Development

An application for varying conditions can be made under Section 73 of the Town and Country Planning Act 1990 – the legislation can be used to make a material amendment by varying or removing conditions associated with a planning permission. There is no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission.

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

The principle of development is considered acceptable, the proposed changes must be assessed with reference to their impacts. In this instance, the changes relate solely to the number of cycle parking bays provided, shown on the east side of the building on the site plan provided as part of this application.

Highway Safety

The NPPF (2021) states that development should only be refused on highway safety grounds if there would be an unacceptable impact on highway safety; or the residual cumulative impacts on the road network would be severe (para 111).

99 car parking spaces are provided on site, this is not proposed to change.

The Norfolk Parking Standards (updated September 2020) require health centres, medical centres etc. to demonstrate 1 cycle space for every 4 staff members plus 1 space per consulting room. These standards are noted (on page 11) to be the starting point for assessing parking requirements for individual development and the document states that consideration should take into account the type of development, its location and the operational characteristics. This allows flexibility in parking standards overall.

The original Transport Statement alongside the previous application referred to 35 staff members and 23 clinical rooms (including treatment rooms). The document went on to add that 12 more consulting rooms could be added following a further 240m² expansion however that is not currently part of this application.

Whereas the previous condition was created in reference to the potential future requirement for 45 spaces in the event the planning expansion came forward, the current proposal building, based on 35 staff members (9 spaces) plus 23 clinical rooms (23 spaces) results in a requirement of 32 cycle spaces. The provision of 30 cycle spaces is below this requirement however the reduction by 2 spaces, considering the use proposed and the accessibility of the site by public transport and other means would not result in any highway safety concerns.

A Travel Plan, conditioned as a requirement of the extant consent, has been submitted to support this application. The Travel Plan outlines how considering the array of other methods of green transport available to get to and from the site, the provision of 30 spaces for bicycles will adequately provide for the proposed use. The Travel Plan, controlled by Condition 10 of this consent, states that a 'Travel Plan Coordinator' will be nominated and, whilst it is anticipated that 30 cycle spaces will be ample enough for the proposed use, part of the coordinator's role will be to monitor the use of the bicycle racks and propose, if necessary additional racks to be provided within the site.

The Travel Plan condition was not requested by Norfolk County Council however they had no objection to the plan condition being discharged under 21/00995/DISC_A. The condition could not ultimately be discharged due to the conflicts with the cycle spaces which this application seeks to rectify.

In the future, if consulting rooms are expanded by extensions to the approved building, further cycle parking could be added as controlled by the Travel Plan, or if planning permission is required for the alterations, through the planning consent process.

The variation of condition from 45 cycle spaces to 30 is therefore acceptable. The development is considered to comply with the NPPF (2021), Policy CS08 and Policy DM15 of the Local Plan, and Policy B4 of the South Wootton Neighbourhood Plan in relation to cycle parking and highway safety.

Other Material Considerations

Various other conditions remain outstanding on the previous consent. These conditions will be carried over to this consent for completeness.

Conditions relating to the submission of a Construction Management Scheme, a Construction Traffic Management Plan, Ecological Mitigation and Enhancement details and off-site Highway Improvement Works have previously been agreed under application ref 21/00995/DISC_A. The relevant conditions have been updated to reflect these agreed details. The development must be completed in accordance with those details previously agreed.

Outstanding conditions which will require additional details to be discharged prior to the occupation of the development include details of the following: hard and soft landscaping, acoustic fencing, security fencing/barriers, cycle and refuse storage units, external lighting details.

Other conditions require the development to be completed in accordance with the details previously agreed – for example highway improvement works, the laying out of parking and turning areas, foul and surface water drainage details.

Conditions restricting the use of the building to the agreed use and preventing additional plant and machinery without specific consent are also carried over.

The proposed changes will not result in greater impacts on neighbour amenity, ecology, biodiversity etc. and existing conditions carried over to this consent will sufficiently control the submission of and completion in accordance with additional required details.

CONCLUSION

Members may note that a planning condition was added by Members at Planning Committee in November 2021, in addition to the conditions recommended by the case officer at the time. This condition required 45 cycle spaces to be included on site.

This application seeks to vary the specific requirement for 45 cycle spaces previously required via Condition 27, to allow for a reduced number (30 spaces), which ties in with the Travel Plan which has been submitted to accompany this application.

The proposed changes have not drawn objections from the Parish Council and the Local Highway Authority and are considered acceptable from a highway safety perspective, in line with the requirements of the NPPF (2021), Policy CS08 and Policy DM15 of the Local Plan, and Policy B4 of the South Wootton Neighbourhood Plan in relation to cycle parking and highway safety.

RECOMMENDATION

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan drawing .AL(90)01 Rev A dated 14th December 2020
 - 20064-C2J-XX-00-DR-A-01000 Rev B – Ground Floor Plan
 - 20064-C2J-XX-01-DR-A-01001 Rev B – First Floor Plan
 - 20064-C2J-XX-XX-DR-A-02000 Rev B – South & North
 - 20064-C2J-XX-XX-DR_A-02002 Rev B – West & East
 - AL(90)10 Rev L – Proposed Site Plan

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The mesh fencing as shown on drawing SK_11 dated 14th December 2020 received 14th October 2021 shall be finished in a dark green colour and retained in such colour thereafter.
- 2 Reason: In the interests of visual amenity in accordance with the principles of the NPPF.
- 3 Condition: Prior to their erection/installation details of the security gate and security barrier as shown on drawing sk11 shall be submitted to approved in writing by the Local Planning Authority. The details shall include their scale, appearance and appearance used. The gates/barriers shall be erected in accordance with the agreed details.
- 3 Reason: In the interests of amenity and for the avoidance of doubt.
- 4 Condition: Prior to the first use of the building hereby approved, details of the cycle and refuse store shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the height, width and depth of the cycle and refuse store including the materials used in their construction. The development shall be carried out in accordance with the agreed details and the cycle and refuse store shall be retained in accordance with the agreed details.
- 4 Reason: For the avoidance of doubt and in the interests of visual amenity.
- 5 Condition: No plant or other mechanical or powered air handling/extraction/ventilation system shall be installed in the building other than that agreed through this planning consent. Prior to the installation of any plant associated with ventilation/extraction/air handling connected with the roof vents/louvres, full details including locations, sound power levels, times of operation and noise mitigation measures shall be submitted to and approved in writing by the LPA. Installation of any such plant shall then be in accordance with the approved details.
- 5 Reason: In the interests of safeguarding neighbour amenity in accordance with the principles of the NPPF
- 6 Condition: Prior to the installation of any external lighting, 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 luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed
- 6 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 7 Condition: The development shall be completed in full accordance with the Construction Management Plan by Pentaco Construction Ltd & dated 2nd May 2023, approved as part of 21/00995/DISC_A.
- 7 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

- 8 Condition: The use of the Primary Care Centre hereby approved shall be used between the hours of 07:30-20:00 Mon to Sunday and the pharmacy between the hours of 07:30 -20:30 hours Monday to Sunday.
- 8 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.
- 9 Condition: Prior to the first use of the building hereby permitted, full details of a 2m high acoustic fence to be erected along the eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, the amount of fencing provided, and the materials used in its construction. The development shall be carried out in the accordance with the approved details and retained thereafter as such.
- 9 Reason: In order to protect neighbours amenity in accordance with the principles of the NPPF.
- 10 Condition: The development shall be implemented and operated in accordance with the details within the agreed Green Travel Plan, reference 81973 B submitted to accompany this application, unless otherwise agreed in writing by the Local Planning Authority.
- 10 Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with the NPPF.
- 11 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 11 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 12 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 12 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 13 Condition: The development hereby approved shall be carried out in accordance with the Tree Survey Report, Ref No:A3159, by Encon associates dated 2nd February 2021 received as part of the application.

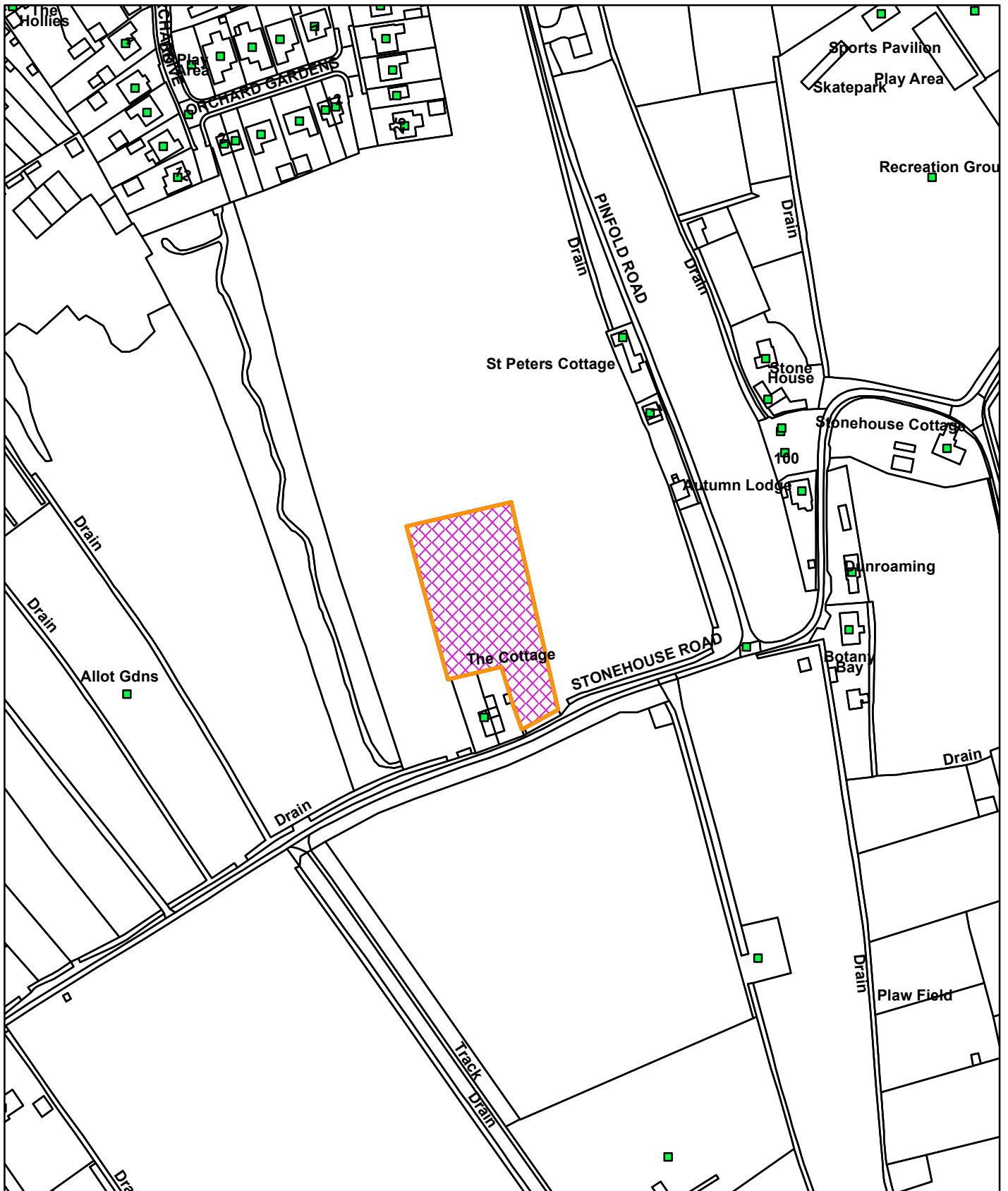
- 13 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF.
- 14 Condition: All agreed ecological mitigation measures shall be provided on site in accordance with the details and timetable approved as part of planning reference 21/00995/DISC_A and retained thereafter as such.
- 14 Reason: In the accordance with the provisions of the Wildlife Countryside Act 1981 and the NPPF
- 15 Condition: The ecological mitigation and enhancement measures approved under reference 21/00995/DISC_A shall be implemented as approved in accordance with the agreed timetable and retained thereafter as such.
- 15 Reason: In the accordance with the provisions of the Wildlife Countryside Act 1981 and the NPPF
- 16 Condition: The approved surface water drainage scheme shall be carried out in accordance with the foul and storm water drainage strategy ref: - 81973-03 Rev D dated 24th September 2021, drawing no. 101 rev P2 (Drainage Strategy project no.81973). The approved scheme shall be implemented prior to the first occupation/use of the development.
- 16 Reason: In order to prevent flooding in accordance with the National Planning Policy Framework paragraph 167,169 and 174 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site from the site in a range of rainfall events and ensuring the SUDS proposed operates as designed for the lifetime of the development.
- 17 Condition: The development hereby approved shall be carried out in accordance with the Foul and Surface Water Drainage Strategy 81973-03 Rev E dated 25th October 2021. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 17 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 18 Condition: Notwithstanding details received on plan SK11_B, Prior to the first use of the development hereby permitted the vehicular access shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (for the first 10 metres into the site) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 18 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety
- 19 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 15 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

- 19 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 20 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 15 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 20 Reason: In the interests of the safety of persons using the access and users of the highway
- 21 Condition: Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan 81973- 022 REV P1, contained within the Transport Statement ref:81973-04 Rev B dated 28th April 2021 . The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway
- 21 Reason: In the interests of highway safety in accordance with the principles of the NPPF
- 22 Condition: Prior to the first use of the development hereby permitted the proposed access/on-site car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 22 Reason: To ensure the permanent availability of parking/manoeuvring areas, in the interests of satisfactory development and highway safety
- 23 Condition: The development shall be constructed in full accordance with the construction traffic management plan by Pentaco Construction Ltd and the site plans within the Construction Management Plan showing the wheel washing etc. received on 3rd May 2023, agreed as part of application ref 21/00995/DISC_A.
- 23 Reason: In the interests of maintain highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 24 Condition: Prior to the first use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way Works) referred to in this condition shall be completed in accordance with the details agreed under application ref 21/00995/DISC_B to the written satisfaction of the Local Planning Authority.
- 24 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor
- 25 Condition: The development hereby approved shall be used for the purposes primary medical centre with associated pharmacy class E(e) only, (as defined within the Town and Country Planning (Use Classes)(Amendment)Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and shall not be used for any other purpose, including any use permitted under Schedule 2, Part 3 'Changes of Use' of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any order revoking and re-enacting that Order with or without modification.

