

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



Planning Committee

Agenda

Thursday, 16th November, 2023
at 9.30 am

in the

Assembly Room
Town Hall
King's Lynn

Also available to view at:

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



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

PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Thursday, 16th November, 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. 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.

3. 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.

4. 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.

5. CHAIR'S CORRESPONDENCE

To receive any Chair's correspondence.

6. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

7. GLOSSARY OF TERMS (Pages 7 - 11)

8. INDEX OF APPLICATIONS (Pages 12 - 13)

The Committee is asked to note the Index of Applications.

9. DECISIONS ON APPLICATIONS (Pages 14 - 147)

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

10. PLANNING ENFORCEMENT QUARTERLY REPORT (Pages 148 - 260)

To consider the attached report.

To: Members of the Planning Committee

Councillors B Anota, R Blunt, F Bone (Chair), A Bubb, M de Whalley, T de Winton, P Devulapalli, S Everett, S Lintern (Vice-Chair), B Long, S Ring, C Rose, 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 **Monday 20 November 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 **12 noon** on **Tuesday 14 November 2023** will be emailed and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is **12 noon** on **Tuesday 14 November 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.

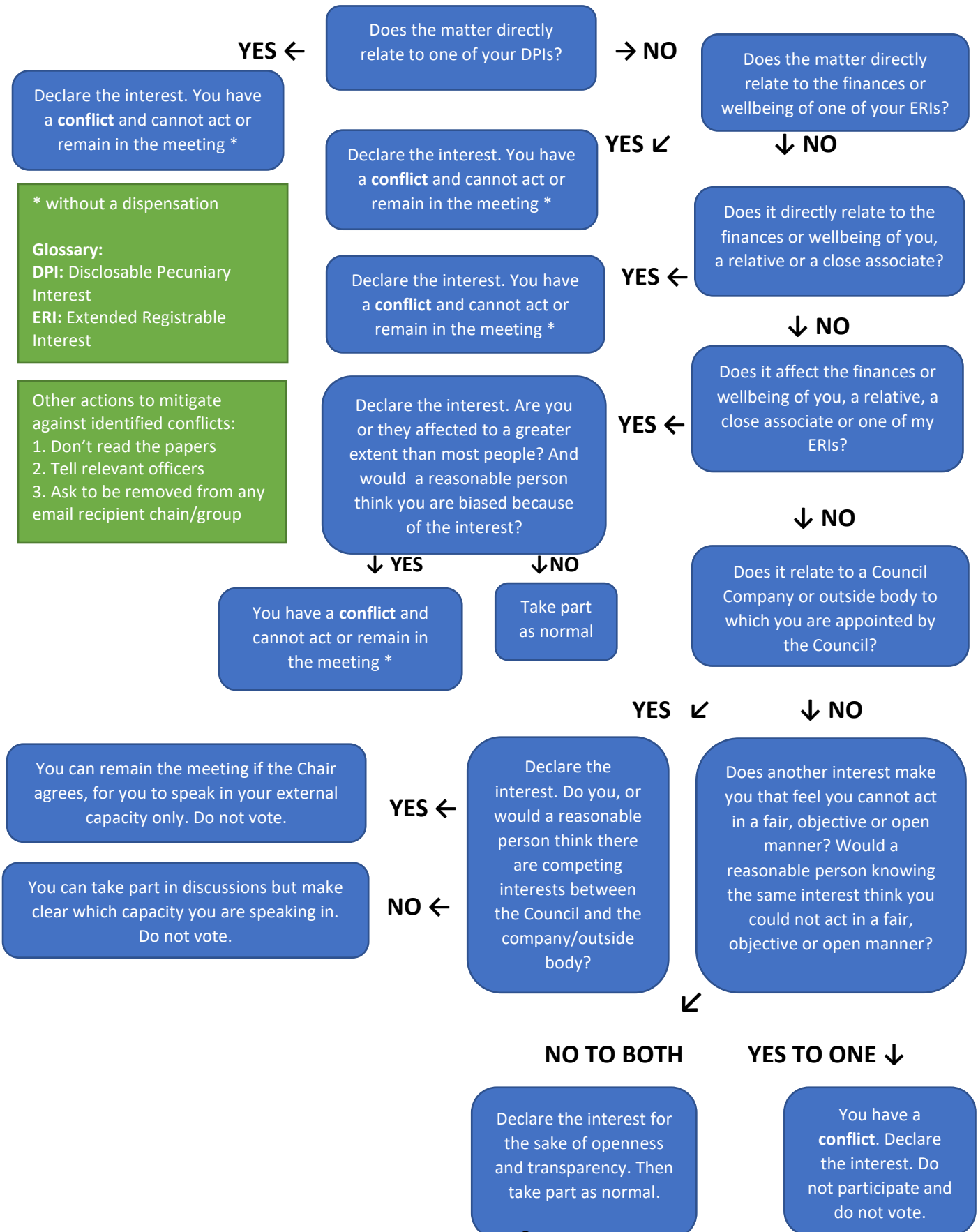
For Further information, please contact:

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

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



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

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

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

Glossary of Terms and Abbreviations

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

7

| | |
|--------|--|
| 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 |

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| 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 |

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|--------|---|
| 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 |

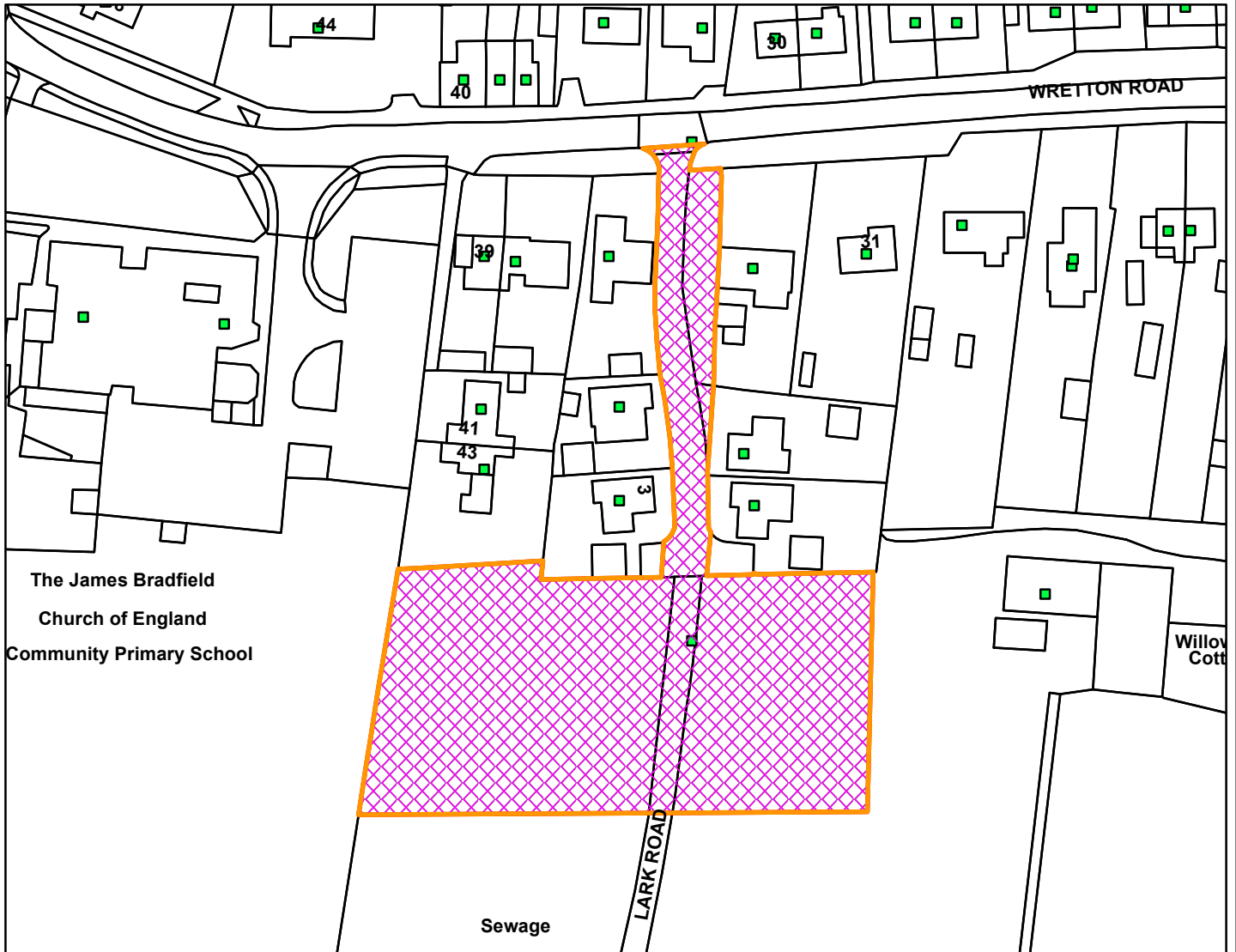
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
THURSDAY 16 NOVEMBER 2023**

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|-----------------|---|--------------------|-----------------------|-----------------|
| 9/1 | MAJOR DEVELOPMENTS | | | |
| 9/1(a) | 22/00871/FM Land South of 2 And 3 Lark Road Stoke Ferry Norfolk PE33 9TY Proposed residential development of 13 dwellings | STOKE FERRY | APPROVE | 14 |
| 9/2 | OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE | | | |
| 9/2(a) | 23/00739/F Marsh Farm Main Road Burnham Deepdale Norfolk PE31 8DD Conservation project including change of use of existing aviary, new aviaries and associated dwelling for warden/conservation officer | BRANCASTER | REFUSE | 31 |
| 9/2(b) | 23/01006/F Ran Revir Bailey Street Castle Acre King's Lynn Norfolk PE32 2AG VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00341/F: Proposed rear extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport | CASTLE ACRE | APPROVE | 44 |
| 9/2(c) | 23/01667/F Maltrow Station Road Hillington King's Lynn Norfolk PE31 6DE Proposed redesign 2no. dwellings following the removal of the existing residential bungalow. | HILLINGTON | APPROVE | 57 |

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|-----------------|---|---------------------------|-----------------------|-----------------|
| 9/2(d) | 23/00580/F Barns North of Thornham Road Holme next The Sea Norfolk PE36 6LA Conversion of existing agricultural barns including change of use (C3) to a private detached dwelling and associated works. | HOLME-NEXT-THE-SEA | APPROVE | 72 |
| 9/2(e) | 23/01598/O 56 Wootton Road Gaywood King's Lynn Norfolk PE30 4EX Outline permission with all matters reserved for 2 New Dwellings | KING'S LYNN | REFUSE | 92 |
| 9/2(f) | 23/01194/F and 23/01195/LB Tower Farm Station Road Tower End Middleton Norfolk PE32 1EE proposed demolition of utility for new kitchen/lobby extension and glazed link, part conversion of outbuilding | MIDDLETON | REFUSE | 101 |
| 9/2(g) | 23/00605/O Land East of Furlong Road Stoke Ferry King's Lynn Norfolk PE33 9SU Outline planning application for construction of 4 dwellings, 2 no. flats, 2 no. retail units (and storage) plus associated parking and access | STOKE FERRY | APPROVE | 110 |
| 9/2(h) | 23/00793/F Land Between 48 And 49 Coronation Avenue West Winch PE33 0NS Proposed Semi-Detached Chalet Bungalows | WEST WINCH | APPROVE | 132 |



Land South of 2 and 3 Lark Road Stoke Ferry Norfolk PE33 9TY



Legend

Scale: 1:1,250

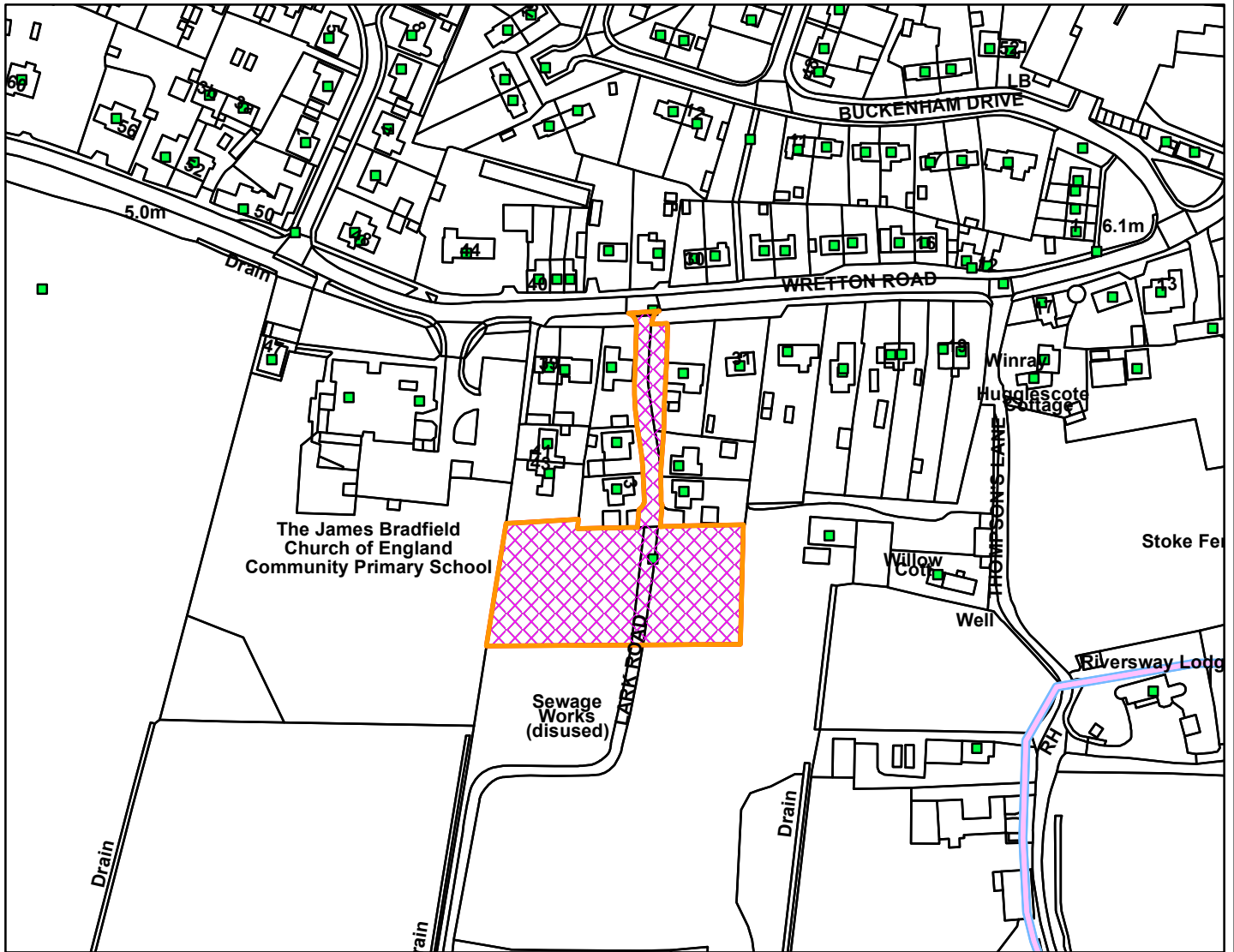
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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |



Land South of 2 and 3 Lark Road Stoke Ferry Norfolk PE33 9TY



Legend

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Scale: 1:2,500

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |

| | | |
|----------------------|---|--|
| Parish: | Stoke Ferry | |
| Proposal: | Proposed residential development of 13 dwellings | |
| Location: | Land South of 2 And 3 Lark Road Stoke Ferry Norfolk PE33 9TY | |
| Applicant: | Lavish Estates Limited | |
| Case No: | 22/00871/FM (Full Application - Major Development) | |
| Case Officer: | Lucy Smith | Date for Determination: 23 September 2022 Extension of Time Expiry Date: 10 November 2023 |

Reason for Referral to Planning Committee – the Officer recommendation is contrary to the views of the Parish Council and the application was called in by Cllr Sampson

Neighbourhood Plan: Yes

Case Summary

Full planning permission is sought for the construction of 13 dwellings on the allocated site G88.1 in Stoke Ferry. The site is immediately to the south of the modern cul-de-sac development at Lark Road. An existing sewage treatment works is located some 130m south of the application site, with an existing access track running through the centre of the site.

The application site is outside of the Stoke Ferry Conservation Area, the border to which runs along the southern side of Wretton Road to the north of the application site.

The application site has been subject to numerous planning applications. This application is a resubmission of the scheme granted Reserved Matters consent in 2019 (Ref: 18/02068/RMM) which was not implemented within the required timeframe.

Key Issues

Principle of Development
Form and Character
Residential Amenity
Highway Safety
Drainage
Affordable Housing
Other material considerations

Recommendation

A. APPROVE subject to conditions and the satisfactory completion of a S106 Agreement to secure affordable housing.

B. In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing.

THE APPLICATION

Full planning permission is sought for the construction of 13 dwellings on the allocated site G88.1 in Stoke Ferry. The site is immediately to the south of a modern cul-de-sac development at Lark Road. An existing sewage treatment works is located some 130m south of the application site, with an existing access track running through the centre of the site.

The application site is outside of the Stoke Ferry Conservation Area, the border to which runs along the southern side of Wretton Road to the north of the application site.

13 dwellings are proposed over a total site area of 0.52ha, a density of 25 dwellings per hectare.

The application site has been subject to numerous planning applications. This application is a resubmission of the scheme granted Reserved Matters consent in 2019 (Ref: 18/02068/RMM) which was not implemented within the required timeframe.

Thirteen dwellings are proposed across the site, forming frontage plots as a continuation of Lark Road with a small off-shoot/private drive serving three dwellings in the south west corner. The dwellings proposed are a mix of semi-detached and detached units of a mix of 2, 3 and 4 bedrooms. Parking for dwellings is provided on plot.

The houses are proposed to be simple and contemporary in terms of design with slight variations proposed between different plot types. Ridge lines vary between approximately 8.4m to 9m, with eaves heights generally at 5.2m. Garden sizes vary depending on position within the site however each garden is sufficient in size for the size of the dwelling and distances between dwellings are acceptable - both on and off-site.

Mature trees located towards the northwest corner of the site (within the garden of Plot 11) and a hedgerow to the west boundary are proposed to be protected during the course of the development and are shown retained thereafter.

A public sewer runs through the site towards the Anglian Water Sewerage Works to the south, separated from the site by undeveloped grassland. An existing access road runs through the site to allow access to the sewerage works from Wretton Road. The site layout has been designed with regard to the need for access to this site. Parts of the existing foul sewer are to be diverted as part of the proposed works - this approach has previously been agreed by Anglian Water and evidence of this provided as part of this application.

SUPPORTING CASE

The agent submitted the following statement in support of this application.

'This statement supports the full planning application for residential development of 13 dwellings on land South of 2 and 3 Lark Road, Stoke Ferry.

The area is largely residential in character and this proposal is on land allocated for new residential development under the current Local Development Framework. The site previously had outline planning approval under ref: 15/01931/OM with reserved matters approved under ref: 18/02068/RMM. All pre-commencement planning conditions were discharged and the site was in a position to be commenced. Unfortunately due to circumstances the applicant didn't make a start and the planning approval lapsed.

This planning application is for the exact same scheme as previously approved albeit updated to current standards, and the applicant is ready to begin works on site as soon as possible.

The proposal includes significant highways upgrades that will benefit the residents of Lark road and the village of Stoke Ferry as a whole.

The proposal will also bring increased benefits to the area by means of CIL and Council Tax Income which will be paid in perpetuity.

The proposal will bring economic benefits by reason of local expenditure and creation of employment and purchasing of local materials during the course of construction.

The development will allow for enhanced landscaping within the site, promoting ecology and biodiversity within the area as well as improving visual amenities in general.'

PLANNING HISTORY

21/00476/F: Application Permitted: 07/05/21 - Variation of Condition 1 of Planning Permission 18/02068/RMM: Residential development - Land South of 2 And 3 Lark Road

18/02068/RMM: Application Permitted: 01/05/19 - Reserved Matters Application: Residential development - Land South of Lark Road

15/01931/OM: Application Permitted: 13/01/17 - Outline application for residential development - Land South of Lark Road

10/01101/FM: Application Refused: 01/11/10 - Residential development comprising 18 dwellings, retirement complex comprising 8 retirement cottages and residential care home and upgrade to Lark Road - Land Off Wretton Road

09/02005/FM: Application Withdrawn: 16/04/10 - Residential development comprising of 20 dwellings, retirement complex comprising of 8 retirement cottages and a residential care home incorporating regularising of access (Lark Road) - Land Off Wretton Road

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the following grounds:

The Parish Council would like to submit an objection to this application based on the following material planning consideration grounds, some of which have been submitted in prior applications for this site: - They object because this development is outside of the development boundary and therefore no development can take place in this area in line with planning policy and that being of the Stoke Ferry Parish Council, they object strongly on this ground that no application can be outside of the boundary because this is the reason for which it exists. - They also wish to object on the grounds of traffic safety on the highway, because the proposed pathway on the development will make the road too narrow for two vehicles to pass by safely, the Council note that Anglian Water use this road for their maintenance vehicles to travel to a sewage site which adds to the traffic load in this area, and the ability for the road to accommodate all vehicles that travel on it. Inevitably when the residents have visitors who subsequently park on this road it will further impact the ability to safely travel the route as well as pedestrians moving in and around the village to the shops, school and other places that are available.

Highways Authority: NO OBJECTIONS recommended conditions relating to off site highway improvement works and timing of works.

LLFA: NO OBJECTION to revised details- recommended conditions relating to drainage details in accordance with drainage statement.

Anglian Water: NO OBJECTION with the following comments:

'The initial assessment indicates that this development lies beyond the range at which detectable noise and odour from the WRC operation would normally be anticipated. As such we would conclude that the risk of a loss of amenity at the development due to operations at the WRC is low and therefore this development is considered acceptable.'

Anglian Water also recommended various informatives are included on any consent to ensure the applicant is aware of their responsibilities.

Internal Drainage Board: 08.07.2022 Raised concern over the drainage strategy not being sufficient. No response has been received since re-consultation.

CSNN: NO OBJECTION in principle the CSNN team provided comments relating to drainage being agreed by the LLFA, the requirement for updating the CTMP and CMP to refer to this application reference, and the need for additional noise protection fencing adj. plots 8 and 12. Also recommended separate condition for operating hours.

Housing Enabling Officer: NO OBJECTION A S.106 Agreement will be required to secure the affordable housing contribution.

Conservation Officer: NO OBJECTION subject to conditions - As previously stated, the only thing that will affect the conservation area is the entrance, as the house will not be overly visible and will therefore have minimal impact on the setting and character of the historic area. Details of the entrance, boundary treatments and landscaping on Wretton Road will therefore be Required.

Environmental Health & Housing - Environmental Quality: NO OBJECTION subject to conditions relating to completion of contamination works.

Arboricultural Officer: NO OBJECTION – the development should be completed in accordance with the report and plans authored by Ravencroft Tree Services Ltd.

Norfolk Fire and Rescue: NO OBJECTION – recommended fire hydrant condition.

Norfolk Constabulary: NO OBJECTION – Provided guidance based on Secured by Design.

Historic Environment Service Provided comments on potential for archaeological remains on site and recommended conditions.

REPRESENTATIONS

FOUR Letters of **OBJECTION**, stating comments summarised as follows:

- Highway safety/access and safety of pedestrians/children when larger vehicles access sewage treatment works
- Noise and disturbance from additional vehicles accessing their homes/adjacent site, Air pollution and air quality
- Impacts on wildlife
- Lack of local infrastructure to cope with new residents (schools, doctors surgeries)
- Smells/impact on occupants from use of water treatment plant
- Development lies in close proximity to the site of a historic railway (Downham and Stoke Ferry Railway Company) and the representation suggests archaeology conditions
- Lack of footpath on west side of Lark Road and pedestrians crossing to access school
- Increased traffic and congestion
- Impact of light pollution from vehicles

Diamond Jubilee Fire and Rescue Service: No Objections Provided comments relating to Building Regulations Requirements, need for fire hydrant, and access for dead-end routes.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road

NEIGHBOURHOOD PLAN POLICIES

Policy SF3 Housing Mix

Policy SF4 Design and Character

Policy SF7 Accessibility

Policy SF9 Development boundary

Policy SF12 Drainage and Flood Risk

Policy SF13 Dark Skies

Policy SF14 Prot and Enh Nat Feat and Sp

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues are:

Principle of Development
Form and Character
Residential Amenity
Highway Safety
Drainage
Affordable Housing
Other material considerations

Principle of Development

The application seeks full planning permission for the construction of 13 dwellings at Lark Road, Stoke Ferry. The site is allocated for 'at least 5 dwellings' under allocation Policy G88.1 of the SADMPP (2016) and residential development is acceptable in principle on site subject to accordance with the relevant policy provisions, as follows:

1. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
3. Demonstration of safe highway access that meets the satisfaction of the Highway Authority;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Provision of affordable housing in line with the current standards.

Assessment of compliance with the above policy

1 - Details have been provided by the Agent detailing how the existing sewer will be accommodated. Copies of letters from Anglian Water relating to both Sewer Diversion and New Sewer Adoption in relation to the application site have also been provided. Anglian Water have provided feedback on the application with no objections raised.

2 - Anglian Water have stated no objection in regard to potential odour impacts - the information provided within the application documents is sufficient and no further details required.

3 - Access is proposed to Lark Road which joins Wretton Road to the north. The Local Highway Authority raised no objection to the proposed scheme.

4 - Following detailed consultation with the LLFA and various amended drainage scheme documents, the SUDs measures proposed are considered acceptable. A management plan has been submitted and can be conditioned.

5 - 3 affordable units are proposed and can be secured by S106 agreement.

The application is considered to comply with the allocation policy and the principle of development is therefore acceptable in line with Policy G88.1 of the SADMPP (2016).

Policy SF9 of the Stoke Ferry Neighbourhood Plan supports development within the development boundary and within specific allocations for development. The application therefore complies with this part of the Neighbourhood Plan.

Form and Character

The dwellings are proposed to be laid out primarily along a central road built as a continuation of the existing Lark Road. The remaining houses are provided access via a small section of private drive. The dwellings are a mix of semi-detached and detached dwellings and have parking on plot which is in-line with the typical character of the locality.

In terms of detailed design, the houses are simple with elements of detailing (lintels and porch canopies) which pick up some characteristics of traditional dwellings in the village. Proposed plans indicate the brickwork would be an antique red facing brick which is in keeping with materials in the locality in principle. However, no details have been provided of the horizontal cladding on Plots 12 and 13 and it is considered that conditions should therefore be appended to this consent to ensure a suitable final external appearance and mix of materials.