- 25 Reason: For the avoidance of doubt.
- 26 Condition: Prior to the first use of the Primary Care Centre building hereby approved, the Cycle store, in accordance with Condition 4 of this permission shall make provision for a minimum of 30 cycle parking spaces.
- 26 Reason: For the avoidance of doubt and to ensure that the site is accessible for all modes in accordance with the requirements of the NPPF (2021).

23/01015/F

Stonehouse Road, Upwell, PE14 9DX



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22/08/2023

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Parish:	Upwell	
Proposal:	Change of use of land to paddock and erection of fencing and stables/store	
Location:	Stonehouse Road Upwell Wisbech Norfolk	
Applicant:	Mr And Mrs Lee And Emma Pearce	
Case No:	23/01015/F (Full Application)	
Case Officer:	Charlotte Castell-Smith	Date for Determination: 16 August 2023 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee – Application relates to land within the ownership of a Borough Council member who is involved in the planning process.

Neighbourhood Plan: Yes

Case Summary

The application relates to the change of use of approximately 0.42ha of agricultural land to equestrian paddock and erection of stables/ store for private use and fencing at land adjacent to No.2 The Cottage, Stonehouse Road, Upwell.

Upwell is designated as a Key Rural Service Centre with Outwell under Policy CS02 of the Core Strategy 2011 and whilst situated outside of the development boundary for the Parish, it is situated within the neighbourhood plan boundary.

Key Issues

Principle of Development
Form and Character
Impact on Neighbours
Highway safety

Recommendation

APPROVE

THE APPLICATION

The land is situated to the north of Stonehouse Road, Upwell, at land to the north and east of No.2 The Cottage. The proposal is for the change of use of approximately 0.42ha of agricultural land to an equestrian paddock for private use, with the erection of a stables and store and for fencing. The stable would measure approximately 6m in width, 3.5m in depth and 2.7m in height, finished with a pitched roof. A further overhang would extend out by

1.5m, creating a total depth of approximately 5m. The site comprises of Grade 1 agricultural land. There are no existing boundary treatments.

Upwell is classified as part of a joint Key Rural Service Centre with Outwell in Policy CS02 of the Core Strategy 2011 and the site is situated outside of the development boundary.

SUPPORTING CASE

At present Mr. & Mrs Pearce keep their 3 animals on land owned by Mrs Pearce's mother Mrs Elaine Robinson at Low Side, Upwell. This arrangement has worked well but now Mrs. Robinson has asked her daughter if they can be moved. Mr & Mrs Pearce have been looking for a suitable dwelling in Upwell with land attached and were able to find the perfect place to relocate their animals at 2, Stonehouse Road, Upwell. The animals are all rescue animals and their details are as follows:

1. One 5-year-old horse named Khellissa.
2. Two Shetland ponies, Gladys aged 5, and Honey aged 23 years.

They will all have their own small paddock as shown on drawing number 23/5/2153/1D

Mr & Mrs Pearce do not intend to increase the number of animals but will replace them as they pass on or should another animal is desperate for a home they will find room. The manure will be collected about every 2 months by a local farmer and put on his farmland in Welney. The hay will be delivered from a farmer in Wisbech St Mary each month and stored in part of the stable building.

PLANNING HISTORY

NO planning history.

RESPONSE TO CONSULTATION

Parish Council: Upwell Planning Group **SUPPORT** this application, with a note to ensure adequate security fencing and gates for the horses is provided and maintained, due to the number of horses escaping or being let out in the area.

Highways Authority: **NO OBJECTION** provided that a condition is imposed restricting private use in association with property number two. It is not considered appropriate for renting out /livery due to the narrow carriageway widths on the surrounding network.

REPRESENTATIONS

NONE received.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

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
- Form and Character
- Impact on Neighbour Amenity
- Highway Safety

Principle of Development

The site lies outside of the development boundary for Upwell. In such areas, policies seek to restrict development in the countryside to that which are identified as suitable in rural areas, as set out in other policies of the Development Plan. Policy CS06 states that in the rural countryside, the strategy will be to protect the countryside for its intrinsic character and beauty. Given that the proposed change of use and erection of stables / store relates to compatible development within the countryside, there would be no conflict in principle with the policies of the Development Plan or with the NPPF.

It is noted that Policy EN2: Agricultural Land; of the Upwell Neighbourhood Plan states that New development will only be permitted on Grade 1 agricultural land if: there are overriding community benefits or if there are no reasonably available sites within Upwell Parish appropriate for the proposed development on: previously developed land, land not in agricultural use or land which is not viable for commercial agricultural use. Whilst the proposal would not directly comply with this neighbourhood plan policy, it is considered that due to the application site being situated directly adjacent to the applicants dwelling and that the land is not currently operational farmland, it would be a compatible use for this location. Should the application be permitted, the change of use and erection of a stable would not result in the complete loss of the Grade 1 agricultural land and would be reversible. Overall, it is considered that there would be no alternative appropriate site within the Parish and that considering this, the proposal would be in accordance with Policies CS06, CS08 and DM15 of the adopted local plan, Policy EN2 of the Upwell Neighbourhood Plan and provisions of the NPPF.

Form and Character

The proposed application relates to 0.42ha of land with a single stable and store to be erected. The keeping of horses and stables is considered to be a common sight in the countryside and is not considered to result in any significant visual impact on the character and appearance of the countryside. The proposed stables and store would measure

23/01015/F

approximately 6m in width, 3.5m in depth and 2.7m in height, finished with a pitched roof. A further overhang would extend out by 1.5m, creating a total depth of approximately 5m. The stable would be constructed of timber boarding with a felt roof. Given the size and location of the proposed stables within the wider context of the area which is set back from the road by approximately 32m, the proposal is considered to have no detrimental impact on the form and character of the area.

The proposal is therefore acceptable in design terms and complies with Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbour Amenity

Due to the nature of the development, there would not be any significant overlooking, overbearing or overshadowing impacts. It is considered that the proposed use of the land for keeping horses for private use would not have any significant noise impact on neighbouring dwellings. The application would be conditioned to ensure it is for private use in connection with the dwelling outlined in blue on the location plan. This is considered to provide the necessary certainty that the land would not be used in connection to any equestrian business without planning permission.

The agent has confirmed on the plan that the muck heap would be located on an area of concrete to the front of the stable building more than 30 metres from the nearest unassociated dwelling. This is considered to be acceptable with regard to odour as per CSNN standing advice which states that no used bedding or waste is to be stored within 10m of a neighbouring property. Further details regarding the muck heap and additionally foul water drainage are detailed on the plan accordingly.

The proposal is therefore acceptable in design terms and complies with Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Highway Safety

The applicant would access the land via an existing track within the red line, directly off Stonehouse Road. The Local Highways Authority has raised no objections with regards to highway safety and access to the site provided that the site is conditioned for private use only in association with the dwelling.

It is not considered that the existing access is appropriate for renting out / livery due to the narrow carriageway widths on the surrounding network. The proposal as it stands with conditions applied is considered acceptable in accordance with policies CS06, CS08, DM15 and provisions of the NPPF.

Other Matters

The proposal has been assessed against the CSNN Planning Consultation Guidance and Standard Responses for non-commercial equine development. The proposal should be appropriately conditioned to ensure that waste from stable blocks, use of the land and possible nuisance as a result of the development is effectively managed.

CONCLUSION

It is considered that the proposed paddocks and stable would not have an adverse impact on the form and character of the area due to being a compatible land use within the countryside.

The proposal would not have an adverse impact upon neighbour amenity due to the sufficient distance between neighbouring properties and the proposed location of the muck heap.

Overall, the proposal is considered to be in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant policies including policies CS06, CS08 and DM15 of the local plan. It is thereby recommended that Members approve this application.

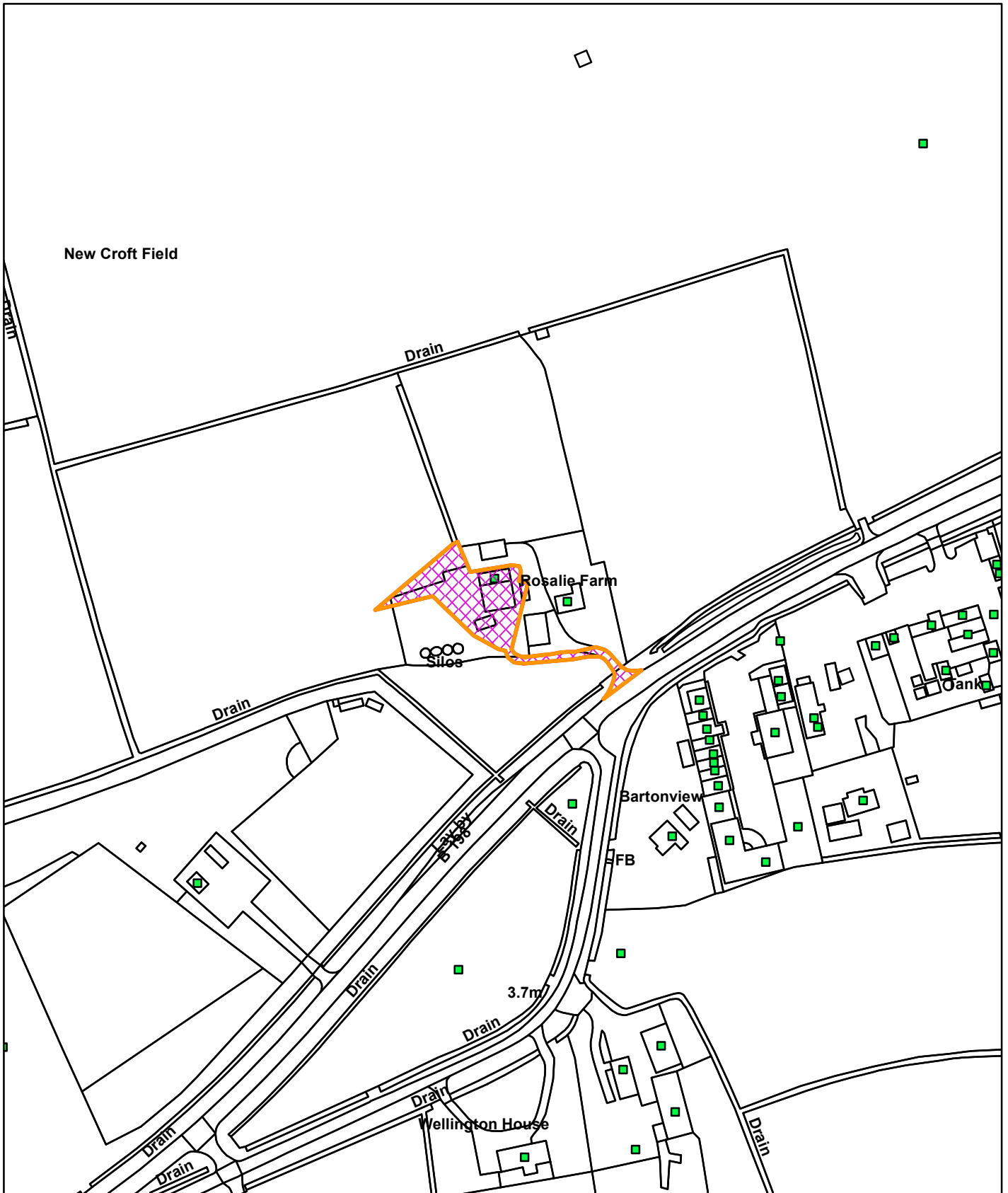
RECOMMENDATION

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:
 - 23/5/2153/A LOCATION PLAN
 - 23/5/2153/1/D EXISTING AND PROPOSED BLOCK PLANS
 - 23/5/2153/2/A STABLE/STORE & FENCING
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The use of the equestrian paddock hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling shown in blue on dwg no. 23/5/2153/A , No.2 The Cottage, Stonehouse Road, and shall at no time be used for business or commercial purposes.
- 3 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