Stoke Ferry's Design Code, within their Neighbourhood Plan, acknowledges the modern housing which characterises Lark Road. The proposed dwellings remain in line with this character and would not lead to any adverse impacts on the form and character of the locality. By nature, the proposed development will lead to a continuation of the existing dwellings along Lark Road rather than views of the currently open field however as an allocated site, this impact is to be expected and would not lead to any overall adverse impact on form and character of this part of Stoke Ferry.

Comments from the Conservation Team in relation to boundary treatments and landscaping are noted and can be controlled via conditions.

Overall, the proposed design is considered acceptable and complies with Para 130 of the NPPF (2023), Policies CS08 and DM15 of the Local Plan and Policy SF4 of the Stoke Ferry Neighbourhood Plan.

Residential Amenity

Garden sizes across the site vary, with dwellings provided with garden sizes similar to the closest existing properties along Lark Road. Plots 1-6, on the east side of the proposed access road have slightly larger gardens than the dwellings on the west side of the access point however each dwellings garden space is considered appropriate for the scale of accommodation provided within each dwelling.

The land slopes slightly down from the existing Lark Road towards the south of the site. With proposed spot points illustrated with approx. 40cm difference north/south, the levels on site are not likely to lead to any significant impacts in terms of amenity.

Limited window to window relationships are created as a result of the site's layout. The rear elevation of Plot 7 faces towards the side elevation and rear garden of Plot 9 however no window-to-window relationships would be created, and the distances involved are otherwise suitable to prevent any adverse loss of privacy for Plot 9's sitting out space. Trees to be retained within the rear garden of Plot 11 prevent and screen any impact from the rear elevation of Plot 13, and on the rear/side of properties immediately to the north (both Lark Road and No.43 Wretton Road).

Overall, the impact on residential amenity is considered acceptable and complies with Para 130 of the NPPF (2023), Policies CS08 and DM15 of the Local Plan.

Highway Safety

A footpath is proposed on the east side of Lark Road and continuing along the frontage of dwellings along Wretton Road, leading to Thompsons Lane to the east and to the School to the west.

The Local Highway Authority raise no objection to the principle of this application subject to conditions relating to details of the footpath works and standard access/turning area conditions.

Parking is provided on each plot in accordance with the required standards.

The proposal is therefore considered to comply with policies at both a local and national level which require safe access for all modes. The provision of a footpath link along Wretton Road will also lead to safety benefits for the wider community.

The proposal complies with the NPPF (2023), Policies CS08, CS11 and DM15 of the local Plan and Policy SF7 of the Stoke Ferry Neighbourhood Plan.

Drainage

Policy SF12 of the Neighbourhood Plan requires development to demonstrate that flooding and drainage impacts are acceptable and do not impact on flooding elsewhere. The Stoke Ferry Design Code provides further guidance on the use of Sustainable Drainage Systems (SuDs).

Foul drainage is proposed to the main sewer. Details of this have been provided on the proposed plans and within additional documents and this approach has not drawn objection from any statutory consultees.

The Surface Water Drainage Strategy for the site has been completed in communication with the LLFA, and numerous amendments have taken place throughout the course of this application to ensure the development complies with the relevant drainage guidelines.

Surface water is proposed to discharge to the ditch located to the east of the site - this approach has been agreed by the LLFA following submission of detailed information.

The IDB initially also raised concern over the suitability of the drainage strategy, with specific reference to the discharge rates which have now been fully assessed and agreed as acceptable by the Lead Local Flood Authority. The Agent has been made aware that there is a separate requirement for IDB consent which the developer will need to comply with.

Overall, the drainage arrangements for the proposed development therefore comply with the NPPF (2023) and Policy SF12 of the Stoke Ferry Neighbourhood Plan.

Affordable Housing

The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy. At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Stoke Ferry.

The affordable housing provision is then further split into 70% of the affordable homes being made available for rent, 25% for First Homes and 5% for Shared Ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 3 units would be required, 2 for rent and 1 for First Homes.

Three 2 bedroom 4 person units are proposed as the affordable units (Plots 3, 7 and 8). The affordable houses are integrated with the general market housing in order to achieve mixed and sustainable communities and the accommodation is tenure blind in line with Policy CS09 and Policy SF3 of the Stoke Ferry Neighbourhood Plan.

Therefore, subject to a S106 agreement being in place, the application complies with the NPPF (2023) and Policy CS09 of the Core Strategy (2011).

Other Material Considerations

Archaeology - The Historic Environment Service recommend conditions relating to written scheme of investigation for archaeological reasons given the site's proximity to historic parts of Stoke Ferry and the wider conservation area. This is considered suitable to prevent any adverse impacts on buried archaeological remains with heritage interest in line with the provisions of the NPPF.

A neighbour objection requested a specific condition due to the site's proximity to historic railway infrastructure (not visible on site) associated with what was previously known as the Downham and Stoke Ferry Railway. As archaeology conditions are already recommended for other reasons, it is not considered necessary to impose specific conditions for railway-related findings as requested.

Contamination- The has been supported by a site investigation report by Ground Engineering Limited dated May 2017 which was previously used to discharge relevant conditions on 15/01931/OM.

A remediation plan by ground engineering dated 27th December 2018 has also been provided under this application, relating to the import of soils for garden and landscaping areas.

Conditions are recommended to ensure the development continues in accordance with the submitted investigation report and remediation plan.

The proposal therefore complies with the NPPF (2023) and Local Plan Policies relating to contamination and remediation of land.

Crime and Disorder- There are no known crime and disorder impacts. The Designing Out Crime Officer has raised no objections to the scheme and advised that Secured By Design principles should be followed.

Trees and Hedgerows- Full details of proposed landscaping will be controlled via condition however an Arboricultural Impact Assessment Plan has been submitted which retains the mature trees in the northwest corner of the site. Protective fencing in accordance with the provided details can be conditioned as part of any approval. The impacts on existing trees and hedgerows is therefore considered to comply with the NPPF (2023), Policy SF14 of the Stoke Ferry Neighbourhood Plan and Policy DM15 of the SADMPP (2016).

Dark Skies – Policy SF13 of the Neighbourhood Plan relates to dark skies and requires development to minimise unnecessary forms of outdoor lighting. No outdoor lighting is proposed on the submitted block plan. It is not considered necessary to further control the provision of outdoor street lighting or similar where this has not been proposed on the plan.

GIRAMS – The Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy fee was paid upon submission of this application. An Appropriate Assessment has taken place separately which confirms that the fee is suitable to mitigate recreational disturbance impacts on protected sites. The GIRAMS fee is an agreed approach by Natural England and as this fee has been paid, it is considered that planning permission can be granted.

Response to Parish Council's Comments

The Parish Council raised an objection on two grounds; firstly, that the application site is outside of the development boundary and secondly on highway safety grounds in regards to a proposed footpath link reducing the width of the road and impacts of additional parking on the road and safe travel.

The site is allocated site G88.1 in the SADMPP (2016) and residential development on site is acceptable in principle.

In regard to comments on the footpath link and additional parking on the highway, the application has been considered by the Local Highway Authority who raise no objection subject to full details of the proposed footpath being agreed via condition. The application is not therefore considered likely to lead to highway safety concerns.

CONCLUSION

The application site is allocated for residential development under allocation policy G88.1 of the SADMPP (2016) and development on site is acceptable in principle.

The 13 dwellings proposed under this application are in character with the immediate locality and considered to comply with the NPPF (2023) and Policies CS08, CS12 and DM15 of the Local Plan. Conditions are recommended to control details of hard and soft landscaping including boundary treatments in line with comments from the Conservation Team. Conditions are also recommended to ensure full details of materials come forward.

Conditions will ensure that a footpath link is provided towards the centre of Stoke Ferry and to ensure that the drainage scheme is implemented as proposed and maintained thereafter.

It is therefore considered that the development complies with the NPPF, the Local Plan and the Stoke Ferry Neighbourhood Plan and the following is recommended:

A) APPROVE subject to conditions and the satisfactory completion of a S106 Agreement to secure affordable housing 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.

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:
 - SE-1086-10 E - Site and Location Plan
 - SE-1086-11 B - House Type A
 - SE-1086-12 B - House Type B & C
 - SE-1086-13 B - House Type D & E
 - SE-1086-14 C - House Type F
 - SE-1086-15 - Proposed Footpath Plan
 - 2167-13 - S185 Longitudinal Section
 - 2167-96 - Hydrobrake Details
 - 2167-97 - Headwall Details
 - 2167-08 Rev C - S104 Drainage Plan
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development shall be completed in full accordance with the submitted Drainage Strategy (Flood Risk Assessment & Drainage Strategy For he Erection of 13 Residential Dwellings | Land South of 2-3 Lark Road, Stoke Ferry, Norfolk | MTC Engineering Ltd | Ref: 2167 | Rev: D | Dated: June 2023) and the following additional supporting documents:

*Covering Letter | Re: Land South of Lark Road, Stoke Ferry, Norfolk, PE33 9QJ | MTC Engineering Ltd | Ref: AY/2167 | Rev: N/A | Dated: 24 May 2023

*Covering Letter | Re: Land South of Lark Road, Stoke Ferry, Norfolk, PE33 9QJ | MTC Engineering Ltd | Ref: AY/2167 | Rev: N/A | Dated: 26 June 2023

The schematic drainage layout adopted must be that demonstrated in the final submitted drainage strategy drawing (Proposed Residential Development Land South of Lark Road Stoke Ferry, Norfolk. Proposed Drainage Plan | MTC Engineering Ltd | Drawing No.: 2167-04 | Rev: G | Dated: 26 June 2023). The approved scheme will be implemented prior to the first use of the development.

- 3 Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.
- 4 Condition: Prior to the first use/occupation of the development hereby permitted, 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 proposed boundary treatments,, 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.
- 4 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 5 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: No works shall commence on site until the tree protection fencing shown on the submitted Arboricultural Impacts & Mitigation Plan, dwg No. 001 dated 11th October 2022, has been installed in full accordance with the details shown on the approve plan. The fencing shall be retained and maintained in that position on site until all construction works have finished.
- 6 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF and Policies CS08 and DM15 of the Local Plan. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 7 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway

Authority. All construction works shall be carried out in accordance with the approved plans.

- 7 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 8 Condition: No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications and details agreed by the Local Planning Authority under condition 7.
- 8 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 9 Condition: Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details agreed in writing as part of Condition 6.
- 9 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 10 Condition: For the duration of the construction period all traffic associated with the construction of the development will comply with the agreed Construction Traffic Management Plan reference SEA-1086 received 23rd June 2023.
- 10 Reason: To ensure satisfactory development of the site during the construction period in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 11 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works as set out in drawings 2167-11E, 2167-12B, 2167-14B, 2167-15C, 2167-95B & 2167-99E shall be completed to the written satisfaction of the Local Planning Authority.
- 11 Reason: To ensure the highway network is suitable to cater for the proposed development in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 12 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 12 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.

- 13 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 12 and any addenda to that WSI covering subsequent phases of mitigation.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 15 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 16 Condition: No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.
- 16 Reason: To ensure safe, suitable, and satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable standard, in the interests of highway safety in accordance with the NPPF (2023).
- 17 Condition: The approved remediation scheme, ref SW/C14119A dated 29 November 2018, 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.

- 17 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

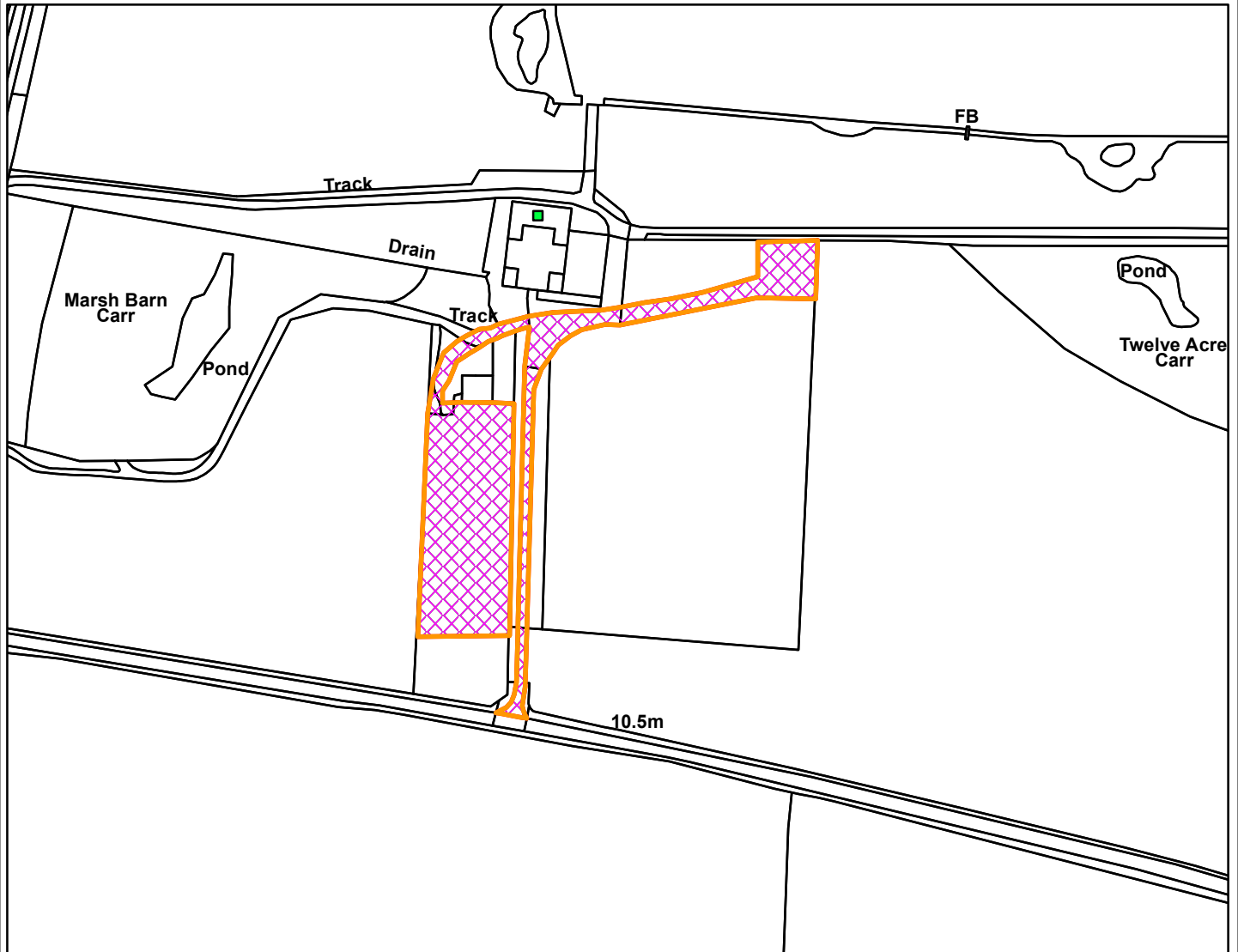
- 18 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (xxx Cond 1), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (xxx Cond 2), 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 (xxx Cond 3).