23/00342/F

Barns and Land at Rosalie Farm, Lynn Road, Walsoken, PE14 7DA



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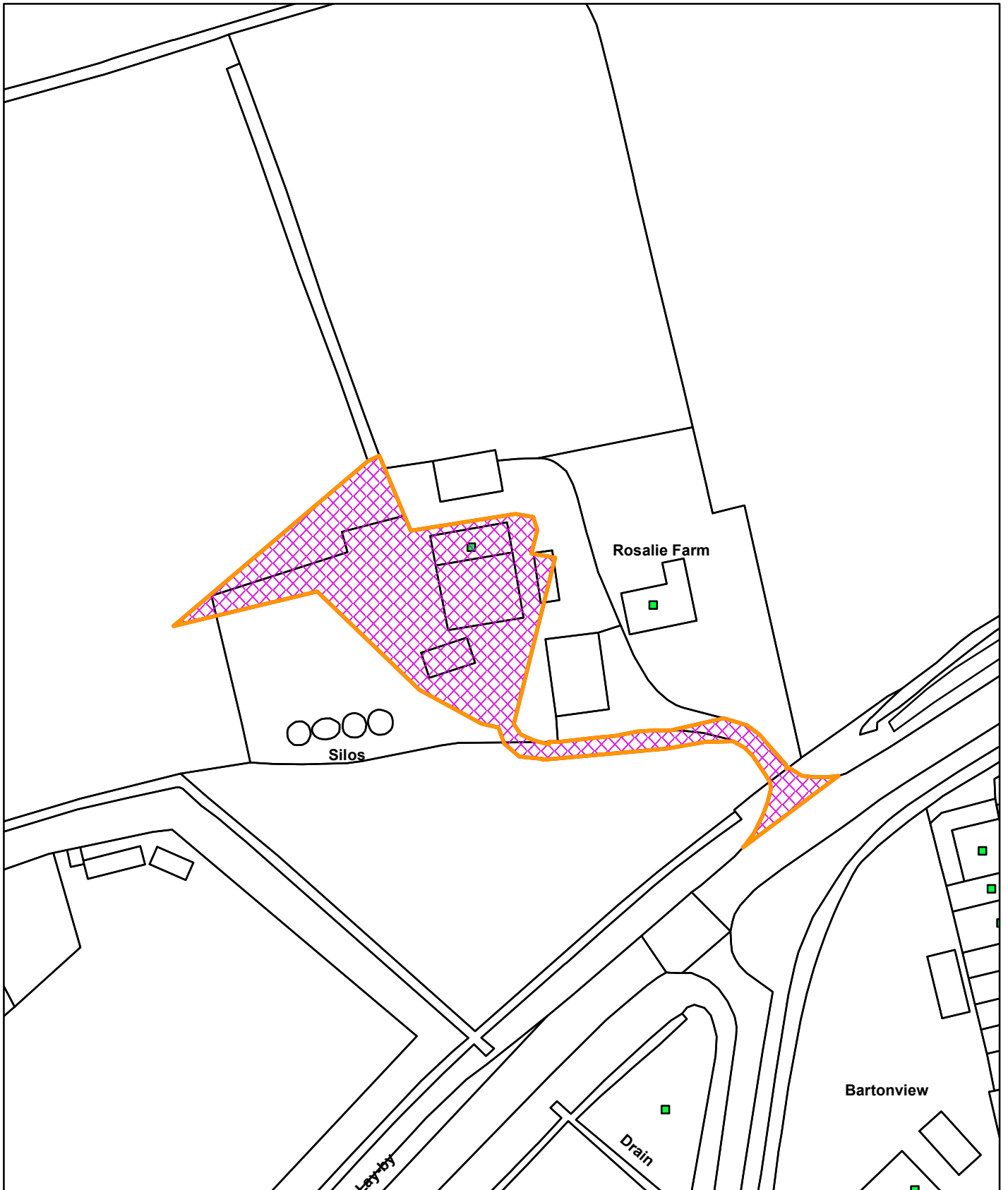
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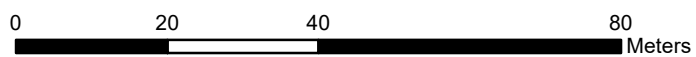


23/00342/F

Barns and Land at Rosalie Farm, Lynn Road, Walsoken, PE14 7DA



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21/08/2023

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Parish:	Walsoken	
Proposal:	PROPOSED BARN CONVERSION AND NEW LINK	
Location:	Barns And Land At Rosalie Farm Lynn Road Walsoken	
Applicant:	MR KEVIN CLARK	
Case No:	23/00342/F (Full Application)	
Case Officer:	Bradley Downes	Date for Determination: 12 June 2023

Reason for Referral to Planning Committee – Parish Council objection contrary to officer recommendation and Sifting Panel referred the application to Planning Committee

Neighbourhood Plan: No

Case Summary

The application is for the conversion of agricultural barns with a link extension to create a single dwelling. The site lies in the countryside on the north of Lynn Road, Walsoken. The site lies in an area known as 'S-Bend' on Lynn Road, approximately 1.4km to the north-east of the built-up edge of Wisbech. The barns are situated in between other buildings that already benefit from planning permission to be converted to dwellings. The character of the area is considered to be highly rural. While the south of Lynn Road has sporadic linear development and various commercial uses, the north side is largely undeveloped.

Key Issues

Principle of development
Form and character
Impact on neighbour amenity
Flood risk
Highway safety
Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

The application is for conversion of agricultural barns with a link extension to create a single dwelling. The site lies in the countryside on the north of Lynn Road, Walsoken. The site lies in an area on Lynn Road, known as 'S-Bend', approximately 1.4km to the north-east of the built-up edge of Wisbech. The barns are situated in between other buildings that already benefit from planning permission to be converted to dwellings. To the west are former grain silos which have planning permission for conversion to a dwelling, and to the north planning

permission has been granted for the demolition of a barn and erection of a dwelling. To the east of the site lies an existing dwelling 'Rosalie Farm'.

The character of the area is considered to be highly rural. While the south of Lynn Road has sporadic linear development and various commercial uses, the north side is largely undeveloped and currently comprised of agricultural land with a community farm to the west. The barns are single storey of brick construction with metal corrugated roofs. The proposed link extension is proposed to be single-storey and finished in timber cladding. The proposed access is taken from an existing private track serving the dwelling Rosalie Farm.

PLANNING HISTORY

NO relevant history

RESPONSE TO CONSULTATION

Parish Council: OBJECT

Concerns raised regarding an estate being built and over-development of the area.

Highways Authority: NO OBJECTION

Having regard for the existing use class, it would be difficult to substantiate an objection on highway safety grounds. The site is remote from services with limited public transport or footpaths. The Local Highway Authority consider the development is likely to conflict with the aims of sustainable development. If you wish to approve the application, I recommend a condition to ensure the permanent availability of the parking and turning area prior to occupation of the dwelling.

Environment Agency: NO OBJECTION

Recommend that mitigation measures set out in the submitted flood risk assessment are adhered to.

Internal Drainage Board: NO OBJECTION

Land drainage consent may be required.

Ecology Officer: NO OBJECTION

I have reviewed the submitted documents. Both buildings are assessed to have negligible potential to support roosting bats. Low risk of small-scale impacts were identified on other species including badger, nesting birds and barn owls. Best practice avoidance and mitigation measures are recommended within the report to avoid and mitigate the potential impacts identified. No direct impacts are anticipated on designated sites. GIRAMS has been paid. If you are minded to grant permission then please condition ecological mitigation in line with the ecology report.

Environmental Quality: NO OBJECTION

Applicant has provided a phase 1 geo environmental desk study by EPS dated 27th Jan. The report identifies risks from localised made-ground fill materials, especially in areas to be converted to soft landscaping. The report recommends further investigation into shallow soils

to ensure they are suitable for residential use. The surrounding landscape is largely agricultural. Due to the need for further investigation to evaluate the potential risks of contamination we recommend conditions to ensure site is sufficiently characterised and remediated if necessary. The geo environmental study also identifies asbestos containing materials to be present within the building so conditions for controlling asbestos are recommended.

Emergency Planning: NO OBJECTION

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

REPRESENTATIONS

NONE received

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Flood Risk
- Highway Safety
- Any Other Matters Requiring Consideration Prior to Determination of the Application

Principle of Development

The application is for conversion of two barns on the site including an extension to link them into 1 building to create a single dwellinghouse. The site lies in the countryside, however Policy CS06 of the Core Strategy sets out that conversion of buildings in rural areas may be acceptable where the existing building makes a positive contribution to the landscape, a non-residential use is proven to be unviable, the accommodation is commensurate with the settlement pattern and the building is easily accessible to employment and services. A set of storage silos to the south-west has been granted planning permission to be converted to a dwelling under 21/02397/F and the barn to the north benefits from planning permission for demolition and erection of a dwelling under 22/00829/F following a prior approval application to convert. The dwelling Rosalie Farm lies to the east.

Permitted development rights under Class Q or Part 3, Schedule 2 of the General Permitted Development Order 2015 allow for agricultural buildings to be converted to dwellings where certain criteria have been met. Class Q does not permit any extensions to take place and it is considered the smaller barn to the front of the site would not be capable of conversion by itself. However, the larger barn to the rear could be suitable under the permitted development right. In any case, it is considered the proposed development meets the requirements of the Development Plan and therefore does not need to rely on a fallback position.

The smaller barn to the south can be seen on the first edition ordnance survey maps while the larger barn to the rear is more recent. Both barns are of red brick construction but are not considered to be undesignated heritage assets. However, it is considered the buildings have a positive contribution on the character and appearance of the area due to their traditional agricultural appearance. The barns have not been used in association with a viable agricultural enterprise for some time and continued use of the building for agricultural purposes could give rise to disamenity for future occupants of neighbouring dwellings which are existing and permitted. As such it is considered the building is not necessary or viable to carry on in agricultural use. The proposed dwelling would be situated suitably in between existing development and would not adversely affect the appearance of the wider countryside. In addition, the site is not isolated and while there is no direct footpath provision, the site has convenient access to the A47 and good public transport links. Overall, it is considered the development would meet Policy CS06 and the principle of development is acceptable.

Form and Character

The proposed conversion involves a modest link extension to join the two barns into a single dwelling. The front barn is approximately 43sqm in footprint with a height of approximately 4.25m. The rear barn has a footprint of approximately 84sqm and an overall height of approximately 4.7m. The proposed link extension will have a dual-pitched roof and will be of contemporary design with a footprint of approximately 59sqm and a proposed height to match the smaller front barn. The design of the development maintains the traditional appearance of the building by retaining the majority of the red brick walls, with the use of timber cladding on the link extension retaining a rural character. The application form indicates that the proposed roof material will be a concrete pantile. It is considered that insufficient information has been provided to fully assess materials at this stage, but this could be secured via condition to ensure a satisfactory appearance.

The submitted plan indicates a planting scheme including a hedgerow to the side boundaries and a post and rail fence is proposed along the rear boundary. It is considered these landscaping works will complement the appearance of the development and contribute to maintaining the character and appearance of the countryside. It is recommended that

permitted development rights for extensions and outbuildings are removed to protect the character and appearance of the countryside from potentially harmful development.

The Parish Council has raised an objection to the development on the basis that it would – in combination with the other permissions for dwellings adjoining the site – create the appearance of an estate and would represent over-development of the area. While this comment is noted, it is considered that as a conversion of existing barns, the proposed dwelling would not have any significant impact in terms of over-development of the area. The other permissions for dwellings adjoining the site were each considered on their own merits. It is considered the cumulative visual impact of the proposals is acceptable as they retain an agricultural character. Overall, it is considered the proposed conversion with link extension would maintain the rural character of the area in accordance with Policy CS06 of the Core Strategy 2011 and DM15 of the SADMPP 2015.

Impact on Neighbour Amenity

The proposed conversion would not have any significant overbearing or overshadowing impact on neighbours as the majority of the building already exists. The proposed link extension would be sufficiently far from neighbouring occupiers to avoid any significant overbearing or overshadowing impacts. While the development involves a significant amount of glazing, this is mainly to fill existing large openings in the building which were previously used for storing vehicles and machinery. The dwelling will be fully single storey height, and due to the gaps to neighbouring dwellings and proposed boundary treatments, it is considered there would not be any detrimental overlooking impact. Overall, it is considered the development will not have any significant adverse impact on residential amenity in accordance with Policy DM15 of the SADMPP 2016 and CS08 of the Core Strategy 2011.

Flood Risk

The site lies in Flood Zone 3a and the Tidal Hazard zone. The Flood Risk assessment indicates that flood depths in the event of a tidal breach are predicted to be between 0m and 0.25m. Proposed mitigation includes raising the floor levels by 0.3m above ground level and 0.3m of flood resilient construction is implemented above finished floor level. It is considered these measures are sufficient ensure the property is reasonably safe from the risks of flooding for its lifetime. The Environment Agency do not object subject to the mitigation measures set out in the FRA being adhered to.

The Borough Council emergency planning officer has commented with no objection but recommends the occupiers subscribe to the EA flood warning service and produce a flood evacuation plan. Given the proposed mitigation measures are considered sufficient, it is not considered reasonably necessary to require these to be submitted via condition. Overall, it is considered the development would be acceptable in terms of flood risk, in accordance with Policy CS08 of the Core Strategy 2011 and the NPPF.

Highway Safety:

The site provides sufficient space within the layout for parking and turning of vehicles, and visibility at the point of access is considered to be sufficient. The access is existing and serves the dwelling Rosalie Farm, along with the two approved dwellings with which it will be shared. Subject to the condition set out by the Local Highway Authority, it is considered the development will not have any significant adverse impact on highway safety in accordance with Policy DM15 of the SADMPP 2016 and CS11 of the Core Strategy 2011.

Other Matters Requiring Consideration Prior to the Determination of this Application

The application was submitted with an ecology report. The report concludes that no further surveys are necessary as potential for protected species including bats was considered to be negligible to low. As such, it is not considered necessary to consider the likelihood of Natural England granting the developer a bat license. However, evidence of roosting birds and barn owls was found, and it is considered subject to condition setting out appropriate mitigation there would not be any significant adverse impact on ecology.

The site lies within the Zone of Influence for the The Wash and the North Norfolk Coast habitats sites. As such, the proposed development would have the potential to adversely impact on the integrity of those habitats sites through increased recreational pressure. However, the proposal is for less than 50 units and the site does not lie within or adjacent a designated site. As such, in this case it is considered that a payment of the appropriate GIRAMS habitat mitigation fee sufficiently negates any adverse effects of the proposal.

Lastly, the Borough Council Environmental Quality officer does not object to the application subject to conditions which require the site to be assessed for any existing contamination and a remediation scheme submitted if necessary. It is considered these conditions are necessary given the previous use of the site. On that basis, the proposal would not be at significant risk of land contamination in accordance with Policy DM15 of the SADMPP 2016.

CONCLUSION

The proposed conversion and link extension is considered to be acceptable in principle as it meets the criteria for conversion of buildings in Policy CS06. Furthermore, it is considered the development will maintain the character of the area and would not have any significant adverse impact on residential amenity. Highway safety, flood risk, ecology and contamination matters are considered acceptable, subject to the imposition of the conditions set out below.

As a result, the proposed development is in accordance with Policies DM2 and DM15 of the SADMPP 2016, and CS06, CS08 and CS11 of the Core Strategy 2011. The application 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 in accordance with the following approved plans. Dwg nos. PL16 (Location Plan and Existing Plans), and PL15 (Proposed Site Plan, Elevations and Floor Plan).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby permitted shall be carried out in accordance with the mitigation measures set out in the submitted Flood Risk Assessment (FRA)

(ECL0314-2/Peter Humphrey Associates LTD, dated Jan 2023). In particular, the FRA requires that:

- Finished floor levels will be raised 0.3m above surrounding ground levels.
 - Flood resilient measures will be incorporated up to 0.3m above finished floor levels.
- 3 Reason: To ensure the development is reasonably safe for its lifetime from the risks of flooding in accordance with Policy CS08 of the Core Strategy 2011 and the NPPF.
 - 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / 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.
 - 4 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
 - 5 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 conversion and link extension 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.
 - 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
 - 6 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
 - 6 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
 - 7 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
 - 7 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF and to ensure the residential boundary of the property is sufficiently demarcated.
 - 8 Condition: The development hereby permitted shall be carried out in accordance with the ecological mitigation measures recommended in Section 7 of the submitted ecology report (by Wild Frontier Ecology dated Feb 2023), and includes:

- Installation of bat and barn owl boxes in accordance with dwg no. PL15
- Sowing a mixed wildflower lawn in accordance with Paragraph 7.2 of the ecology report.
- Installation of two nest chambers within the fabric of the new building.
- Lighting shall be used only in accordance with Section 7.4 of the ecology report.
- Best practice measures (work outside of bird nesting season, no trenches left open overnight etc) set out in Section 7.5 of the ecology report.

8 Reason: To safeguard the ecological interests of the site and mitigate impacts to protected species in accordance with Policy CS12 of the Core Strategy 2011 and the NPPF.

9 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

10 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

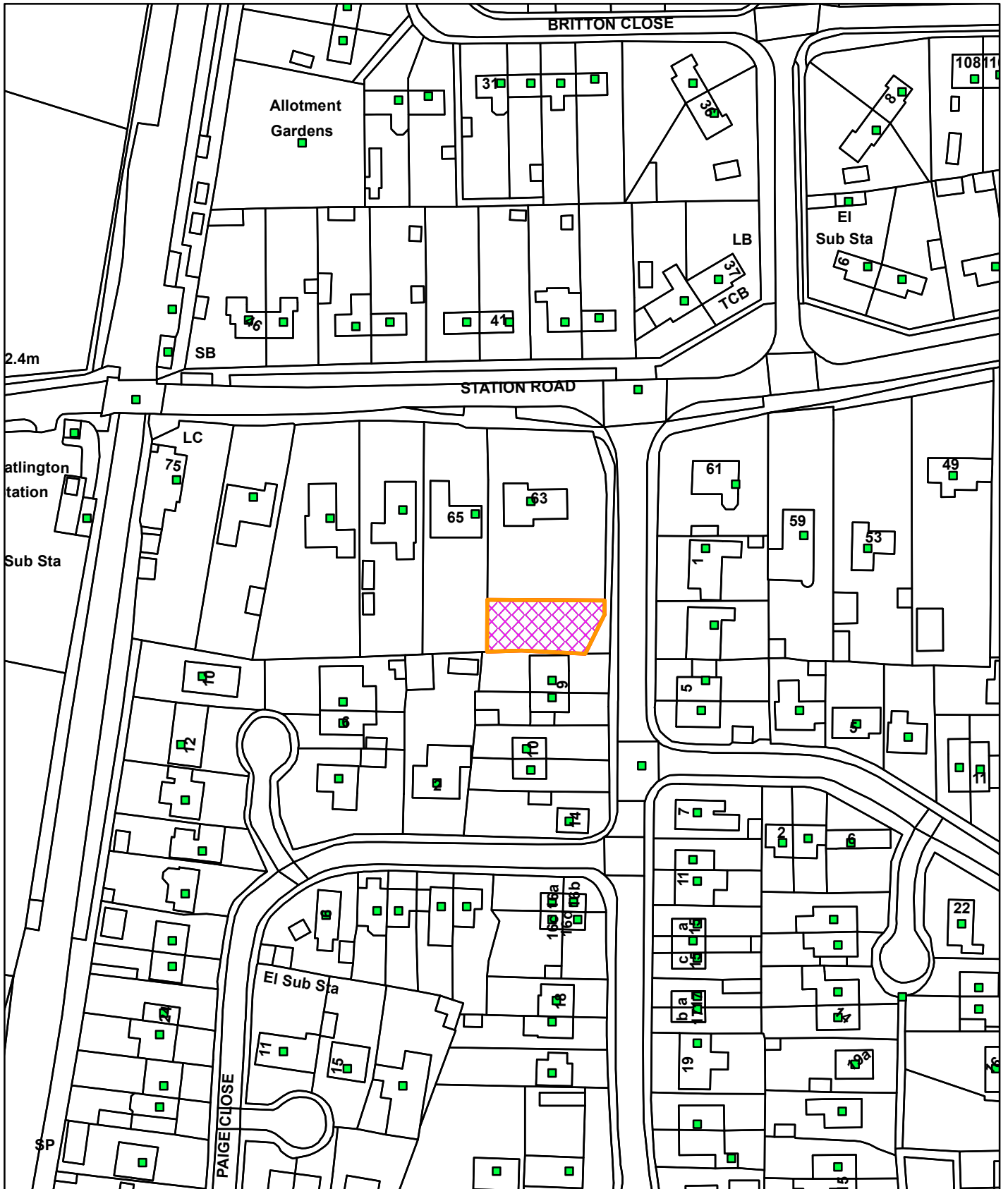
10 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

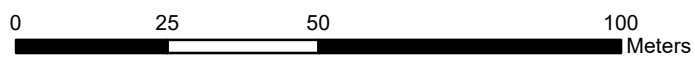
- 11 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 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 the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.
- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 13 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, AA, B, D, E, F and G 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), no extensions or alterations to the dwelling (except those permitted under Classes C and H), or erection or alteration of outbuildings or hardstandings incidental to the enjoyment of the dwelling shall be allowed without the granting of specific planning permission.
- 13 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

22/01498/O

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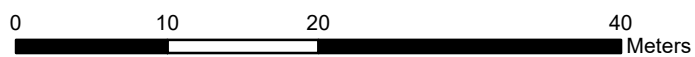


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Parish:	Watlington	
Proposal:	Outline Application: New Dwelling	
Location:	Ananda 63 Station Road Watlington King's Lynn	
Applicant:	Mr & Mrs E Horrell	
Case No:	22/01498/O (Outline Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 17 October 2022 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee – Recommendation is contrary to Parish Council comments.

Neighbourhood Plan: No

Case Summary

This is an outline application with all matters reserved for the construction of a new dwelling on land to the rear of no. 63 Station Road, Watlington. The plot is 0.03ha in size and comprises of garden land. The application includes an indicative plan showing a detached single storey dwelling with access via John Davis Way.

Watlington is designated as a Key Rural Service Centre in the adopted Site Allocations and Development Management Policies Plan.

The site lies within the development boundary for Watlington, and while it lies within Flood Zone 1, it is within the tidal hazard zone in the Strategic Flood Risk Assessment.

Key Issues

- Principle of Development
- Access/ Highways
- Form and Character
- Neighbour Amenity
- Flood Risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

This is an outline application with all matters reserved for the construction of a new dwelling on land to the rear of no. 63 Station Road, Watlington. The plot is 0.03ha in size and comprises of garden land. The application includes an indicative plan showing a single storey detached dwelling with access via John Davis Way. The width of the proposed access is 3m, with the plot approximately 12m in width (comparable to plot widths of 8m to the south of the site), and with a depth of 29m maximum (plots to the south of the site have a plot depth of approximately 31m). Therefore, the plot size proposed is comparable with others within the locality.

Watlington is designated as a Key Rural Service Centre in the adopted Site Allocations and Development Management Policies Plan.

The site lies within the development boundary for Watlington, and while it lies within Flood Zone 1 it is within the area of potential tidal breach in the Strategic Flood Risk Assessment.

SUPPORTING CASE

NONE submitted.

PLANNING HISTORY

NONE.

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

The Parish Council objects to this application for the following reasons:

The proposal, by virtue of its location beyond the established pattern of residential development, results in a 'backland development' would have an adverse impact upon the street scene caused by additional parking at the front of the site.

John Davis Way is close to the Railway Station, has no parking restrictions and is continually occupied from the early hours to late evening. Also, there have been, and still are, several cases of cars being left parked in John Davis Way by commuters for up to four or six weeks, with no return. Additionally, John Davis Way is the only access/egress point to the whole estate and adding a further driveway to this highway may cause people to park on both sides of the road, which would not only impact the residents, but emergency vehicle access and other large vehicles. The proposal therefore fails to accord with advice contained within the National Planning Policy Framework for Delivering Sustainable Development.

Parking for delivery and construction vehicles will be an issue for this build - there are no available areas to park, other than to double park, which would result in inadequate visibility splays on John Davis Way and cause danger and inconvenience to users of the highway.

The development would appear to result in the loss of a mature tree, which has a value in terms of visual amenity and sustainable environment within the area and must be retained.

Local Highway Authority: NO OBJECTION

At this all matters reserved stage access and parking are not to be considered. The realistic expectation is that visibility splays would not be blocked as the area is maintained by the Borough Council. Also, ultimately an applicant would need to resolve the issue of ownership at a reserved matters stage as they simply could not access the site without doing so, at which point they could then demonstrate access and parking to accord with standard.

Environment Agency: NO OBJECTION subject to conditions

We remove our objection to this planning application.

We have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) (22_01498_O-ELLINGHAM_CONSULTING_LTD_RESPONSE-5395478.pdf) are adhered to. In particular, the FRA recommends that:

- Finished floor levels will be set no lower than 0.5m above existing ground levels.

We strongly recommend that you consult your Emergency Planner on the above issues.

We have reviewed the submitted FRA with regard to tidal and main river flood risk sources only. The Internal Drainage Board should be consulted with regard to flood risk associated with their watercourses and surface water drainage proposals.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The applicant has provided a screening assessment stating no known contamination. The site is on land that has not been developed for the duration of our records and is currently used as a residential garden. The surrounding landscape is largely 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.

Emergency Planning Officer: NO OBJECTION

Now there is a suitable FRA and updated details of the flood risk I remove my objection of the 29th Sep 2022.

Because of its location in an area at risk of flooding from a breach I would suggest that the occupiers:

1. Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
2. A flood evacuation plan should be prepared (more details at www.gov.uk/flood):
 - This will include actions to take on receipt of the different warning levels.
 - Evacuation procedures e.g. isolating services and taking valuables etc
 - Evacuation routes

Internal Drainage Board: NO COMMENTS

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CSNN: NO OBJECTION subject to conditions

There are no objections, however we note the concerns with respect to construction traffic access and parking in this location and it would be our strong recommendation that the garden for the host dwelling is utilised for construction related vehicles, and storage of plant and materials etc, including workers' vehicles (as it will be amended due to the proposal anyway). Therefore, please attach a condition re on-site parking/storage.

Development shall not commence until a scheme detailing provision for on-site parking (which could include use of the host dwelling plot) for construction workers and storage of plant and materials etc for the duration of the construction period has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented until the development is completed. To prevent any adverse impacts on residential amenity, please condition working hours for the development.

It is worth highlighting that the plot is nearly 50% dwelling, and the appropriate space should be made available to locate the required surface water soakaways within the site.

Arboricultural Officer: (Informal) NO OBJECTION

REPRESENTATIONS

ONE OBJECTION received:

Raises concerns on the impact upon the road. This is a continuous parking area, the proposed build would encourage vehicle parking on both sides of the road. This road is the only access road for the whole estate, the width of the road, with double parking would cause risks to emergency and service vehicles having access to the estate. This would also be exacerbated during the construction period. It would negate this parking issue if at least one of the sides of the road was double-yellow lined. Also, due to the parking, it would be difficult to have a clear view of access and egress to the proposed dwelling. The adjacent property already has issues and it would transfer the issue nearer to the station road junction.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

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NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Access/ Highways
- Form and Character
- Neighbour Amenity
- Flood Risk
- Other material considerations

Principle of Development

Watlington is categorised as a Key Rural Service Centre (KRSC) in the Site Allocations and Development Management Policies Plan (SADMPP). The application site lies within the development boundary for Watlington and as such Policy DM2 of the SADMPP states that 'development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.' Therefore, in terms of the principle of development the proposal is considered acceptable and in accordance with the NPPF, policies CS06 and DM2 of the adopted Local Plan.