- 18 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.
- 19 Condition: Prior to the occupation of the final dwelling, the road(s) and footway(s) shall be completed fully in accordance with the details agreed in writing as part of Condition 6.
- 19 Reason: For the avoidance of doubt and in the interests of proper planning and in the interests of highway safety in accordance with the NPPF (2023) and Policies CS11 and DM15 of the Local Plan.



Marsh Farm Main Road Burnham Deepdale Norfolk PE31 8DD



| Legend | |
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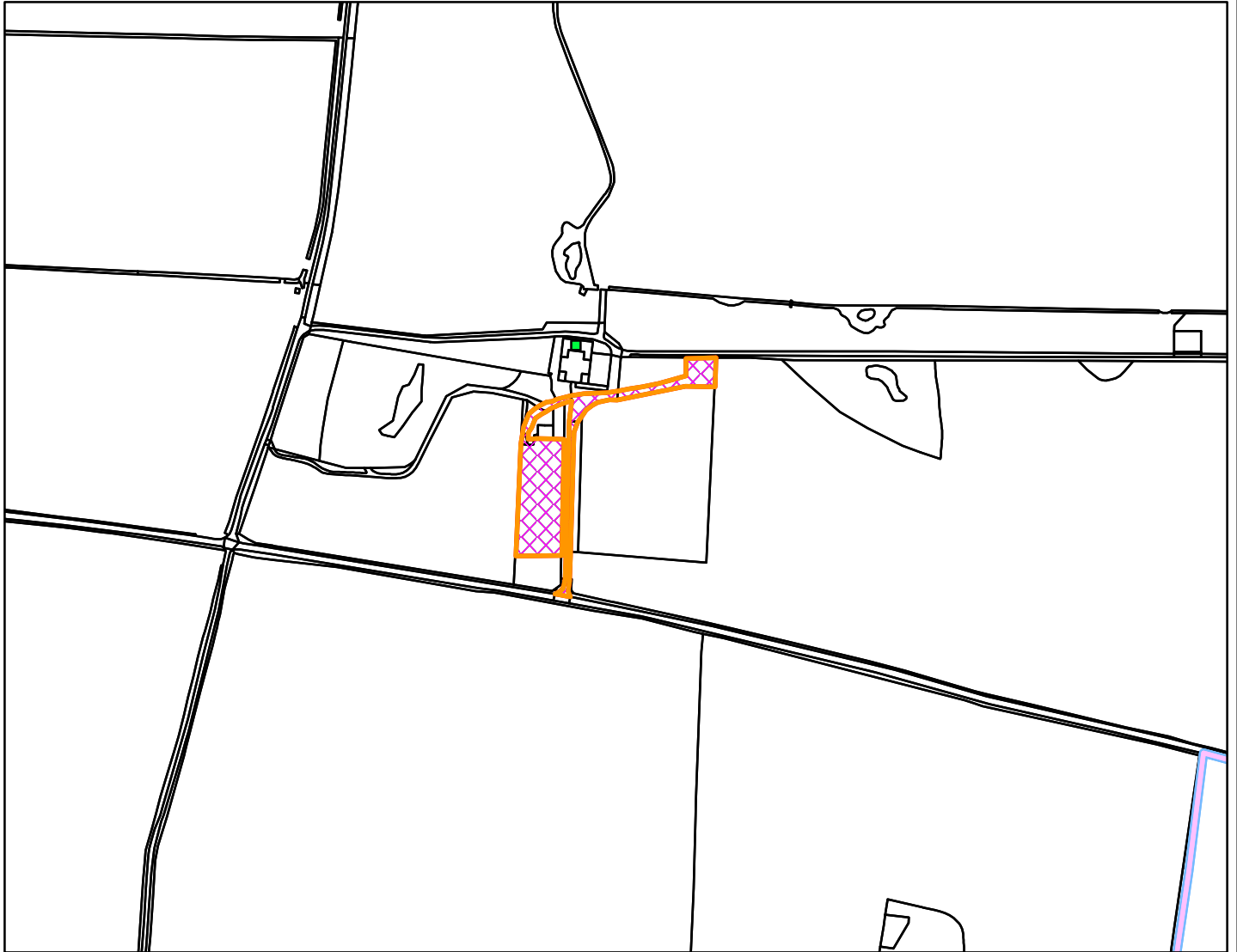
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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |



Marsh Farm Main Road Burnham Deepdale Norfolk PE31 8DD



Legend

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Scale: 1:5,000

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |

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| Parish: | Brancaster | |
| Proposal: | Conservation project including change of use of existing aviary, new aviaries and associated dwelling for warden/conservation officer | |
| Location: | Marsh Farm Main Road Burnham Deepdale Norfolk PE31 8DD | |
| Applicant: | Mr Andrew Crean | |
| Case No: | 23/00739/F (Full Application) | |
| Case Officer: | Lucy Smith | Date for Determination: 29 May 2023 Extension of Time Expiry Date: 23 November 2023 |

Reason for Referral to Planning Committee – Called in by Cllr de Winton

Neighbourhood Plan: Yes

Case Summary

The application seeks full planning permission for the construction of a permanent bungalow and the creation of aviaries in connection with a Conservation Project at Marsh Farm, Burnham Deepdale. The application relates to a conservation project to re-introduce Ruff, a wading bird which is otherwise practically extinct in the UK. The application comprises a change of use of existing aviary and provision of new aviaries together with residential accommodation for a warden/conservation officer, which are all noted by the Agent to be integral to the project.

The site lies to the north of Main Road, Burnham Deepdale and is within the Norfolk Coast Area of Outstanding Natural Beauty.

The application site is bounded to the north and east by the North Norfolk Coast SSSI and the Holkham National Nature Reserve (NNRS) and Scolt Head National Nature Reserve (NNR) the north.

Key Issues

- Principle of development
- Need for rural workers dwelling
- Highway Safety
- Form and Character
- Habitat Regulations Assessment
- Flood Risk
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks full planning permission for the construction of a permanent bungalow and the creation of aviaries in connection with a Conservation Project at Marsh Farm, Burnham Deepdale. The application relates to a conservation project to re-introduce Ruff, a wading bird which is otherwise practically extinct in the UK. The application comprises a change of use of existing aviary and provision of new aviaries together with residential accommodation for a warden/conservation officer, which are all noted by the Agent to be integral to the project.

The site lies to the north of Main Road, Burnham Deepdale and is within the Norfolk Coast Area of Outstanding Natural Beauty.

The application site is bounded to the north and east by the North Norfolk Coast SSSI and the Holkham National Nature Reserve (NNRS) and Scolt Head National Nature Reserve (NNR) the north.

The proposed bungalow is intended to be utilised to house a warden/conservation officer to provide 24-hour care and security for the welfare of birds and to facilitate ongoing scientific research.

The existing aviary on site, positioned to the south of the proposed bungalow will be utilised as a breeding aviary and incorporated into the project. A series of new aviaries are also proposed to be constructed both further south towards Main Road and release aviaries positioned to the east of the existing dwelling on site.

SUPPORTING CASE

The following supporting statement has been provided by the Agent.

'The over-arching aim of this unique international conservation driven project is to facilitate a return of Ruff as a regular breeding species in the UK. This contribution to conservation fits with local and national conservation and sustainability policies and builds upon a wider conservation farming project at Deepdale Marsh that commenced in November 2007 (arable reversion, wet grassland and broad restoration etc). We now have one of the best breeding densities and productivity for breeding waders (Redshank, Lapwing, etc) of any site in East Anglia. Ruff build-up in numbers and display each spring before moving to the continent to breed.

Staffing at Deepdale Marsh started as part-time in 2007 but has moved to full time and we are also currently developing an apprentice placement with Sparsholt College, partly linked with the Ruff project. We now need a permanent 24-hour onsite staff presence, so accommodation has been incorporated into the planning application. Other potential long-term projects are also likely for other species in the future such as Black-tailed Godwit in the future.

The application went through a pre-application consultation with BCKL&WN. Due to the desirable nature of the application but inclusion of some novel and unique aspects there is a potential conflict with Local Plan Policy DM6 due to the accommodation location in the countryside. While the location, scale and type of accommodation is all sympathetic to local vernacular and landscape the proposals needed to come to Planning Committee for decision to overcome any policy inconsistencies.

Rural worker(s) are in this case needed to live permanently in the countryside (Marsh Farm) to provide vital support for the project and wider farm. The enterprise supports the rural economy and environment and neither the worker nor the enterprise can be located in a designated settlement. The reasons are genuine and ongoing (long-term). We assume an agricultural restriction will be applied.

The application is unique, privately funded and sets no planning precedent and has been supported and recommended for approval by Brancaster Parish Council. We have had international support and input from the Max Planck Institute in Germany and have also had UK input, advice and support from a more local network of organisations such as Pensthorpe, Zoological Society of East Anglia, Banham Zoo (who also plan a display and public interpretation about the project) and exceptional quarantining facilities have been provided by Thrigby Hall. UEA, BTO and WWT have all been involved regarding the development of facilities and associated science'

PLANNING HISTORY

22/01977/F: Application Withdrawn: 21/03/23 - Conservation Project including change of use of existing aviary, New aviaries and associated dwelling for warden/conservation officer - Marsh Farm

19/00314/F: Application Permitted: 05/04/19 - Extension to dwelling house - Marsh Barn

18/02141/AG: Consent Not Required: 21/12/18 - Agricultural Prior Notification: Proposed aviary for chickens, turkeys, ducks and geese - Marsh Farm

12/01915/F: Application Permitted: 18/01/13 - Extension to dwelling house - Marsh Barn Main Road

11/00325/AG: Consent Not Required: 28/04/11 - Agricultural Prior Notification - Erection of tractor shed/farm workshop/farm & machinery store - Deepdale Marsh Farm

08/00471/F: Application Permitted: 23/05/08 - Conversion of barn to residential dwelling - Marsh Barn

07/00507/F: Application Permitted: 23/07/07 - Change of use of barn to residential dwelling - Marsh Barn

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Highways Authority: OBJECTION, unless an acceptable case for Warden's Dwelling is agreeable stating the following comments:

'Thank you for the consultation received recently relating to the above development proposal, which would result in a daily increase in vehicle movements attributable to the new dwelling, over the existing gravel access onto the A149 Main Road, a busy tourist route subject to the national speed limit.

Having carried out a site visit, emerging visibility is restricted by high banks and vegetation allowing only negligible levels westwards (15m from the required setback of 2.4m) and with

the road elevation limiting visibility eastwards to approximately 50m. The required level of visibility against the predicted

85th percentile speed requires the provision of 215m visibility splays in each direction (DMRB). The National Planning Policy Framework (NPPF) sets out core principles which underpin future decision making. The NPPF also states that decisions should take account of whether safe and suitable access to the site can be achieved for all. It is clear that this development does not meet this aim.

The development as proposed would engender an 100% increase in vehicle activity via this access, comprising 6 daily movements per residential dwelling (TRiCS Database) resulting in an increase from 6 to 12 daily movements. Without the provision suitable visibility splays, I have no option but to recommend refusal on the grounds of substandard visibility to serve the increased activity from the site.

In conclusion, the proposed development introduces an increased vehicular use over the site access, which has substandard levels of visibility onto the A149 Main Road. The application, as presented is considered to be detrimental to highway safety,

However, should you consider any exemptions are applicable or an acceptable case for a warden's dwelling is agreeable, I would not wish to maintain my objection.'

Ecology: NO OBJECTION provided guidance as to the adoption of the HRA.

Emergency Planner: NO OBJECTION recommended the occupiers sign up to the flood warning system.

Natural England: NO OBJECTION provided advice relating to GIRAMs and recreational impacts and the need for an appropriate assessment.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

Environment Agency: NO OBJECTION in principle, providing advice in relation to future flood risk and proposed floor levels.