Access/Highways

The application seeks outline consent with all matters reserved, and therefore access, layout and parking are not to be determined as part of this application. That said the applicant has shown an indicative access to the site via John Davis Way. The Local Highway Authority has considered the proposal in principle. The officer states that the realistic expectation is that visibility splays would not be blocked as the verge area (although ownership is unknown) is maintained by the Borough Council. Also, as the applicant would need to resolve the issue of ownership at a reserved matters stage the applicant simply could not access the site without doing so, at which point they could then demonstrate access and parking to accord with the required standard.

The Parish Council objects to the application for a number of reasons, one of which is the impact on parking within the locality. Given the location of the site, close to the railway station, John Davis Way is used for parking by commuters. This route is also the only access into this residential estate. The Parish Council are concerned that adding another driveway onto John Davis Way may exacerbate existing parking issues, particularly if people start to park on both sides of the road. An objection to the scheme cites similar concerns, stating that given the parking it may be difficult for residents to exit their driveway. It is also suggested that the road here should have double yellow lines along one side of it. Finally, concerns are raised that parking for delivery and construction vehicles will be an issue as there are no available areas to park, and these vehicles would impact existing visibility on John Davis Way and cause danger and inconvenience to users of the highway.

The Local Highway Authority has considered the proposal in principle and not raised any objections. However, access is not to be fully considered as part of this application. While

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John Davis Way may be used for parking for commuters for the railway station, the proposal seeks to create only a single access point alongside the existing access at no.6 John Davis Way. As such the addition of a single driveway access is not considered so significant as to make a notable difference to parking/ traffic levels within the locality. If anything it would only displace parking slightly further into John Davis Way. The indicative plan shows the site is capable of providing off road parking and turning in association with the proposed dwelling.

In terms of parking for construction vehicles, CSNN has suggested a condition is attached to ensure a scheme for construction parking is submitted and agreed in writing prior to the commencement of development on site.

In summary, while access is not included for consideration within the outline application, the Local Highway Authority does not object and as such it is not considered that the proposal is contrary to the NPPF and policies CS11, DM15 and DM17 of the Local Plan.

Form and Character

Given this is an application with all matters reserved the layout, scale, appearance and landscaping of the scheme is not for consideration. That said in terms of the plot size and point of access, the site is not dissimilar to those on John Davis Way. As stated above, the width and depth of the plot is comparable with neighbouring plots to the south. To the west of the road dwellings are modest semi-detached two storey dwellings, and to the east are detached/ semi-detached bungalows. The indicative plans show a single storey dwelling, and this type of dwelling is acceptable in form and character given there are existing single storey dwellings opposite.

The Parish Council argues that 'the proposal, by virtue of its location beyond the established pattern of residential development, results in a 'backland development' which would have an adverse impact upon the street scene caused by additional parking at the front of the site.' While this may be the case if the plot was considered solely in relation to Station Road, which predominantly consists of larger detached dwellings within large plots fronting onto Station Road. However, the site would not read as part of Station Road but rather as part of John Davis Way. John Davis Way consists of smaller dwellings within smaller plots. All of which face onto John Davis Way with off-road parking provided to the front of the dwellings. Broadly speaking the indicative layout provided reflects the form and character of the locality.

While layout, scale, appearance and landscaping are not for consideration as part of this application, it is considered that as part of a reserved matters application the site could be designed and developed to reflect the form and character of the locality on John Davis Way. As such the application is in accordance with the NPPF, and policies CS08 and DM15.

Neighbour Amenity

The impact of the development on neighbour amenity cannot be fully considered based on the information available as part of this application. However, it is considered that a single storey dwelling with an appropriate design could be constructed with minimal impact on the existing neighbouring dwellings. Given the relationship to the donor dwelling, no. 63 Station Road, it is suggested that the proposed dwelling would be no more than single storey in height to restrict any overlooking issues between the two and also into the garden of no.65. This would also prevent any overshadowing to the garden of no.63.

CSNN has requested conditions should be attached to a consent to seek information on the proposed onsite parking and storage arrangements during construction to be submitted and agreed in writing. To ensure that, if necessary, storage of materials and parking of vehicles
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could be provided offsite or would utilise the adjacent donor dwelling. Also, that construction working hours are conditioned given the site is in a residential area.

Based on the information submitted to date, it is recommended the proposal could come forward with minimal impacts on neighbour amenity. The recommended conditions are attached, but the issues would be considered in full as part of a reserved matters application. The proposal would therefore comply with the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the Site Allocations and Development Management Policies Plan.

Flood Risk

The application site lies within Flood Zone 1 but within the tidal flood zone and as such a Flood Risk Assessment was required. The applicant has submitted a Flood Risk Assessment and the EA have subsequently withdrawn objections to the scheme subject to a condition ensuring any development adheres to the mitigation measures specified within the FRA. The mitigation proposed is to raise the finished floor levels 0.5m above ground level. Based upon a ground level of +2.6m OD, the finished floor level will be at +3.1m OD. This is at or above the estimated flood level. The raised finished floor levels would have minimal impact on the street scene or neighbour amenity given it is a single storey dwelling proposed. Consideration should however be given to the placement of windows and boundary treatments at the reserved matters stage.

It is the responsibility of the Local Planning Authority to steer development to areas with the lowest probability of flooding. The western half of the village is within Flood Zone 1 but within the tidal breach area. The current proposal is for a single dwelling and therefore sites which could accommodate a similar scale development have been considered when applying the Sequential Test. No comparable sites at a lower flood risk were identified as being available in the village and therefore the proposal passes the Sequential Test.

As the proposal is in the tidal hazard zone then the Exception Test needs to be passed as well as the Sequential Test. Para 164 of the NPPF states that it should be demonstrated that a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere, and where possible reducing flood risk overall. Both of these elements need to be satisfied for the development to pass the Exception Test.

The Environment Agency are satisfied that the site-specific flood risk assessment demonstrates that the development will be safe for its lifetime provided the mitigation measures within the FRA are secured by condition. In addition, the proposal is considered to be in a sustainable location which could help maintain the vitality of the village and its rural services. Therefore, the benefit of providing sustainable housing is a benefit which would outweigh the flood risk and therefore both elements are passed in accordance with para 165 of the NPPF.

The EA also requested that the IDB and Emergency Planner were consulted. The IDB have not provided any comments on the application, however the scheme is not adjacent, nor impacts directly on any IDB drains. The Emergency Planner has stated that the applicant sign up to the Environment Agency flood warning system and a flood evacuation plan should be prepared.

The proposed development complies with the NPPF and policy CS08 of the adopted Local Plan.

Other Material Considerations

Drainage – The application form indicates that drainage would be via soakaways. The CSNN officer has stated that the indicative plan shows that the plot is nearly 50% dwelling and reminds the applicant that the appropriate space should be made available to locate the required surface water soakaways within the site. Drainage arrangements (for surface and foul water) will be conditioned and therefore the applicant will be required to design a satisfactory drainage scheme prior to the commencement of development.

Existing tree – There is an existing tree immediately adjacent to the proposed access into the site. The Parish Council object to the application on the basis that the development would appear to result in the loss of a mature tree, which has a value in terms of visual amenity and sustainable environment within the area and must be retained. While the tree is positioned on the highway verge and ownership is not clear, this land is currently maintained by the Borough Council. The site is not in a conservation area and the tree itself does not warrant protection in its own right. That said the applicant does not intend to remove the tree and the Local Highway Authority officer does not require the removal of the tree for access. Therefore, based on the information available the proposed development would not result in the loss of this tree. In addition, landscaping would be considered as part of the reserved matters application for the site.

Contamination – There are no potential sources of contamination on the site and as such there are no objections/ conditions required.

Ecology – The application site falls within Brecklands, Norfolk Valley Fens and North Coast Zones of Influence (Zoi). The GiRAMS Fee is required to be paid in order to mitigate against potential impacts from recreational pressure as a result of the site's location in the Zone of Influence for protected sites. However, the site is some distance away from these sensitive sites and is of a nature and scale that there are no significant additional implications. An appropriate assessment has taken place separately to assess the suitability of this mitigation measure and it is considered that development can be granted subject to the GIRAMS fee (£210.84) which would be paid in full by the applicant at the reserved matters stage.

Land ownership – It became clear during the application process that there is an area of land, which reads as a highway verge, positioned between the site itself and the public highway. Given we were unable to establish the ownership of the site the applicant was required to serve a Certificate D on the site and place a public notice in the press in accordance with the Regulations (Town and Country Planning (Development Management Procedure) (England) Order 2015). The correct land ownership certificates have therefore been served.

CONCLUSION

The application seeks outline planning consent with all matters reserved for the construction of a single dwelling. In terms of the principle of development the site lies within the development boundary for Watlington, and therefore the proposal accords with the provisions of the development plan.

In terms of highways/ access, while this does form part of the application, consideration has been given in broad terms to the indicative access submitted. The Parish Council raises concerns regarding parking provision within the locality of the site and the potential impact on highway safety as a result of the development. However, the indicative layout shows off-road parking and turning could be provided on the site. The Local Highway Authority has no objections to the proposal. The proposal is not contrary to the NPPF or the Local Plan 22/01498/O

however, these details will be considered and agreed as part of a reserved matters application.

The form and character of the application can only be very broadly considered, and in terms of general street pattern the proposal would not be contrary to the locality as suggested by the Parish Council.

Details regarding the scale, layout, appearance, landscaping and access would all form part of a reserved matters application. While the applicant has indicated the dwelling would be single storey, and this will be conditioned, at this stage more detailed consideration cannot be given to the design of the proposal, impacts on neighbour amenity, highways implications, and the landscaping proposed for the development etc.

The application in its current form is in accordance with the NPPF, policies CS02, CS06, CS08 and CS11 of the Core Strategy and policies DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan, and Members are therefore duly recommended to approve the proposal.

RECOMMENDATION

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

- 1 Condition: Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

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

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

- 6 Condition: The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment ECL1028/MATT STURGEON LTD (dated May 2023) and the following mitigation measure detailed within the FRA:

* Finished floor levels will be set no lower than 0.5m above existing ground levels.

- 6 Reason: To reduce the risk of flooding to the development and future occupants in extreme circumstances.

- 7 Condition: Development shall not commence until a scheme detailing provision for on-site parking (which could include use of the host dwelling plot) for construction workers and storage of plant and materials etc. for the duration of the construction period has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented until the development is completed.

- 7 Reason: In the interests of the amenities of the locality in accordance with the NPPF.

- 8 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.

- 8 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

- 9 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans Drawing No- 1575-01B.

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

- 10 Condition: The development hereby approved shall be single storey only.

- 10 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.

PLANNING COMMITTEE – 4 September 2023

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 31 July 2023 Planning Committee Agenda and the 4 September 2023 Agenda. 149 decisions issued 144 decisions issued under delegated powers with 5 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 15 July 2023 and 21 August 2023

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	6	5	1		4	67%	60%	1	0
Minor	59	49	10	53		90%	80%	3	1
Other	84	82	2	74		88%	80%	0	0
Total	149	136	13						

Planning Committee made 5 of the 149 decisions, 3%

PLANNING COMMITTEE - 4 September 2023

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF. NUMBER	APPLICANT PROPOSED DEVELOPMENT	PARISH/AREA
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27.01.2023	28.07.2023 Application Permitted	23/00148/F	8 Hatherley Gardens Barton Bendish King's Lynn Norfolk Rear extension and alterations.	Barton Bendish
28.04.2023	20.07.2023 Application Permitted	23/00761/CU	The Old Forge Church Lane Barton Bendish Norfolk Change of use of the Old Forge from short-stay holiday accommodation (Use Class C1) to office space (Use Class E - commercial, business and service).	Barton Bendish

31.05.2023	08.08.2023 Application Permitted	23/00986/F	Hyde Park Barwick Road Stanhoe KINGS LYNN Extension and alterations to dwelling, Construction of cart shed (retrospective)	Barwick - VACANT
02.05.2023	19.07.2023 Application Permitted	23/00934/F	Chilver Lodge Chilver House Lane Bawsey King's Lynn Construction of single storey extension	Bawsey
15.03.2022	31.07.2023 Prior Approval Cannot be Granted	22/00550/PACU3	Agricultural Building Off Stanhoe Road Bircham Newton Norfolk Prior approval for change of use of agricultural building to a dwelling	Bircham
01.06.2023	04.08.2023 Application Permitted	23/00995/F	Rose Cottage 75 Docking Road Bircham Newton King's Lynn Variation of Condition 2 attached to Planning Permission 22/01297/F: Replacement Conservatory/Sunroom and Conversion of Outbuilding to Annex to Dwelling	Bircham
28.03.2022	19.07.2023 Application Refused	22/00506/F	Building W of Marshlands Cross Lane Brancaster Norfolk Alterations of the existing roof structure to accommodate 1st floor bedroom and ensuite and alterations to the ground floor.	Brancaster
23.03.2023	02.08.2023 Application Permitted	23/00539/F	Holmefield House Cross Lane Brancaster King's Lynn To replace the existing metal up and over garage door with 4 of 1m wide (approximately) sections, 2 of which will be opening (outwards) doors.	Brancaster

05.04.2023	24.07.2023 Application Permitted	23/00644/F	14 Common Lane Brancaster Staithe KINGS LYNN Norfolk Proposed rear extension	Brancaster
17.04.2023	03.08.2023 Application Permitted	23/00698/F	Redshanks Whiteway Road Burnham Deepdale Norfolk Extensions and alterations including new boundary walls. The existing boundary wall onto Whiteway Road is to be re-aligned to increase the existing garden size.	Brancaster
06.06.2023	05.07.2023 TPO Work Approved	23/00111/TPO	Marsh House Cross Lane Brancaster King's Lynn 2/TPO/00649 - T1. Field maple. Raise crown to 4 meters, hanging low over driveway.T2 and 3. Poplar. Fell. T2 has uprooted and is leaning in the canopy of a holm oak on the drive. T3 has suffered various bouts of storm damage and is heavily unbalanced and therefore vulnerable to future storms, especially given its location. T4,5 and 6. Holm oak. Reduce overall crown by no more than 3 meters. Causing excessive shade and in close proximity to the main property , T7. Leylandii. Fell. Growing against neighbouring wall/building. Outgrown location	Brancaster
12.06.2023	15.08.2023 Application Permitted	23/01039/F	Apple Store Cottage Common Lane Brancaster Staithe King's Lynn Extension & alterations to dwelling	Brancaster

21.07.2023	26.07.2023 TPO Work Approved	23/00141/TPO	Sheerwater Cross Lane Brancaster King's Lynn 2/TPO/00649 5 DAY NOTICE - Maple 20 metres high, has died in the dry weather. It is adjacent to the caravan site, on the east side of our property, and would cause severe damage if it fell.	Brancaster
09.05.2023	27.07.2023 Application Permitted	23/00979/F	Trowland Barn 3 Blacksmiths Lane Burnham Norton Norfolk Single storey rear extension to form garden and boot room	Burnham Norton
07.06.2023	26.07.2023 Application Permitted	23/01014/LB	Trowland Barn 3 Blacksmiths Lane Burnham Norton Norfolk Application for listed building consent for single storey rear extension to form garden and boot room	Burnham Norton
05.01.2023	27.07.2023 Application Permitted	23/00011/F	Victoria Cottage Gong Lane Burnham Overy Staithe King's Lynn Single storey rear extensions incorporating internal alterations.	Burnham Overy
08.03.2023	10.08.2023 Application Permitted	23/00390/F	The Hollies Wells Road Burnham Overy Staithe King's Lynn For a replacement dwelling on the site of a 1970s semi-detached dwelling.	Burnham Overy
17.05.2023	09.08.2023 Application Permitted	23/00875/F	Little Cottage East Harbour Way Burnham Overy Staithe Norfolk Replacement of front porches, outbuilding and rear gate together with associated alterations to the rear courtyard	Burnham Overy

23.05.2023	27.07.2023 Application Permitted	23/01097/LB	Church Hill Farmhouse Church Hill Farm Wells Road Burnham Overy Town Application for listed building consent for proposed route of zero loss heat pipe. 150mm DIA, through existing wall below door threshold	Burnham Overy
12.06.2023	21.07.2023 Application Permitted	20/00562/NMA_1	The Granary East Harbour Way Burnham Overy Staithe Norfolk NON MATERIAL AMENDMENT to Planning Permission: 20/00562/F: Proposed garage/boat store and annexe	Burnham Overy
21.03.2023	20.07.2023 Application Permitted	23/00521/F	Hill Rise Bailey Street Castle Acre King's Lynn Single storey rear extension and alterations to dwelling	Castle Acre
30.05.2023	07.08.2023 Application Permitted	23/00978/F	Sandmere 19 Coronation Road Clenchwarton King's Lynn Rear extension to semi-detached dwelling	Clenchwarton
14.04.2023	04.08.2023 Was_Would be Lawful	23/00694/LDE	Denver Hall 22 Ely Road Denver Norfolk Application for a Lawful Development Certificate for confirmation that the development approved pursuant to 2/94/1894/F for a lodge was lawfully commenced prior to the 14 Feb 2000, and as such the permission remains extant and capable of lawful completion	Denver

20.03.2023	20.07.2023 Application Permitted	23/00510/F	2 Chestnut Close Dersingham King's Lynn Norfolk Replacement of brick wall with close boarded timber fencing panels and side gate with trellis on top	Dersingham
17.05.2023	04.08.2023 Application Permitted	23/00877/F	15 Stratford Close Dersingham King's Lynn Norfolk Proposed extension and alterations	Dersingham
22.05.2023	02.08.2023 Application Permitted	23/01092/F	Coach And Horses 77 Manor Road Dersingham KINGS LYNN VARIATION OF CONDITION 2 AND 7 OF PLANNING APPLICATION 22/02030/F -Two storey rear extension, alterations and refurbishment of Public House following partial demolition.	Dersingham
24.05.2023	31.07.2023 Application Permitted	23/00958/F	47 Hunstanton Road Dersingham King's Lynn Norfolk Single storey extension to side of existing dwelling	Dersingham
10.07.2023	07.08.2023 Consent Required Not	23/01257/SU	Mast Telecom At Hill House Farm Mill Road Dersingham Norfolk NOTIFICATION UNDER ELECTRONIC COMMUNICATIONS CODE REGULATIONS: Installation of 3 no. replacement antenna, 1no GPS module and ancillary equipment onto existing monopole mast.	Dersingham

14.07.2023	14.08.2023 Tree Application - No objection	23/00135/TREECA	Victoria House 3 Manor Road Dersingham King's Lynn G1 11 x Leylandii Conifer - Remove and replace with yew hedging	Dersingham
21.07.2022	20.07.2023 Application Permitted	22/01285/F	Marsuki Stanhoe Road Docking King's Lynn Replacement dwelling following demolition of existing.	Docking
28.12.2022	26.07.2023 Application Permitted	22/02305/F	White House Cottage Station Road Docking King's Lynn Conversion of two cottages into one with extension and alterations	Docking
28.02.2023	15.08.2023 Application Permitted	23/00423/F	East Farm House Stanhoe Road Docking King's Lynn Two storey extension, link extension, barn conversion, alterations and proposed garage.	Docking
12.04.2023	01.08.2023 TPO Partial	23/00026/TPO	Land N of The Cemetery Pound Lane Docking Norfolk Please see attached tree works shedule 2/TPO/00551	Docking
11.05.2023	18.08.2023 Was Lawful	23/00829/LDE	Warren Yard Fakenham Road Stanhoe King's Lynn Application for Lawful development for Existing Dwelling	Docking
21.06.2023	02.08.2023 Application Permitted	23/00229/NMA_1	Cedar Lodge Sedgeford Road Docking King's Lynn NON-MATERIAL AMENDMENT to Planning Permission 23/00229/F: Proposed Front, Rear and Side Extension to Existing Property with Internal Alterations	Docking

27.07.2023	15.08.2023 Application Permitted	22/01852/NMA_1	10 Bradmere Lane Docking King's Lynn Norfolk NON-MATERIAL AMENDMENT to Planning Permission 22/01852/F: Annexe to main house for family.	Docking
22.05.2023	04.08.2023 Application Permitted	23/00929/F	Unit 1 Sovereign House 2 Sovereign Way Trafalgar Industrial Estate Addition of two new windows on the Front elevation (NE) and internal alternations.	Downham Market
25.05.2023	08.08.2023 Application Permitted	23/00963/F	Gingerbread Cottage 87 Railway Road Downham Market Norfolk Single storey extension on rear of dwelling	Downham Market
25.05.2023	08.08.2023 Application Permitted	23/00964/LB	Gingerbread Cottage 87 Railway Road Downham Market Norfolk Single storey extension on rear of dwelling	Downham Market
30.05.2023	18.08.2023 Application Permitted	23/01175/F	118A Bexwell Road Downham Market Norfolk Variation of Condon 2 attached to Planing Permission 16/01700/CU: Proposed change of use from gym/store to self contained dwelling and the creation of a new vehicular access for 118A	Downham Market
22.06.2023	16.08.2023 Application Permitted	23/01114/F	15 High Hatters Close Downham Market Norfolk PE38 9RP Single storey rear extension and render finish to external walls of existing bungalow	Downham Market

27.06.2023	14.08.2023 TPO Work Approved	23/00054/TPO	21 Wimbotsham Road Downham Market Norfolk PE38 9PE 2/TPO/00018 T1-Scots pine to fell in garden of No. 21 next to adjoining fence with no. 15	Downham Market
17.07.2023	14.08.2023 Tree Application - No objection	23/00136/TREECA	5 - 6 Priory Terrace Downham Market Norfolk PE38 9JY T1 and T2 Rowan - Deadwood removal, light crown lift and some formative pruning to improve aesthetic. Remove adjacent shrub. T3 and T4 Laburnum - Over garden arch, dismantle, remove and process. T5 and T6 Yukka Palms - Dismantle, process and remove. T7 and T8 Fruit Trees - Remove deadwood and formative pruning to improve aesthetic and form. T9 Sycamore - Remove self seeded tree	Downham Market
02.05.2023	19.07.2023 Application Permitted	23/00933/F	St Patricks Villa Back Lane East Rudham Norfolk Double Storey Extension	East Rudham
13.06.2023	16.08.2023 Application Permitted	23/01062/F	The Cottage Broomsthorpe Road East Rudham KINGS LYNN Rear single storey extension and minor internal alterations	East Rudham

20.07.2023	02.08.2023 Consent Required	23/01346/SU	Bagthrope Road EAST RUDHAM East Rudham Norfolk The Electronic communications code (conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to install Fixed Line Broadband Apparatus to install 11M Wooden pole	East Rudham
05.06.2023	15.08.2023 Application Permitted	23/01000/F	Akenfield Station Road East Winch King's Lynn Side Extension	East Winch
06.06.2023	03.08.2023 Application Permitted	22/02223/NMA_2	Cherry Tree Farm Winch Road Gayton KINGS LYNN NON-MATERIAL AMENDMENT to Planning Permission 22/02223/F: Variation of Condition 2 of Planning Permission 15/01274/F: Construction of dwelling	East Winch
03.02.2023	20.07.2023 Application Permitted	23/00205/F	Colletts Bridge 125 the Wroe Emneth Wisbech Proposed Change of Use and Erection of Stable	Emneth
08.03.2023	17.08.2023 Application Permitted	23/00389/RM	Longridge 37 Elm High Road Emneth Wisbech Application for reserved matters for 4 dwellings	Emneth
31.03.2023	28.07.2023 Application Permitted	23/00602/F	The Rosary 91 Hollycroft Road Emneth Wisbech Proposed replacement dwelling	Emneth

10.05.2023	09.08.2023 Application Permitted	23/00981/F	Meadowgate Meadowgate Lane Emneth Wisbech RETROSPECTIVE APPLICATION: Single storey rear annexe extension, and new cladding to main unit.	Emneth
25.05.2023	03.08.2023 Application Permitted	23/00961/F	139A Church Road Emneth Wisbech Norfolk Erection of single-storey rear extension involving demolition of existing structure.	Emneth
26.05.2023	19.07.2023 Application Refused	18/01464/NMAM_8	Land East of 11 To 37 Elm High Road Emneth Norfolk NON-MATERIAL AMENDMENT TO PERMISSION 18/01464/RMM: For construction of 117 dwellings	Emneth
27.06.2023	14.08.2023 TPO Approved Work	23/00053/TPO	5 Vincent Close Feltwell Thetford Norfolk Ash Tree T1 on TPO plan ref 2/TPO/0359 - Pruning of two ash trees to remove 3 branches	Feltwell
12.06.2023	07.08.2023 Application Permitted	23/01048/F	Trelaune Lynn Road Gayton King's Lynn Construction of single storey extension on rear of existing bungalow	Gayton

29.06.2023	09.08.2023 Consent Required	is	23/01170/SU	Mast Telecom Greengate Lane Great Massingham Norfolk Notification under the Electronic Communications Code Regulations of the intention to install Electronic Communications Apparatus: 1no. GPS Node, 1no. FCOA outdoor cabinet to refreshed internally, 1no. Arma Module and associated ancillary works	Great Massingham
16.06.2023	10.08.2023 Was_Would Lawful	be	23/01086/LDP	Red Bricks 15 Back Lane Pott Row King's Lynn Lawful Development Certificate: - Reroofing of existing conservatory to match host dwelling and alterations to the existing front porch	Grimston
08.02.2023	27.07.2023 Application Refused		23/00225/O	Marea Farm 49 School Road Heacham King's Lynn 8 self build dwellings Outline Application, all matters reserved	Heacham
05.04.2023	17.08.2023 Application Permitted		23/00742/F	12 Rolfe Crescent Heacham King's Lynn Norfolk Proposed garden room	Heacham
28.04.2023	10.08.2023 Application Permitted		23/00759/F	38 Poplar Avenue Heacham King's Lynn Norfolk Single storey rear extension and loft conversion including new whole house render and cladding upgrade	Heacham