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 2 - Design, Style and Materials

Policy 3 - Footprint for New and Redeveloped Dwellings

Policy 4 - Parking Provision

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

Policy 1 - Appropriate Housing

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Need for rural workers dwelling
- Highway Safety
- Form and Character
- Habitat Regulations Assessment
- Flood Risk
- Other material considerations

Principle of Development:

Burnham Deepdale, alongside Brancaster and Brancaster Staithe is categorised as a Key Rural Service Centre within Policy CS02 of the Core Strategy (2011). However, the application site is outside of any development boundary and within the wider countryside for the purposes of planning policy. Whilst the site cannot be considered isolated due to its proximity to the existing dwelling and farm building to the north, the location is rural in character and remote from local services and facilities.

The provision of aviaries for the conservation project is considered to accord with the aims of the NPPF in regards to biodiversity and is acceptable in principle.

The site is some 600m east of the built extent of Burnham Deepdale and accessed via the A149 (Main Road) which is categorised as part of the Strategic Road Network in DM12 due to its propensity to carry significant levels of traffic along the coast.

The application site is within the Brancaster Neighbourhood Plan Area however the Neighbourhood Plan is silent in terms of the principle of rural workers dwellings and the Borough Council's policies therefore take precedent in this instance.

Policy DM2 of the SADMPP sets out that new development within the countryside will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan.

Policy DM6 applies where there is an identified need to provide housing for a rural worker. For the purposes of Policy DM6, a rural worker is defined as someone who is needed to live permanently in the countryside and to provide vital support to an agricultural, forestry or other enterprise which supports the rural economy and environment, and on or in close proximity to that enterprise; and where neither the worker nor the enterprise can be located in a designated settlement. A warden/conservation officer for the conservation project is considered to meet this definition in principle, however the identified need for a dwelling in this position is discussed in full below.

Need for rural workers dwelling

Policy DM6 states the following in relation to applications for new occupational dwellings:

'New Occupational Dwellings

1. Development proposals for occupational dwellings must demonstrate the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained. Proposals should show that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

2. Agricultural or rural based occupancy conditions will be placed on any new permanent or temporary occupational dwellings specifying the terms of occupation.

Permanent occupational dwellings

3. New permanent dwellings should only be allowed to support existing rural based activities on well-established rural based enterprises, providing:

- a. there is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and at night,
- b. The need could not be met by existing dwellings within the locality,
- c. The application meets the requirements of a financial test demonstrating that:
- d. the enterprise(s) and the rural based activity concerned have been established for at least three years, have been profitable for at least one of them and;
 - i. are currently financially sound, and have a clear prospect of remaining so and;
 - ii. the rural based enterprise can sustain the size of the proposed dwelling;
 - iii. acceptable in all other respects'

3a – Clearly Established Functional Need

The Ruff is classified in the UK as Red under the Birds of Conservation Concern 4: the Red List for Birds (2015). Protected in the UK under the Wildlife and Countryside Act, 1981. It breeds in a very few lowland sites in eastern England and the Project has been created as it

appears that numbers are dropping, with a UK breeding population of 0-11 females (RSPB). Wintering population of 820 birds.

The proposed bungalow is intended to be utilised to house a warden/conservation officer to provide 24-hour care and security for the welfare of birds and to facilitate ongoing scientific research.

It is clear that the Applicant has operated/overseen some form of conservation project at Deepdale Marsh (the application site) for over 15 years however, the introduction of Ruffs and the breeding and reintroduction of the species to the land is a new enterprise. Whilst the Applicant's previous history with rewilding/habitat management projects across the marsh indicate some intention for the enterprise to be sustainable. There is limited information available to ascertain whether this new Ruffs conservation project is capable of being sustained.

The accommodation element of the proposal is stated to be required for both permanent on-site site management and conservation staff and scientists carrying out ongoing research. It is not clear whether the proposed dwelling is set up to accommodate one continuous member of staff on a permanent basis, or whether it is to be utilised on a rolling basis for various researchers, or both.

The supporting information also notes biosecurity reasons for an onsite presence, as a reduction in movements to/from site could minimise potential for bringing disease into the project site. Biosecurity measures are noted however other mechanisms are in place to prevent spreading of disease or other contamination on such sites.

The planning statement supplied references the site conservation manager being responsible for highland cattle on the marsh however only limited information has been supplied to indicate whether this would be of a scale and nature to require any permanent on site presence.

No information has been provided as to other methods of control/monitoring which have been discounted. The occupation of the dwelling by a conservation warden full time has not been justified through provision of information to demonstrate why such a project could not operate on a shift-based system. Similarly, no information has been provided as to why researchers could not travel to/from site or operate from a welfare block/office type building which would not require permanent provision of a new dwelling.

3b – Existing Dwellings within the locality

The Applicant owns the existing dwelling on site which is well-positioned to provide support for the aviaries without requiring a new permanent self-contained dwelling. The only justification provided by the Agent in this regard is that it would be 'unreasonable' to expect workers to share this accommodation, however the LPA suggests that ancillary accommodation or a welfare unit without permanent sleeping provision could be accompanied within or around the existing curtilage of this dwelling and could be considered to comply with other relevant policies.

Existing plans provided to the council under a separate application in 2019 showed the existing three-bedroom dwelling, with separate 'bunk room' outbuilding and playroom outbuilding and its established curtilage to the east, and the land around the house is considered likely able to accommodate a temporary annex building or similar which would not require the construction of a permanent new dwelling.

3c & 3d – Financial Viability

The applicant has not provided any financial information to demonstrate financial viability of the conservation projection going forward – the supporting information states that the project is driven by conservation rather than a commercial reward, and it is the cattle farming element which has a financial benefit.

As noted above, very limited information has been provided to ascertain how a dwelling is necessary for the cattle farming on site. The LPA has no knowledge of the number of cattle on site nor their current management.

Whilst it is noted that as a conservation project, the ruff breeding programme may not yield profit, the LPA would expect information to come forward to illustrate how the conservation project can be supported for the lifetime of the dwelling. This has not come forward as part of this application. This is particularly important given the nature of this consent seeks the permanent construction of a new dwelling rather than a temporary unit whilst this information comes forward.

The Applicants have declined the opportunity to consider the provision of a temporary caravan (or other temporary removable structure) which could provide the accommodation needs throughout the beginning stages of the project until the project is proven to be viable long term.

As a whole, the LPA do not consider that the application has been supported by sufficient information to demonstrate an essential functional need for a permanent new dwelling on site. Without adequate justification being provided, the application for a new dwelling is at odds with Policies CS01, CS02, CS08 of the Core Strategy (2011), Policies DM2 and DM6 of the SADMPP (2016).

Highway Safety:

The application site does not benefit from adequate visibility splays due to high banks and vegetation allowing only negligible views westwards. The provision of a dwelling which has not been justified in policy terms would lead to an increase in vehicle movements from this access directly onto the A149 which has substandard levels of visibility.

The required level of visibility against the predicted 85th percentile speed requires the provision of 215m visibility splays in each direction (DMRB). The Highway Officer confirmed via a site visit that the site can only demonstrate 15m visibility westwards and 50m eastwards.

The development as proposed would engender an 100% increase in vehicle activity via this access, comprising 6 daily movements per residential dwelling (TRiCS Database) resulting in an increase from 6 to 12 daily movements.

The associated vehicle movements would therefore lead to adverse impacts to the detriment of highway safety which is at odds with Paragraph 110 of the NPPF (2023), Policy CS11 of the Core Strategy (2011) and Policies DM15 and DM17 of the SADMPP (2016).

Whilst the Local Highway Authority have subsequently clarified to note that if Members are willing to support the application in principle, then they would not object on highway safety grounds on the basis that the dwelling was suitably conditioned to be linked to the enterprise.

Form and Character:

The proposed dwelling would be located in proximity to the existing agricultural storage building, aviary and the Applicant's existing dwelling. The character of the wider area is especially rural and the proposed dwelling would result in an additional dwelling and the associated infrastructure being visible in the rural area when travelling along Main Road. Due to the height of boundary treatments and existing landscaping however the dwelling is likely to only be viewed in association with the existing dwelling and buildings on site and would not, on its own lead to any specific form and character concerns in terms of its position in the landscape and forward of the existing dwelling.

The application proposes the construction of a single storey two-bedroom bungalow with hipped roof and elements of stonework detailing. The bungalow is simple in design and its low ridge line will prevent any significant impact on the surrounding landscape when considered alongside the existing hedgerows around site boundaries.

The aviaries are proposed to be constructed of mesh with metal hoop supports. The various aviaries proposed would not have any significant adverse impact on the landscape.

Policies 1 and 2 of the Neighbourhood Plan require development to be in keeping with its context and to take into account the AONB. Policy 2 supports the use of traditional materials which have been utilised within this proposed design.

The proposed design is therefore considered acceptable and complies with Para 130 of the NPPF (2023), Policy DM15 of the SADMPP (2016) and Policy 1 of the Neighbourhood Plan. Conditions could be used to ensure the proposed materials and landscaping are acceptable.

Habitats Regulations Assessment

Natural England and the Borough Council's Ecologist have been in contact throughout the course of this application to ensure that the proposed development will not lead to adverse impacts on protected sites. Potential Impacts could arise both by reason of the new dwelling proposed and also through the introduction of new birds on to a sensitive site and the interrelationships between the introduced birds and the existing native species.

As Competent Authority, the LPA considers the information provided by the agent in support of this application is sufficient to rule out significant impacts, subject to the payment of the GIRAMs Fee (£210.84) to offset the impacts of the new dwelling. This fee was paid as part of the submission.

The Appropriate Assessment concludes that the Ruffs project is complimentary to the conservation objectives of the European Sites and the provision of permanent accommodation in association with the project will have no likely significant effect on European sites – alone or in combination.

The application therefore complies with the NPPF (2023), Policy CS12 of the Core Strategy (2011) and Policy 10 of the Neighbourhood Plan in relation to biodiversity impacts and impacts on protected sites.

Flood Risk:

As confirmed by the Environment Agency, a flood risk assessment is not required for the proposed site as the residential use is within Flood Zone 1.

Whilst the release aviaries are partly within an area identified as flood zone 2 which runs along the north boundary of the application site, the aviaries are water compatible development for the purposes of the NPPF and therefore suitable for this level of flood risk and the flood risk impacts are considered acceptable.

The more vulnerable use (the proposed dwelling) is located on land currently categorised as Flood Zone 1, the future flood zones included within the SFRA are considered by the Environment Agency to be out of date, as they have been superseded by the Environment Agency's 2018 coastal modelling, and subsequent updated UKCP18 climate change allowances. These show that the location of the proposed dwelling lies just within the future 0.5% (1 in 200) climate change outline (Future Flood Zone 3). So, while the requirement for the FRA in footnote 55 of the NPPF has not been officially met as the new up to date outlines are not within the SFRA as required in footnote 55, the proposed dwelling does actually lie within 'land identified as being at increased flood risk in future'.

The NPPF and Planning Practice Guidance set out that future flood risk should be taken into account as part of decisions.

Plans have therefore been amended during the course of this application to show the proposed FFL of the bungalow at 7.01m AOD which fully accords with the Environment Agency's recommendations. Further conditions could be appended to any consent.

On this basis, the proposed dwelling can be considered safe for its lifetime and complies with Paragraph 159 of the NPPF (2023).

Other material considerations

Impact on Neighbour Amenity: The application site is remote from adjoining dwellings or sensitive uses and the proposal would not impact on residential amenity.

Crime and Disorder: There are no known crime and disorder impacts.

CONCLUSION

The application seeks consent for the change of use of existing aviaries, the construction of new aviaries and the construction of a new dwelling associated with a conservation project at Deepdale Marsh. Whilst the principle of new aviaries is acceptable, insufficient information has been provided as part of this application to demonstrate that there is an existing functional need for a new dwelling in association with the project, that the need could not be met through existing dwellings, or that the project is able to support the use and operation of a new dwelling going forward.

The Applicants have declined the opportunity to consider the provision of a temporary caravan (or other temporary removable structure) which could provide the accommodation needs throughout the beginning stages of the project until the project is proven to be viable long term.

The lack of sufficient justification would lead to the application being at odds with Policy DM6 of the SADMPP (2016) and Policy 79 of the NPPF (2023).

The associated vehicle movements would also lead to adverse impacts to the detriment of highway safety which is at odds with Paragraph 110 of the NPPF (2023), Policy CS11 of the Core Strategy (2011) and Policies DM15 and DM17 of the SADMPP (2016). The application site does not benefit from adequate visibility splays due to high banks and vegetation

allowing only negligible views westwards. The provision of a dwelling which has not been justified in policy terms would lead to an increase in vehicle movements from this access which has substandard levels of visibility onto the A149.

The application is therefore recommended for refusal on the following grounds.