12.05.2023	18.08.2023 Application Permitted	23/00830/F	Ye Chums 32 South Beach Heacham Norfolk Proposed alterations and single-storey extensions to beach house, including the addition of a pitched roof.	Heacham
25.05.2023	03.08.2023 Application Permitted	23/00965/F	38 Rolfe Crescent Heacham King's Lynn Norfolk Extension to rear, conversion of garage and change of cladding to front to bungalow	Heacham
07.06.2023	10.08.2023 Application Permitted	23/01013/CU	54 Folgate Road Heacham King's Lynn Norfolk Change of use to amenity land	Heacham
09.06.2023	08.08.2023 Prior Approval - Refused	23/01051/PAGAA	Brincliffe 37 South Beach Heacham Norfolk Enlargement of dwelling house by construction of an additional storey creating an additional height of 2.35m	Heacham
21.04.2023	17.07.2023 Application Permitted	23/00726/LB	Annexe At White Dyke Farm Black Dyke Road Hockwold cum Wilton Application for listed building consent for single storey side and rear extensions	Hockwold cum Wilton
16.05.2023	25.07.2023 Application Permitted	23/01022/F	Maytree Yard Moor Drove Hockwold cum Wilton Norfolk Side extension	Hockwold cum Wilton
18.05.2023	25.07.2023 Application Permitted	23/00900/F	Hockwold Lodge Cowles Drove Hockwold cum Wilton Norfolk Front extension to existing building	Hockwold cum Wilton

30.05.2023	16.08.2023 Application Permitted	23/00977/F	Driftwood 31 Main Road Holme next The Sea Hunstanton Erection of single storey outbuilding to serve as home office	Holme next the Sea
13.03.2023	21.08.2023 Application Permitted	23/00440/F	47 Northgate Hunstanton Norfolk PE36 6DS Replacement rear extension and alterations to dwelling	Hunstanton
13.04.2023	28.07.2023 Application Permitted	23/00682/F	Morley 18 Nelson Drive Hunstanton Norfolk Demolition of existing conservatory and construction of single storey extension to rear of existing bungalow including alterations to existing outbuilding.	Hunstanton
03.05.2023	19.07.2023 Application Permitted	23/00779/F	9 Sarahs Road Hunstanton Norfolk PE36 5PA Extensions and Alterations to dwelling	Hunstanton
12.06.2023	21.08.2023 Application Refused	23/01253/F	Northgate Indian Restaurant 8 - 9 Northgate Precinct Northgate Hunstanton Siting of a Shipping Container for storage of chattels pertaining to the general running of the restaurant.	Hunstanton
06.07.2023	14.08.2023 Tree Application - No objection	23/00132/TREECA	14 Church Street Hunstanton Norfolk PE36 5HB Remove cordyline to ground level growing over large and close to overhead cables shading to windows .	Hunstanton

12.12.2022	15.08.2023 Application Refused	22/02207/F	Land At Hill View Close Ingoldisthorpe Norfolk VARIATION OF CONDITION 6,8 AND 14 OF PP 15/02135/OM - Outline Application: Residential development of 15 houses	Ingoldisthorpe
04.05.2023	01.08.2023 Application Permitted	23/00791/F	7 Davy Field Hill Road Ingoldisthorpe Norfolk VARIATION OF CONDITION 1 OF PLANNING PERMISSION 21/02329/F: Variations to the approved plan and elevation of house type C1 on Plot 7	Ingoldisthorpe
27.06.2022	03.08.2023 Application Permitted	22/01107/F	Land Between 7 And 11 Tower Place King's Lynn Norfolk Variation of Condition 2 and Remove Conditions 3, 4, 5, and 6 of Planning Permission 18/01145/F: Proposed residential development 4No houses	King's Lynn
12.01.2023	04.08.2023 Application Permitted	23/00045/O	Land To the Rear of 41 And 42 Norfolk Street King's Lynn Norfolk OUTLINE PLANNING PERMISSION WITH SOME MATTER RESERVED: Flats	King's Lynn
13.02.2023	25.07.2023 Application Refused	23/00340/F	Land S of 124 Gaywood Road King George V Avenue King's Lynn Norfolk Proposed Two Storey Detached Dwelling	King's Lynn

13.02.2023	31.07.2023 Application Permitted	23/00341/F	55 Gaywood Road King's Lynn Norfolk PE30 2PS Change of use from a six bedroomed house in multiple occupation to two flats	King's Lynn
02.03.2023	02.08.2023 Application Refused	23/00506/F	41 Mannington Place South Wootton King's Lynn Norfolk Construction of single storey rear extension	King's Lynn
05.04.2023	19.07.2023 Application Permitted	23/00635/F	North Lynn Farm Estuary Road King's Lynn Norfolk Conversion of existing barn to commercial offices and storage	King's Lynn
06.04.2023	24.07.2023 Application Permitted	23/00640/F	Optima Stainless Ltd Hamlin Way Hardwick Narrows King's Lynn Proposed infill extension	King's Lynn
19.04.2023	04.08.2023 Application Permitted	23/00712/F	Chatterton House Goodwins Road King's Lynn Norfolk Erection of Flagpole	King's Lynn
12.05.2023	28.07.2023 Application Permitted	23/00867/FM	Land E of Nar Ouse Way King's Lynn Norfolk Part single and part two storey GP Surgery (Class E(e)) with Access, Parking and associated works	King's Lynn
12.05.2023	20.07.2023 Application Permitted	23/00992/CU	The Dental Surgery 6 King Street King's Lynn Norfolk Internal alterations and conversion of former dental surgery to single dwelling	King's Lynn

16.05.2023	17.08.2023 Application Permitted	23/00860/F	Eatwell Cafe 120 High Street King's Lynn Norfolk Proposed first floor extension to provide 2no. residential apartments incorporating alterations at ground floor. Change of use of first floor from Commercial Retail (E) to Residential Apartments (C3). Commercial Retail use retained at ground floor	King's Lynn
18.05.2023	18.07.2023 Application Permitted	23/01078/F	3 Spring Close King's Lynn Norfolk PE30 3ED Rear extension	King's Lynn
23.05.2023	21.08.2023 Application Permitted	23/00927/F	360 Wootton Road King's Lynn Norfolk PE30 3EB Proposed rear day room with flat roof and lantern and rear summer house	King's Lynn
24.05.2023	17.08.2023 Application Permitted	23/00945/F	White Walls 8 Grimston Road South Wootton King's Lynn Proposed Cart Lodge	King's Lynn
02.06.2023	15.08.2023 Application Permitted	23/01202/F	73 Corbyn Shaw Road King's Lynn Norfolk PE30 4UL Single storey side extension	King's Lynn
07.06.2023	15.08.2023 Application Permitted	23/01016/F	71 Vancouver Avenue King's Lynn Norfolk PE30 5RD Proposed two story side and rear extension to existing dwelling and internal alterations	King's Lynn

09.06.2023	26.07.2023 Prior Approval - Not Required	23/01026/T3	Grass Verge A148 Kings Lynn And West Norfolk District King's Lynn Norfolk APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED - The proposal relates to the installation of 15m high slim-line phase 8 monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.	King's Lynn
19.06.2023	17.07.2023 Consent Not Required	23/01134/SU	O2 Phone Mast London Road King's Lynn Proposed upgrade to existing radio base installation (permitted development rights as defined in Part 16 of Schedule 2)	King's Lynn
30.06.2023	25.07.2023 Consent Not Required	23/01179/SU	33 Low Road South Wootton Norfolk PE30 3NN NOTIFICATION UNDER REGULATION 5 OF THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2017 (AS AMENDED):Installation of a new 1x9m light pole	King's Lynn

03.07.2023	25.07.2023 Consent Required	Not	23/01256/SU	London Road Veterinary Centre Dallas Court Hospital Walk King's Lynn NOTIFICATION UNDER REGULATION 5 OF THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED): Removal of existing 3 no antennas and the installation of 3 no. replacement antennas and 3 no. additional antennas. The installation of 1 no. 300 mm disk and 1 no. 600mm dish. Ancillary development thereto including the installation of 15 no. Remote Radio Units (RRUs) and 1 no. GPS Module	King's Lynn
08.06.2023	09.08.2023 Application Permitted		23/01024/F	Foxburrow 73 East Winch Road Ashwicken King's Lynn REMOVAL OF CONDITION 1 AND VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/02375/F: Alterations and Extensions and Construction of Outbuildings	Leziate
13.04.2023	02.08.2023 Application Permitted		23/00676/F	Fox & Hounds The Street Marham King's Lynn First floor extension to garage	Marham

02.05.2023	27.07.2023 Application Permitted	23/00762/F	Jungfrau The Street Marham King's Lynn New 3-bed Chalet bungalow with driveway off the main road and associated drainage and landscaping	Marham
15.02.2023	15.08.2023 Application Permitted	23/00294/F	1 the Bungalow Dades Lane Marshland St James WISBECH Replacement (following demolition) of existing bungalow with a new two storey dwelling with retention of temporary static caravan for the duration of the construction.	Marshland St James
19.05.2023	08.08.2023 Application Permitted	23/00897/F	21 Walton Road Marshland St James Wisbech Norfolk New single storey one bed annexe	Marshland St James
15.02.2023	07.08.2023 Application Permitted	23/00287/F	Potsford Cottage Northwold Road Methwold Thetford Proposed extensions and alterations to existing cottage with associated demolitions of existing side and rear extensions	Methwold
10.03.2023	20.07.2023 Application Permitted	23/00433/F	The Squirrels 1 Mundford Road Methwold Thetford Side and rear extension to provide 2 additional bedrooms and 1 ensuite bathroom	Methwold

31.05.2023	04.08.2023 Application Permitted	23/00987/F	Brook Glen 1 Brook Lane Brookville Thetford VARIATION OF CONDITION 9 OF PLANNING APPLICATION 22/00577/F - Construction of one bungalow and garage, including improvements to visibility splay at Brook Lane/Stoke Road junction.	Methwold
07.02.2023	20.07.2023 Application Refused	23/00217/F	Middleton Hall Golf Club Hall Orchards Middleton King's Lynn RETROSPECTIVE APPLICATION: Retention of Marquee for use as clubhouse (including retention of fence and access adjustments)	Middleton
24.05.2023	02.08.2023 Application Permitted	23/00947/F	DWELLING East of Bailhill Birchfield Road Nordelph DOWNHAM MARKET Variation of Condition 2 of Planning Permission 21/01157/F: Construction of two storey side extension, single storey car port and single storey rear extensions	Nordelph

17.01.2023	01.08.2023 Application Permitted	23/00075/F	11 Church Street North Creake Norfolk VARIATION OF CONDITIONS 2,3 AND 4 OF PLANNING CONSENT 21/02461/F: Demolition of out building to the rear of the site and plant room attached to the school with the removal of the shipping containers found to the rear of the site. Change of use from F1 to C3. Extension to the rear of the property and construction of dormers	North Creake
02.06.2023	02.08.2023 Prior Approval - Refused	23/01118/PACU3	Grain Silo N of The Bungalow Beacon Hill Road Shammer North Creake Notification for Prior Approval for change of use of agricultural building to three dwellings (Schedule 2, Part 3, Class Q)	North Creake
03.05.2023	27.07.2023 Would be Lawful	23/00782/LDP	51 New Road North Runcton Norfolk PE33 0QR Application for a Lawful Development Certificate for a proposed single storey rear extension to dwelling house that should fall under permitted development rights	North Runcton
17.05.2023	20.07.2023 Application Permitted	23/01077/F	Deanscroft 7 West Winch Road West Winch King's Lynn Front porch extension, single storey rear extension and alterations with detached covered pergola.	North Runcton

24.04.2023	18.07.2023 Application Permitted	23/00731/F	Shir-Eam 41 Priory Lane North Wootton King's Lynn Extension and alterations to dwelling including location of log cabin garden summer room	North Wootton
18.05.2023	26.07.2023 Application Permitted	23/00887/F	45 Hayfields Road North Wootton King's Lynn Norfolk First floor extension	North Wootton
20.05.2022	01.08.2023 Application Permitted	22/01032/RMM	Former Coal Yard The Poplars Thetford Road Northwold RESERVED MATTERS: Construction of 12 dwellings	Northwold
06.06.2023	15.08.2023 Application Permitted	23/01007/F	Old Court 16A Hamilton Road Old Hunstanton Hunstanton Single Storey Front and Rear Extensions	Old Hunstanton
24.04.2023	20.07.2023 Application Permitted	23/00873/F	Cherries Molls Drove Outwell Norfolk Extension to cattery	Outwell
10.05.2023	20.07.2023 Application Permitted	23/00872/F	Cherries Molls Drove Outwell Norfolk Stationing of a mobile home for occupation as a residential annexe	Outwell
25.02.2022	20.07.2023 Application Permitted	22/00322/F	52 Pentney Lakes Common Road Pentney Norfolk Construction of a two storey log cabin	Pentney
08.03.2023	25.07.2023 Application Permitted	23/00399/F	Charolais Low Road Pentney King's Lynn Retrospective approval for the re-alignment of land drainage ditch	Pentney

16.03.2023	27.07.2023 Application Refused	23/00565/F	52 Pentney Lakes Common Road Pentney Norfolk Construction of a boat house with store above	Pentney
04.07.2023	02.08.2023 Application Refused	17/00798/NMA_1	Oakland Gardens Main Road Pentney Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/00798/RM: RESERVED MATTERS: 3 Proposed dwellings	Pentney
21.06.2023	15.08.2023 Application Permitted	23/01115/F	Penny Fields 48 Common Road Runcton Holme King's Lynn Single storey extension on rear of existing bungalow	Runcton Holme
15.05.2023	26.07.2023 Application Permitted	23/00862/F	4 Hillside Ringstead Road Sedgeford Hunstanton New dropped kerb	Sedgeford
12.04.2022	02.08.2023 Application Permitted	22/00762/RMM	Land N of 26 To 30 Poppyfields Drive Snettisham Norfolk Reserved Matters: Erection of up to 69 homes including 30 percent affordable dwellings, together with the creation of a new priority junction, provision of public open space and associated infrastructure	Snettisham
28.12.2022	03.08.2023 Application Permitted	22/02303/F	17 Hall Road Snettisham Norfolk PE31 7LU Extension of existing outbuilding and conversion to residential annex.	Snettisham
20.03.2023	31.07.2023 Application Permitted	23/00512/F	The Old Coach House 40A Lynn Road Snettisham KINGS LYNN Proposed garage	Snettisham

11.04.2023	04.08.2023 Application Permitted	23/00662/LB	17 Hall Road Snettisham Norfolk PE31 7LU Application for listed building consent to extend and convert existing outbuilding	Snettisham
26.04.2023	18.07.2023 Application Refused	23/00737/O	Land To The Rear of 24 Common Road Snettisham King's Lynn Proposed chalet bungalow. Resubmission of 23/00091/O	Snettisham
12.05.2023	25.07.2023 Would be Lawful	23/00826/LDP	111 Strickland Close Snettisham King's Lynn Norfolk Lawful Development Proposed - The property is a bungalow where the lounge / dining room is to the rear of the property and currently has sliding patio doors into a conservatory that leads to the garden. This application is to remove the existing conservatory and extend the full width of the lounge / dining room to the rear by 3m. There is no change in access to the property. The extension will have a pitched roof and the run off water will utilise existing services.	Snettisham
06.06.2023	31.07.2023 TPO Work Approved	23/00043/TPO	Long Walk Snettisham Play Area S of 16 Bewick Close Snettisham 2/TPO/00017 - All the work is identified in the report by Golden Tree Surgeons	Snettisham
24.05.2023	09.08.2023 Application Permitted	23/00953/F	2 Rosedene Court Front Street South Creake Fakenham Loft Conversion	South Creake

01.02.2023	02.08.2023 Application Permitted	23/00187/F	The Limes 68 Castle Rising Road South Wootton Norfolk Two Storey Side Extension.	South Wootton
24.04.2023	09.08.2023 Application Permitted	23/00727/F	Shalimar 9 Grimston Road South Wootton King's Lynn Replacement dwelling following demolition of existing dwelling and garage	South Wootton
12.06.2023	15.08.2023 Application Permitted	23/01040/F	Conifers 12 Elmhurst Drive South Wootton King's Lynn Re-roofing to form Habitable Accommodation.	South Wootton
26.06.2023	21.08.2023 Not Lawful	23/01133/LDP	3 Castleacre Close South Wootton King's Lynn Norfolk Application for a Lawful Development Certificate for the proposed use of dwelling as a temporary work from home salon and a residential dwelling	South Wootton
04.07.2023	21.07.2023 Consent Required Not	23/01181/SU	Land S of St James Medical Centre Edward Benefer Way King's Lynn Norfolk NOTIFICATION UNDER PART 15 CLASS B(a) TO THE TOWN AND COUNTRY PLANNING (GPDO 2015): To establish an electricity substation	South Wootton
10.03.2023	02.08.2023 Application Refused	16/00658/NMAM_3	Land North of Lions Close Southery Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/00658/FM: Proposed residential development	Southery

23.06.2023	17.08.2023 Application Permitted	23/01119/F	Ivydil Cross Lane Stanhoe King's Lynn Replace the existing roof, due to poor quality timber that has woodworm, adding a new dormer	Stanhoe
23.05.2023	16.08.2023 Application Permitted	23/00930/F	2 The Drove Barroway Drove Norfolk PE38 0AJ RETROSPECTIVE CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN	Stow Bardolph
16.05.2023	24.07.2023 Application Permitted	23/00876/F	Merganser 2 Heath Rise Syderstone King's Lynn Proposed demolition of conservatory, ground-floor single-storey rear and side extensions, front porch and replacement of windows to existing bungalow	Syderstone
26.02.2023	07.08.2023 Application Permitted	23/00357/F	2 Tower Road Terrington St Clement King's Lynn Norfolk Proposed double storey extension and outbuilding to garden	Terrington St Clement
25.04.2023	27.07.2023 Application Permitted	23/00730/F	43 Northgate Way Terrington St Clement King's Lynn Norfolk Two storey side extension and alterations to dwelling	Terrington St Clement
12.05.2023	20.07.2023 Application Permitted	23/00843/F	Rothyar House 5 Eastgate Lane Terrington St Clement Norfolk Extension to Detached Garage.	Terrington St Clement
23.05.2023	25.07.2023 Application Permitted	23/00928/F	5 Gambles Row School Road St John's Fen End Terrington St John Proposed rear entrance lobby and kitchen alterations	Terrington St John

10.05.2023	20.07.2023 Application Permitted	23/00817/F	Thornleys Barn High Street Thornham Hunstanton VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/01826/F: Extension and alterations to existing dwelling	Thornham
03.07.2023	02.08.2023 Tree Application - No objection	23/00124/TREECA	Harrier Cottage High Street Thornham Norfolk T1 Cedar Tree - Reduce height to the height of the Beech tree besides it, remove overhanging branches on the neighbours side, leaving what would be best described as an ivy covered tree trunk, this will be left as an eco habitat for birds and insects	Thornham
25.04.2023	09.08.2023 Application Permitted	23/00732/F	Davmar 4 Council Houses Lynn Road Tilney All Saints Siting of a mobile home to be used as ancillary accommodation	Tilney All Saints
12.05.2023	27.07.2023 Application Permitted	23/00845/F	1 Willow Drive Tilney All Saints King's Lynn Norfolk Rear Extension, Roof Works.	Tilney All Saints
23.05.2023	18.08.2023 Application Permitted	23/00920/F	Cordals 4 Whitecross Lane Tilney All Saints King's Lynn Replacement dwelling including formation of new access	Tilney All Saints
03.05.2022	15.08.2023 Application Permitted	22/00768/OM	KGB Transport 44 St Johns Road Tilney St Lawrence Norfolk Outline Application: Proposed Residential Development of up to 40 Dwellings with all matters reserved apart from access.	Tilney St Lawrence

14.04.2023	27.07.2023 Application Permitted	23/00814/F	Duncans Farm House Lynn Road Tilney All Saints King's Lynn Retrospective External and internal works to Listed Building including demolishing works and extensions, erection of garden structure, conversion of storerooms to annexe and works to roof, change of use of land to domestic use.	Tilney St Lawrence
14.04.2023	31.07.2023 Application Permitted	23/00815/LB	Duncans Farm House Lynn Road Tilney All Saints King's Lynn Listed Building Application: External and internal works to Listed Building including demolishing works and extensions, erection of garden structure, conversion of storerooms to annexe and works to roof, change of use of land to domestic use.	Tilney St Lawrence
09.01.2023	20.07.2023 Application Permitted	23/00027/F	Land N of 136 And 138 E of 99 Small Lode Upwell Norfolk Erection of a single dwelling house and garage	Upwell
17.01.2023	08.08.2023 Application Refused	23/00079/F	Land Rear of Burnsall Squires Drove Three Holes Norfolk Proposed agricultural style dwelling and accompanying car port involving demolition of existing agricultural barn with permission to convert to residential.	Upwell

08.03.2023	25.07.2023 Application Permitted	23/00482/F	Lynden Lea 100 Church Drove Outwell Wisbech Retention of detached garage, detached car port and wall along site frontage	Upwell
10.05.2023	02.08.2023 Application Permitted	23/00808/F	73 St Peters Road Upwell Wisbech Norfolk Change of use to domestic garden land and erection of domestic outbuilding (Retrospective)	Upwell
18.04.2023	18.08.2023 Application Permitted	23/00821/F	Marsh Farm Gooses Lane Walpole St Andrew Wisbech Extension to dwelling to create 2 no. annexes	Walpole
15.05.2023	25.07.2023 Application Permitted	23/00850/F	Land SE of Helian House Walnut Road Walpole St Peter Norfolk Proposed temporary siting of a mobile home for duration of self build as approved under 22/00825/RM. The mobile home will be removed within 3 months of occupation of the new dwelling.	Walpole
19.05.2023	09.08.2023 Application Permitted	23/00907/F	Townshend Farm Cottage Church Road Walpole St Peter WISBECH Retrospective: Erection of fence adjacent highway including replacement vehicle and pedestrian gates, and erection of two log stores and shed within front garden.	Walpole

13.06.2023	15.08.2023 Application Permitted	23/01057/F	Helian House Walnut Road Walpole St Peter Norfolk VARIATION OF CONDITION 1 OF PLANNING APPLICATION 22/00825/RM -RESERVED MATTERS: Approval for all reserved matters for plot 1 - Construction of Detached Dwelling	Walpole
23.06.2022	27.07.2023 Application Permitted	22/01280/F	Land South of Market Lane Walpole St Andrew Norfolk Proposed wildlife pond and proposed staff carpark	Walpole Cross Keys
10.03.2023	27.07.2023 Application Permitted	23/00529/F	Cedars Mill Road Walpole Highway Norfolk REMOVAL OF CONDITION 5 OF PLANNING CONSENT 2/75/0433/O AND REMOVAL OF CONDITION 1 OF PLANNING CONSENT 2/78/1286/D/BR: Proposed Bungalow (Removal of an agricultural occupancy restriction).	Walpole Highway
30.01.2023	20.07.2023 Application Permitted	23/00170/F	Nythal Walton Road Walsoken Wisbech Proposed Replacement Dwelling	Walsoken
24.04.2023	25.07.2023 Application Permitted	23/00874/F	Fairview Wilkins Road Walsoken Wisbech Formation of a manege, including installation of lighting and fencing.	Walsoken
05.06.2023	08.08.2023 Application Permitted	23/01003/F	Jan Maria 59 Burrettgate Road Walsoken Wisbech Erection of single-storey rear extension.	Walsoken

08.06.2023	16.08.2023 Application Permitted	23/01025/F	Wellington House 17 S-Bend Lynn Road Walsoken Erection of triple garage with link	Walsoken
07.03.2023	28.07.2023 Application Permitted	23/00382/F	6 Fendley Close Watlington Norfolk PE33 0TW Change of use of land from agricultural to extend existing garden, create new access and construct carport	Watlington
12.11.2019	15.08.2023 Application Refused	19/01961/FM	Pisces Country Park Bedford Bank Welney Norfolk Use of land for the stationing of additional holiday lodges (falling within the definition of a caravan)	Welney
10.02.2021	15.08.2023 Application Refused	21/00241/F	Acorn Holiday Park Bedford Bank Welney Norfolk Retention of holiday lodge (Plot 10A) and use of land for stationing 4 additional holiday lodges.	Welney
04.05.2023	04.08.2023 Application Refused	23/00970/F	Robreen The Row West Dereham King's Lynn Retrospective construction of a wooden cabin and use is used to host yoga and well being sessions maximum of 12 sessions per Month .	West Dereham
18.05.2023	24.07.2023 Application Permitted	23/00890/F	Rosedene Lynn Road West Rudham King's Lynn First floor extension to existing dwelling and cart shed extension to existing outbuilding	West Rudham
04.05.2023	27.07.2023 Application Permitted	23/00799/F	The Birches 198 Salts Road West Walton Norfolk Garage Annex Conversion	West Walton

15.05.2023	18.07.2023 Application Permitted	23/00861/F	White House Farm 63 Salts Road West Walton Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 22/02180/F: Proposed single-storey side extension including demolition of existing side extension	West Walton
24.05.2023	14.08.2023 Application Permitted	23/00943/F	Crown Farm Mill Road West Walton WISBECH Agricultural building containing a workshop and storage area, along with a farm office and staff facilities	West Walton
02.02.2023	27.07.2023 Application Permitted	23/00195/F	Coolstak Lynn Road West Winch King's Lynn Retrospective: Warehouse extension associated with the existing building to the Southern side of the site	West Winch
09.06.2023	16.08.2023 Application Permitted	23/01029/F	North View Millfield Lane West Winch King's Lynn Proposed single storey rear extension and internal alterations.	West Winch
09.06.2023	17.08.2023 Application Permitted	23/01223/F	21 Gravelhill Lane West Winch King's Lynn Norfolk Construction of detached car-port	West Winch
11.05.2023	02.08.2023 Application Permitted	23/00983/F	32 Stow Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Proposed 2 storey side extension	Wiggenhall St Mary Magdalen

03.05.2023	02.08.2023 Application Permitted	23/00771/F	The Chequers 7 Church Road Wimbotsham King's Lynn Amend existing approved application 18/00587/F (conversion of existing brick outbuilding into B&B rooms). 3no B&B rooms to 2no B&B rooms, changes to window and door fenestration and detached timber storage shed	Wimbotsham
03.07.2023	03.08.2023 Tree Application - No objection	23/00125/TREECA	5 Tinkers Lane Wimbotsham King's Lynn Norfolk T1 Large Leylandii Tree - Remove tree or just remove the top of tree (depending on cost). It has grown out of control and is in danger of disrupting the power and communication cables	Wimbotsham
09.05.2023	02.08.2023 Application Permitted	23/00802/F	Advent House 31 Church Road Wretton King's Lynn Proposed construction of detached garage	Wretton