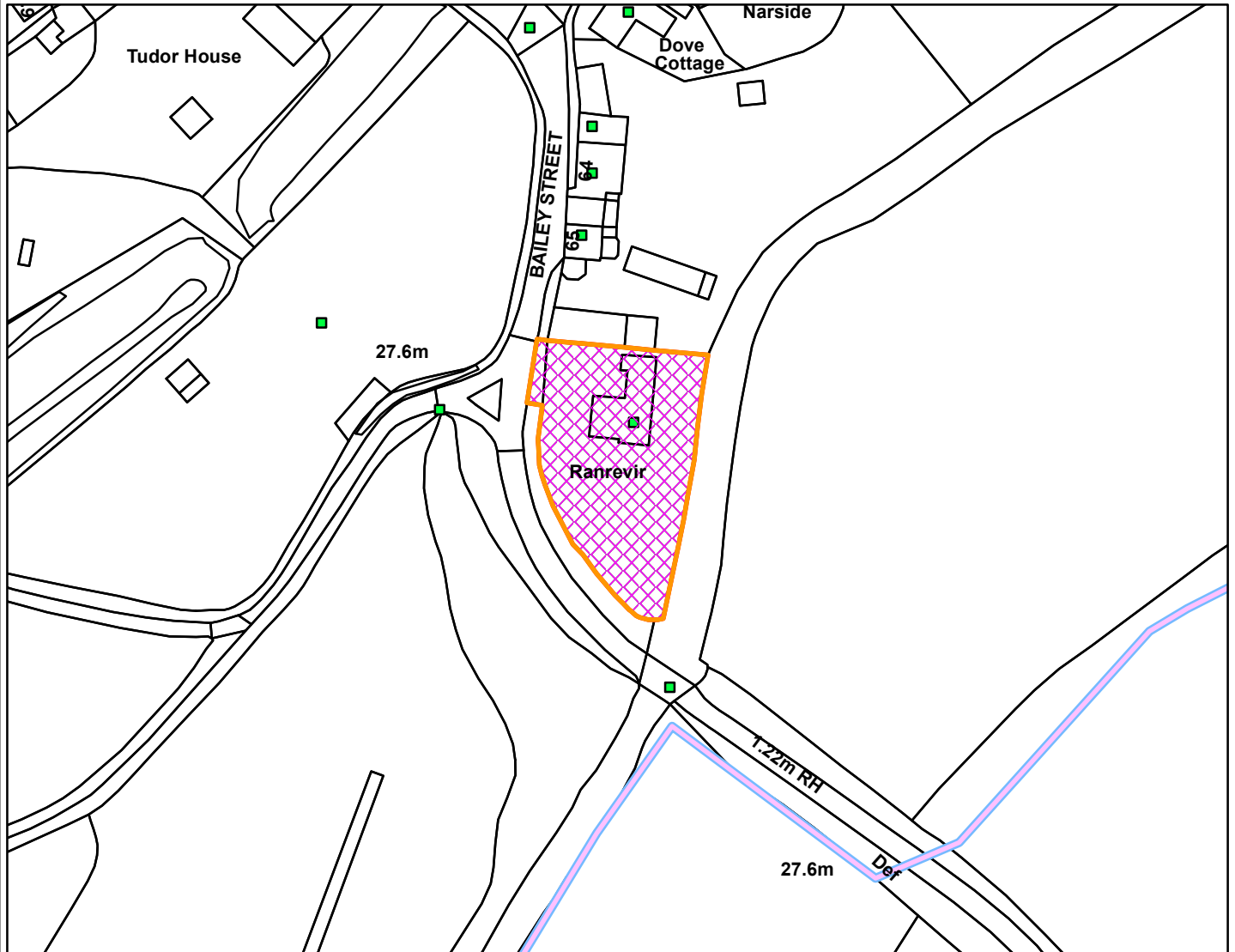
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The application seeks consent for the construction of a permanent new dwelling the countryside in an area where such development would not normally be permitted, as per Policy DM2 of the SADMPP (2016). In light of insufficient justification coming forward to demonstrate a clearly established functional need for a new dwelling in association with an existing rural enterprise, or in this instance a Conservation Project, the proposed development is considered to be at odds with Policies DM2 and DM6 of the SADMPP (2016) and would fail to meet the aims of the NPPF (2023) and the Development Plan in relation to sustainable development.
- 2 The application would lead to the unjustified intensification of use of a substandard access onto Main Road (A149). Inadequate visibility splays are provided at the junction of the access with the highway and this would cause danger and inconvenience to users of the adjoining public highway. The application would therefore be at odds with the NPPF (2023), Policies CS08 and CS11 of the Core Strategy (2011) and Policies DM12 and DM15 of the SADMPP (2016).



Ran Revir Bailey Street Castle Acre Kings Lynn PE32 2AG



Legend

Scale: 1:1,250

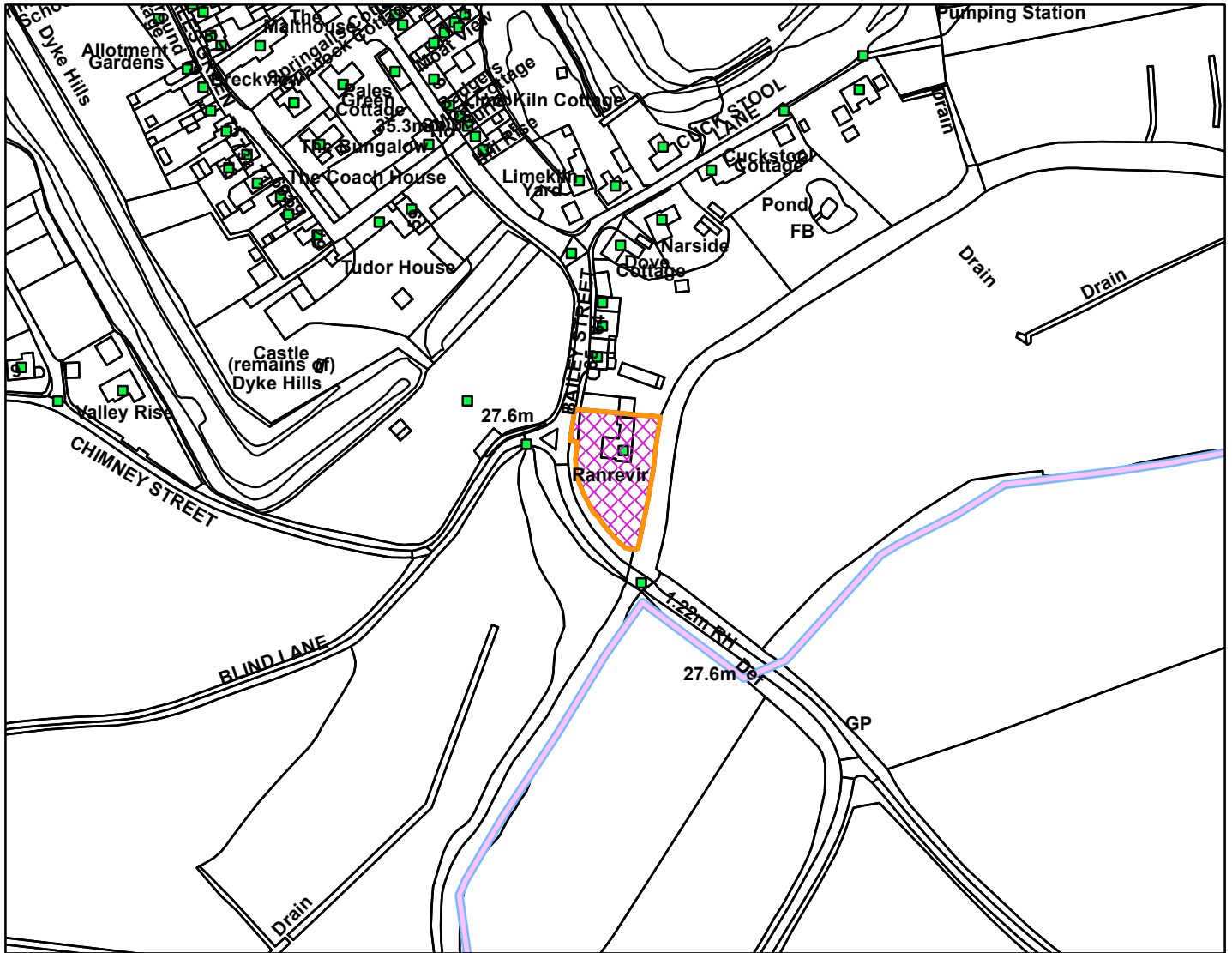
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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 26/10/2023 |
| MSA Number | 0100024314 |



Ran Revir Bailey Street Castle Acre Kings Lynn PE32 2AG



Legend

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Scale: 1:2,500

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 26/10/2023 |
| MSA Number | 0100024314 |

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|----------------------|---|--|
| Parish: | Castle Acre | |
| Proposal: | VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00341/F: Proposed rear extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport | |
| Location: | Ran Revir Bailey Street Castle Acre King's Lynn PE32 2AG | |
| Applicant: | Mr Matthew Green | |
| Case No: | 23/01006/F (Full Application) | |
| Case Officer: | Olivia Luckhurst | Date for Determination: 1 August 2023 Extension of Time Expiry Date: 10 November 2023 |

Reason for Referral to Planning Committee – Called in by Councillor Beales

Neighbourhood Plan: Yes

Case Summary

The application site is located within the defined settlement boundary for Castle Acre.

Castle Acre is a considerable rural settlement that is situated along the upper northern slope of the Nar valley and has a number of historic character buildings and a large part of the village is designated a Conservation Area to preserve and enhance its special historic and architectural quality.

The application site is located within a conservation area and is positioned adjacent listed buildings and the Castle Acre Castle which is a scheduled monument.

Planning permission is sought for the variation of condition 2 from planning permission 17/00341/F. The section 73 application would allow for changes to the fenestration and materials as well as the incorporation of solar panels.

Key Issues

- Principle of Development
- Form and Character/Impact on the Conservation Area, Listed Buildings and Scheduled Monument
- Impact on Neighbour Amenity
- Highway Safety and Parking
- Other Material Considerations

Recommendation:

APPROVE

THE APPLICATION

The application site is located within the settlement boundary of Castle Acre and is within a conservation area. To the north of the site sits Castle Acre Castle which is a scheduled monument. A number of listed buildings are also positioned along Bailey Street.

The site is positioned on a corner plot, to the north of the River Nar road bridge and is host to a detached bungalow accessed from Bailey Street.

Planning permission was granted on the site under application 17/00341/F for 'Proposed rear extension, various internal and external alterations including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport'.

Permission is sought for the variation of condition 2 of planning permission 17/00341/F to allow for changes to be made to the fenestration, design and materials along with minor additions such as roof lights and solar panels.

Amended plans were provided during the course of the application to address objections from the Conservation Officer, Historic England, Parish Council and local representations.

PLANNING HISTORY

17/00341/DISC_B - Withdrawn - DISCHARGE OF CONDITIONS 4 AND 5 ATTACHED TO PLANNING PERMISSION 17/00341/F: Proposed rear extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport

17/00341/DISC_A - Permitted - DISCHARGE OF CONDITION 3 OF PLANNING PERMISSION 17/00341/F: Proposed rear extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport

17/00341/F - Permitted - Proposed rear extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport

15/00552/F - Permitted - Demolition of existing garage, proposed first floor extension over existing bungalow, proposed 2-storey side extension including glazed link, proposed balcony extensions, proposed basement and various internal alterations

14/01702/F - Refused - Demolition of existing garage, proposed first floor extension over existing bungalow, proposed 2-storey side extension including glazed link, proposed balcony extensions to rear, proposed basement and various internal alterations

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The proposal has a substantially increase in its size and scale including the insertion of a second storey, compared to the current approval, which would adversely impact on views of the Castle.

There is also a significant increase in the amount of cladding and glazing which was felt to be detrimental to the Conservation Area. The choice of external materials was felt not to be sympathetic with neighbouring properties in the Conservation area. It is also noted that the size and scale of a proposed dwelling at this location has caused refusal in previous applications.

The Parish Council had no issues with the slight increase in dimensions of the 'cart shed' garage design. However, they felt that traditional wooden doors should be utilised rather than the proposed roller doors, to combine to greater effect with the clay pantiles. There is concern that the decking extends to the edge of the river would have a detrimental impact on the ecology of this SSSI and thus, habitats with protected status. Castle Acre Parish Council have adopted the NALC 'dark skies' policy and would like this to be taken into account during consideration of this application, particularly as it is in such an important location in the Conservation area and adjacent to the SSSI. Due to the significant detrimental effects on the Conservation area the Council voted unanimously to Object to the application.

Further comments were provided following the receipt of amended plans:

The Council are encouraged by the reversion to a single storey residential structure; however, it noted anomalies on the site/roof plan. The eastern aspect has a roof ridge that extends the entire length of the building, whilst the opposite western aspect has sloping roof adjacent to the northern boundary.

The new application incorporates an electrically operated sliding gate and supporting wall with height defined as 'to match existing'. This change is not mentioned in the variation request nor are the roller shutter doors on the garage. The boundary wall to the property is more than six foot high. A new entrance of such height along with the larger 'open fronted garage', both adjacent to the highway, along with the associated change from a shingle surface to a large expanse of brick paving within the Village Conservation area would not only be incongruous with the current street scene, but we believe would also have a negative impact on the adjacent, important unlisted and listed buildings. This wall and gate are also likely to significantly limit sightlines at the entrance, on what is already a difficult junction and bend.

The Parish Council has serious concerns over the proposed decking which extends to the edge of the River Nar, Site of Special Scientific Interest (SSSI) and the potential negative impact on the habitats of protected species. The SSSI status was designated to protect these rare habitats and species. Due to the potential detrimental impacts the Parish Council would like to request that Natural England are re-engaged in the planning process to assess potential effects on the SSSI.

Castle Acre Parish Council, having adopted the Norfolk Association of Local Councils dark skies policy, would like to see this incorporated into the application process, particularly considering the adjacent SSSI and the building location within the CA Conservation area.

The Council noted the on-line planning portal has no evidence of reports regarding archaeological investigation, in relation to the substantial ground works already carried out.

These are required to satisfy Planning Condition, 4, 'No development shall take place other than in accordance with the archaeological written scheme of investigation approved under condition 3' of the original Notice of Decision.

The site is located on the original route of the Peddars Way and has historic significance. The Parish Council requests that the pertinent information is placed on the portal to make this process more transparent. Significant work has already occurred at the site which is not secure and is a hazard to both parishioners and visitors to the village. Castle Acre Parish Council requests the Borough Council address site Health and Safety issues. Due to the confusion caused by anomalies in the application, and concerns over the impact on the Castle Acre Conservation Area, Listed Buildings, Important Unlisted Buildings and the adjacent SSSI the Parish Council voted unanimously to 'Object' to this application.

Highways Authority: NO OBJECTION

Conservation: NO OBJECTION Originally, the Conservation Officer objected the proposal on the basis that the proposed development would not preserve or enhance the significance of the Castle Acre conservation area and would therefore be contrary to paragraphs 194, 199 and 200 of the NPPF. It was considered that there would be a moderate level of less than substantial harm through this proposal.

However, following the receipt of amended plans, further comments were provided confirming support for the proposal stating that the amended plans show a reduction in height of the proposal which is now shown as a single storey dwelling, similar in scale to that which currently exists and which was previously approved. A large single storey, flat roofed extension is proposed to the east of the dwelling and while this contains substantial amounts of glazing, it is recognised that the land to the south is the applicants garden and a relationship with it is to be expected. The height of the extension will sit underneath the eaves to the dwelling and will not detrimentally impact upon views of, or the setting of the Castle Acre Castle complex in the long range views. Therefore, no objections to the scheme subject to conditions relating to materials, sample panels and joinery details.

Historic England: NO OBJECTION: Originally, Historic England objected to the proposed development on the basis of that the revised proposals would result in the introduction of greater mass of development on the southern edge of the settlement. Historic England considered that the proposed increased height and scale of the development would be detrimental to the character of the Castle Acre Conservation Area and would be intrusive in key views on the southern approach into the settlement.

Following the receipt of amended plans, further comments were provided and Historic England confirmed that the revisions for a single storey dwelling and removal of the two-storey would not have an adverse impact on views of the castle and Conservation Area. On the basis of the amended design, Historic England remove our objection to this variation of condition application.

REPRESENTATIONS

A total of **TWO** representations received from one individual stating the following reasons for **OBJECTION**:

- Impact on the conservation area
- Impact on protected species
- Noncompliance with previous archaeological conditions

- Development covering more than 50% of the plot
- Party wall act
- Impacts on the river
- Overshadowing
- Noise disturbance
- No site notice
- Visually intrusive
- Impact on the adjacent listed buildings and scheduled monument
- Impact on views from the River Nar road bridge

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy HE.1 Protecting Historic Assets (Designated and Non-Designated)

Policy HE.2 Conservation Area

Policy HE.3 Castle Acre's Local Character and Vernacular Architecture

Policy NE.4 Dark Skies

Policy NE.4 Dark Skies

Policy HD.2 Housing Size, Type and Tenure

Policy HD.3 Design

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

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

Principle of Development:

Castle Acre is classified as a Key Rural Service Centre within policy CS02 of the Core Strategy. These areas are considered capable of limited growth of a scale and nature appropriate to secure the sustainability of each settlement.

Policy DM15 of the (Site Allocations and Development Management Policies Plan (SADMPP 2016) –states *‘development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development’*.

Policy CS08 of the Core Strategy states that all new development in the borough should be of high quality and sustainable design.

Policy HE.1 of the Castle Acre Neighbourhood Plan states that *‘ Proposals for new development, irrespective of scale, that could either directly or indirectly affect the historic significance of any of Castle Acre’s designated or non-designated historic assets will not be supported.*

Policy HE.2 states *‘The established special character of the Conservation Area and its setting will be protected and reinforced. This will be achieved by:*

- a) Encouraging the retention and maintenance of buildings which contribute to the overall character of the Conservation Area.*
- b) Ensuring that new development is sympathetic to the special qualities and character of the Conservation Area.*
- c) Protecting the setting of the Conservation Area from development which adversely affects views into or out of the area.*

The proposal seeks permission for minor changes to an established planning permission including small changes to fenestration and materials. The amendments are considered to be of an acceptable scale and design that would not have a detrimental impact on the conservation area or adjacent schedule monuments.

Amendments:

The original proposal sought changes to the design of the dwelling including a new two storey element with a roof terrace. Along with other minor changes, new materials were proposed and included Karma White Grey Handmade bricks.

The proposed two storey extension and roof terrace were not considered acceptable, and the proposed increased height and scale of the development would be detrimental to the

character of the Castle Acre Conservation Area and would be intrusive in key views on the southern approach into the settlement. This would result in harm to the significance of the Conservation Area and setting of the 'Castle Acre Castle, town defences and Bailey Gate' scheduled monument. Therefore, amended plans were provided showing the two-storey addition and roof terrace removed.

A new electric gate was also included on the plans however, this element was not included on the original submission and requires planning permission in its own right, therefore, the proposed gates have been removed from the plans and the proposal.

Form and Character/Impact on the Conservation Area, Listed Buildings and Scheduled Monuments:

The proposed changes incorporate the following on each elevation.

North: New pitched roof

East: 4no. sets of glazed sliding doors as opposed to bifolding doors as originally approved and the insertion of solar panels.

South: 3no. sets of bifolding doors as opposed to the originally approved bifolding and single doors and windows.

West: Changes to fenestration including the insertion of a set of sliding doors, new entrance door, window and roof lights.

The dwelling would not increase in height, width or depth and would be positioned in the same location of that approved via application 17/00341/F.

The materials proposed include Fine Handmade Textured Red Blend facing bricks and natural flint facing with aluminium windows and doors.

Overall, the proposed changes are considered to be minor in scale and appearance and mainly focus on the property's fenestration. The revisions are not considered to have a detrimental impact on the conservation area, listed buildings or the adjacent scheduled monument.

Following the receipt of amended plans, the two-storey element, roof terrace and electric gate have been removed from the proposal, therefore, the development would not block important views of the Castle Acre Castle from the Nar River road bridge.

The materials proposed are considered to appear in keeping with the surrounding properties and would preserve the character and appearance of the conservation area. Therefore, the proposal is considered to comply with policy DM15 of the SADMPP, policy CS08 of the Core Strategy and policies HE1, HE2, HE3, HE4, HD2 and HD3 of the Castle Acre Neighbourhood Plan.

Impact on Neighbour Amenity:

The proposed changes do not bring the dwelling any closer to the neighbouring property to the north, nor do they increase the height of the property in comparison to the original approval.

The north elevation does incorporate a new window however, this would serve a bathroom and therefore, would incorporate obscure glazing which would be secured via condition.

The window serving the utility (approved under application 17/00341/F) is positioned 11.2m from the boundary.

The neighbouring property is also host to an existing structure on the boundary which would partially screen the new glazed window.

Representations received raise issues regarding loss of light and noise disturbance as a result of the proposed two storey addition and roof terrace, however, these elements of the development have now been removed.

Issues have also been raised within representations relating to the “50%, 3m and 7m rule”. It is assumed that this refers to restrictions under permitted development regulations however, these rules cannot be taken into consideration during the determination of this application as full planning permission is sought and the development would not fall under permitted development.

Comments were also provided regarding Party Wall Agreements; however, this is not a planning consideration but rather a civil matter.

Overall, the proposed changes would not result in the dwelling being positioned closer to the neighbouring property or increasing it in scale. The changes to fenestration are not considered to result in any overlooking or loss of privacy and issues relating to noise disturbance have been addressed through the removal of the two-storey extension and roof terrace. Therefore, the proposal is considered to comply with policy DM15 of the SADMPP and policy CS08 of the Core Strategy.

Highway Safety and Parking:

The application site would utilise an existing access of Bailey Street as approved under application 17/00341/F.

The site is considered capable of providing a sufficient amount of parking and the Highway Authority have no objections. Therefore, the proposal is considered to comply with policy DM15 and MD17 of the SADMPP.

Flood Risk:

The application site is located within Flood Zone 3 which has a high probability of flooding from rivers and the sea.

A Flood Risk Matrix has been submitted with the application which confirms the floor level would be set no lower than the existing levels and flood proofing of the proposed development would be incorporated where appropriate.

The drawings submitted under the current application also state that the proposed extensions finished floor levels and site levels are to remain as existing. Therefore, it is considered that flood risk issues have been adequately addressed.

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

Response to Third Party Representations:

Comments of objection were received throughout the process of the of determination and highlighted concerns relating to the discharging of pre commencement archaeology conditions. However, condition 3 of 17/00341/F was discharged under 17/00341/DISC_A prior to the commencement of works.

Concerns were also raised regarding potential impacts from the development on the adjacent river. This was addressed in the original permission and the officers report stated 'Natural England commented previously with no objection to the proposal or impact upon the SSSI. The site itself has no ecological features beyond its siting adjacent to the SSSI'.

The current proposal would not bring development any closer to the river compared to the original approval. Therefore, the proposed development is not considered to have a detrimental impact on the river or protected species.

Comments were also provided regarding the neighbouring property's (north) boundary wall and how this may be affected by the proposed development. The site does allow for a separation distance of 1m and therefore, works should not affect the existing wall. However, if any damages were to occur, this would be a civil matter and not a planning consideration.

Lastly, the issue of noise disturbance, impact on the conversation area and scheduled monuments, appearance and party wall agreements have all been addressed in the report above.

Response to Parish Council Comments:

Amended plans have been provided correctly showing the new roof form on the dwelling and the proposed electric gates have been removed from the proposal as this element requires planning permission in its own right.

Through the submission of amended plans, the block paving area has been softened with the inclusion of a landscaped planting bed.

The decking area mentioned within the Parish Councils comments was approved under the original approval and remains unchanged.

With regards to concerns relating to the proposed glazing and potential impact on dark skies, elements of glazing were approved under the original application and the current plans confirm that the new roof lights would be provided with glazing that has a Visible Light Transmission of no more than 41 VLT. Therefore, the proposed changes are not considered to disturb the dark skies.

Concerns were also raised regarding condition 3 and 4 from the original permission. Condition 3 was fully discharged under application 17/00341/DISC_A on 21st April 2020. Condition 4 only confirms that no development shall take place other than in accordance with the written scheme of investigation which was approved under condition 3.

CONCLUSION

The proposed development proposes minor changes to the original, extant approval consisting of fenestration alterations, amended design and revised materials.

Following the receipt of amended plans, the proposal is not considered to have a detrimental impact on residential amenity or the conservation area, listed buildings or views of the scheduled monument.

The proposal does not increase the height of the dwelling or alter its positioning. Overall, the proposal complies with policies DM1, DM2, DM15 and DM17 of the SADMPP and policies CS01, CS02, CS08 and CS12 of the Core Strategy and policies HE1, HE2, HE3, HE4, HD2 and HD3 of the Castle Acre Neighbourhood Plan and the NPPF 2023.

RECOMMENDATION:

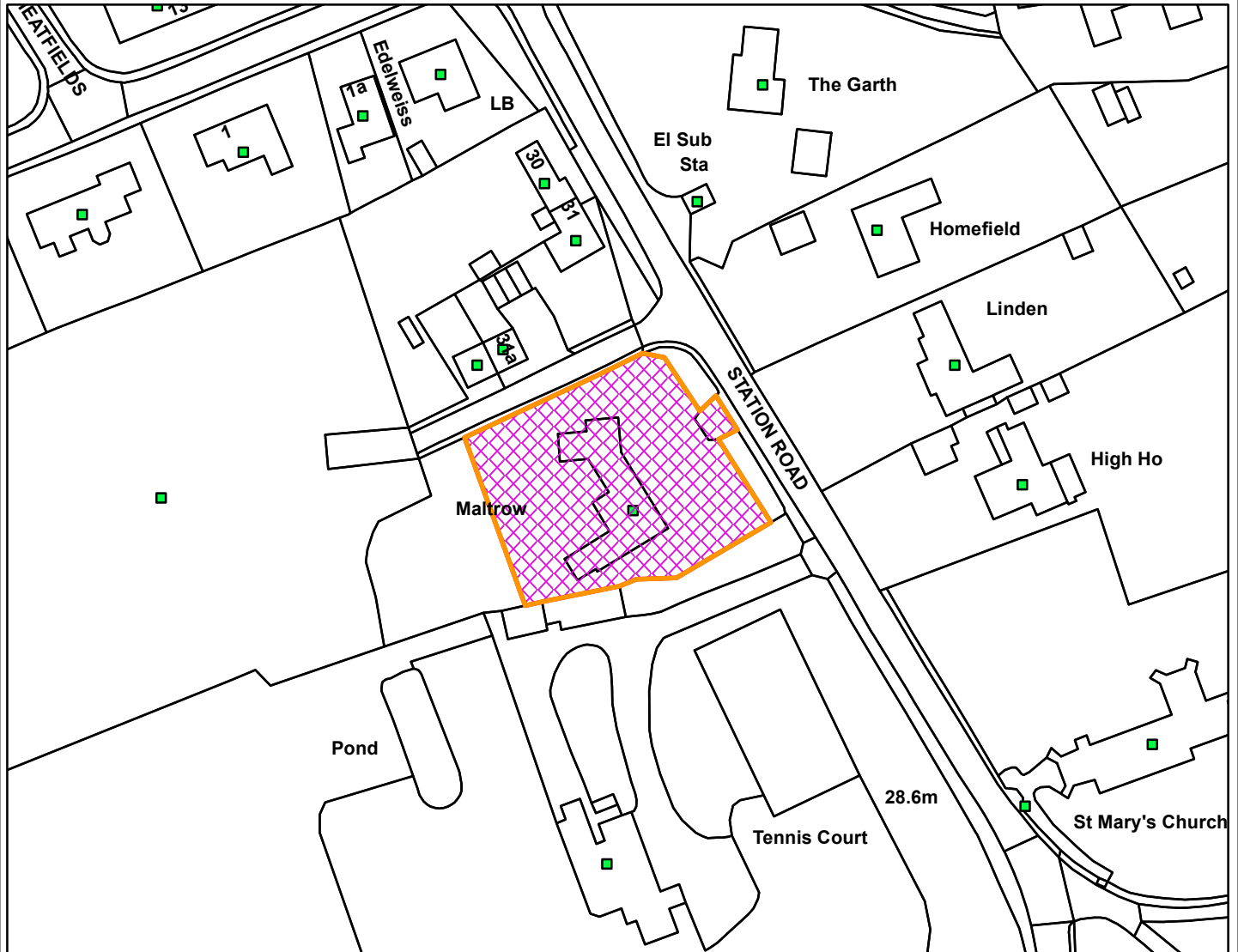
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out using only the following approved plans:
04J PROPOSED PLANS, ELEVATIONS, SECTION, SITE & ROOF PLAN Recieved 20.09.2023
05H PROPOSED PLANS, ELEVATIONS, SECTION, SITE & ROOF PLAN Recieved 20.09.2023
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The development hereby approved shall be constructed in accordance with approved Written Scheme of Investigation received 8th April 2020 under 17/00341/DISC_A.
- 2 Reason: To safeguard archaeological interest, in accordance with the principles of the NPPF 2022.
- 3 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under Condition 3.
- 3 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 4 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under Condition 2 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 5 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building and extension(s) hereby permitted has been erected on the 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. The development shall be constructed 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 2023 and policy DM15 of the SADMPP.
- 6 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF 2023 and policy DM15 of SADMPP.

- 7 Condition: Before the first occupation of the building/extension hereby permitted the window on the north elevation serving the bathroom as shown on drg no.05H (received 20.09.2023) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.
- 7 Reason: To protect the residential amenities of the occupiers of nearby property in accordance with policy DM15 of the SADMPP.



Maltrow Station Road Hillington Kings Lynn Norfolk PE31 6DE



Legend

Scale: 1:1,250

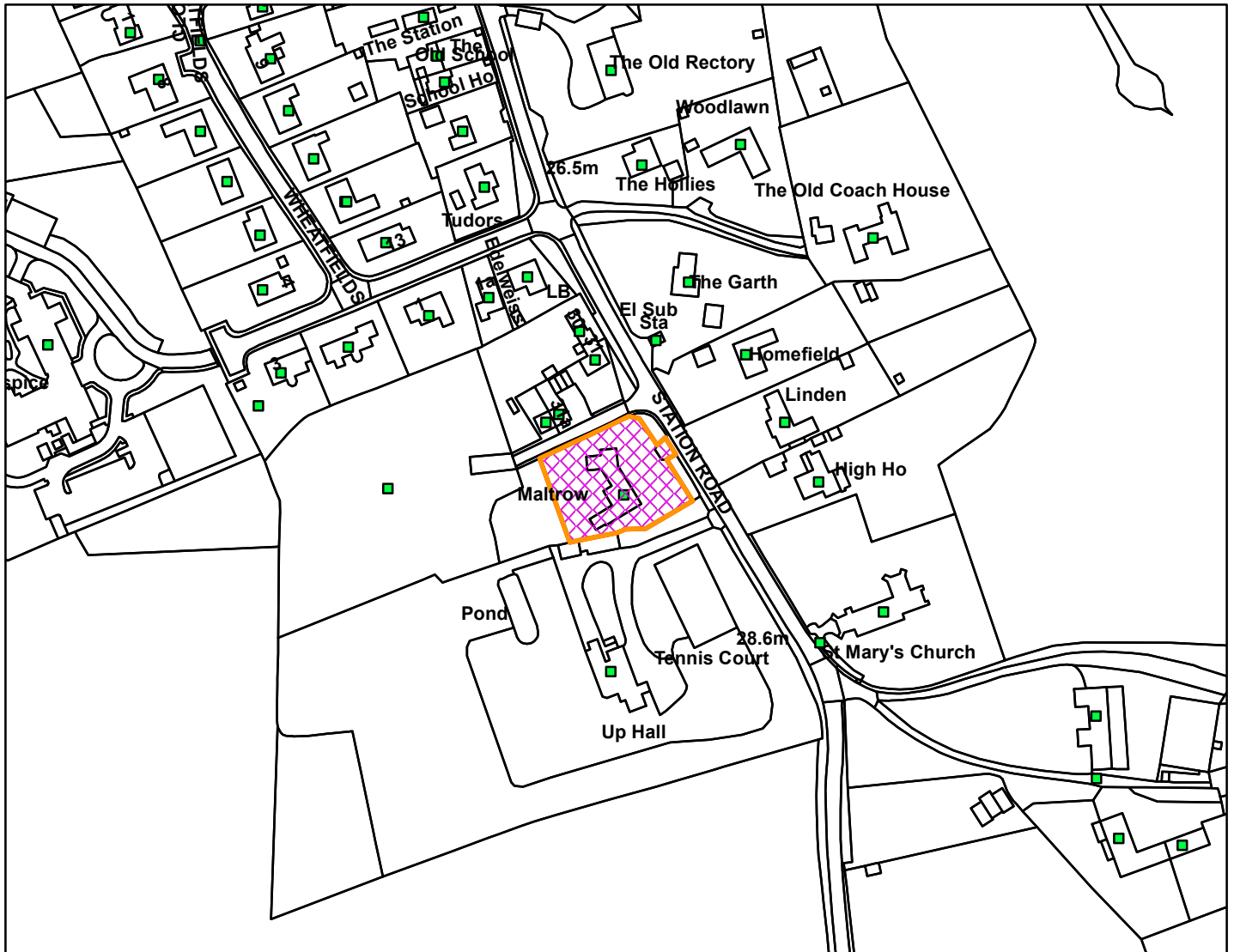
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| | |
|--------------|------------|
| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 02/11/2023 |
| MSA Number | 0100024314 |



Maltrow Station Road Hillington Kings Lynn Norfolk PE31 6DE



Legend

[Empty legend box]

Scale: 1:2,500

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 02/11/2023 |
| MSA Number | 0100024314 |

| | | |
|----------------------|---|---|
| Parish: | Hillington | |
| Proposal: | Proposed redesign 2no. dwellings following the removal of the existing residential bungalow. | |
| Location: | Maltrow Station Road Hillington King's Lynn PE31 6DE | |
| Applicant: | Mr I Hardy | |
| Case No: | 23/01667/F (Full Application) | |
| Case Officer: | Olivia Luckhurst | Date for Determination: 10 November 2023 Extension of Time Expiry Date: 25 November 2023 |

Reason for Referral to Planning Committee – Called in by Councillor Beales

Neighbourhood Plan: No

Case Summary

The application site is located within the defined settlement boundary for Hillington which is classified as a Rural Village within Policy CS02 of the Core Strategy 2011.

The village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Buildings are mainly two-storey with pitched roofs.

The application site fronts Station Road and is host to a detached bungalow positioned centrally within the site.

Planning permission is sought for two storey dwellings following the demolition of the existing bungalow.

Planning permission was granted under application 14/00554/RM for the construction of a two-storey dwelling and detached garage to the rear of the site (west). A subsequent application was also approved under application 22/02009/F for 2no. two storey dwellings following the removal of the existing residential bungalow.

Works approved under application 22/02009/F have not commenced and the current application proposes an amended design and layout.

Key Issues

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

Recommendation APPROVE

THE APPLICATION

The application site is located within the settlement boundary of Hillington and fronts Station Road.

The plot is currently host to a detached bungalow which consumes the majority of the width of the plot with a generous amount of amenity space to the rear and parking located to the front.

The site is well screened from the east with mature trees and hedging and is located to the north of Uphall and to the west of St Marys Church, both listed buildings.

To the north of the site is a pair of semidetached, two storey dwellings and a detached two storey property located to the east of the site.

Planning permission was granted under application 14/00554/RM for the construction of a two-storey dwelling a detached garage to the rear of the site (west). Permission was also granted for two, two storey dwellings following the demolition of the bungalow under application 22/02009/F however, no works have commenced.

Permission is sought for two dwellings with double garages following the removal of the existing bungalow. The site existing access would be repositioned and widened.

SUPPORTING CASE

To be provided as a late representation

PLANNING HISTORY

22/02009/F - Permitted - 2no. two storey dwellings following the removal of the existing residential bungalow - Delegated.

14/01286/F - Permitted - Construction of replacement dwelling following demolition of existing bungalow - Delegated.

14/00554/RM - Permitted - Reserved matters application: Construction of two storey dwelling and detached garage - Delegated.

11/00755/O - Permitted - Construction of two storey dwelling and detached garage - Permitted - Delegated

05/00360/RM - Permitted - Reserved Matters Application: Construction of 2 dwellings - Delegated.

2/03/1044/O - Permitted - Site for construction of two dwellings after demolition of existing dwelling - Delegated.

RESPONSE TO CONSULTATION

Parish Council: OBJECT:

- Hillington Parish Council object to the application on the following grounds:
- Excessive in scale which is out of proportion with the scale of the land/plot.
- The removal of healthy trees is wrong Tree removal totally wrong to cut down healthy trees.
- The single drive to both properties is very small, and no turning bays are provided meaning vehicles would reverse onto Station Road.
- Proximity to neighbouring trees could cause damage.
- A Victorian wall is on the boundary and any construction work could affect its stability.

- *Additional comments were provided following receipt of the comparison drawing and stated the following:*
- Both the original and new site plans are drawn to the same scale and the plot 2 is visibly significantly much bigger than the original.
- The comments regarding the dwellings being only 2 storeys does not include the loft with dormer windows which could be bedrooms. 2.
- The original Tree report stated that only 4 trees were to be removed, three of which were only in fair condition. The new report shows a further 3 trees are to be removed, all of which are in good condition. In addition, the original site plan shows 6 trees, 3 on each property, yet the new plan shows these replaced by garages.
- Compared to the original plan, the new plan shows a reduced turning area and parking space.
- The new plan clearly shows very much extended buildings close the neighbouring boundary with the garage particularly close to the boundary.

Highway Authority: OBJECTION: The site access is considered to be acceptable and therefore, no objections.

Natural England: NO OBJECTIONS: subject to mitigation measures being secured.

Arboricultural Officer: NO OBJECTIONS: Having reviewed the proposals and the supporting Arboricultural information, the proposed development is considered acceptable subject to the trees being protected in accordance with the recommendation by Heritage Tree Specialists.

Historic Environment Services: NO OBJECTION: The proposed development site lies within the historic core of the village, 75m northwest of the 15th century parish church. A medieval midden, as well as Roman and Middle Anglo-Saxon pottery sherds were found during archaeological excavations 90m to the north. In addition, features including ditches, pits, ponds and a trackway, together with Middle Anglo-Saxon and medieval pottery were excavated in 2011 immediately to the west. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. Therefore, a condition should be added securing a written scheme of investigation and a site and post investigation.

Conservation Officer: NO OBJECTIONS: Although the proposed scheme will have minimal impact on the setting of the nearby heritage assets, it is unfortunate that this interesting and unique property is being demolished, to make way for two quite neutral properties which will neither enhance, not detract from the area.

Environmental Health & Housing – Environmental Quality: NO OBJECTIONS: In terms of air quality, the previous approved application (22/02009/F) for two dwellings was based on solid fuel heating and placed chimneys as adjacent to each other. This revised application is based on only Plot 1 with a solid fuel heating system but with flue situated further away from neighbour and therefore an improvement.

Ecology: NO OBJECTIONS: The current bungalow has an entirely flat roof, and the construction is considered to be of little value to roosting bats. A pond is located approx. 18m southwest of the red line boundary of this development. A medium population was recorded within this pond in 2011 under p.a. 13/00324/O.

It is clear from the photos provided within the Tree Report (Heritage Tree Specialists Ltd, 2023) and Heritage Impact Assessment (ACS Architecture, Sept 2023) that the habitat that will be impacted is closely mown amenity grassland currently in use as a garden. Immediately to the west of the proposed development, between the pond and the site, appears to be an active construction site (based on google earth imagery). The habitats on site are therefore likely sub-optimal for great crested newt, particularly considering the disturbance that would be present on land used as a garden. However, there is a residual risk to the species given the extreme proximity of a known great crested newt breeding pond and I strongly advise that a precautionary method statement is required to avoid any residual risk to this protected species.

The proposal will result in a net increase of one residential development. Any net increase in accommodation within the impact risk zone of European Protected sites will have an in combination recreational impact. The applicant has submitted a GIRAMS sHRA and paid the required tariff. It is advised that once the sHRA form has been completed this can be accepted as out record of HRA as no other impacts to protected sites are anticipated. All development must provide a measurable net gain in biodiversity. The applicant has indicated on proposal design plans that native hedgerow/ shrub will be planted along the north, east and southern boundary.

Use of flowering lawn seed mixes for gardens and native species in soft landscaping design and enhance amenity grassland areas with native spring flowering bulbs would be beneficial to a range of species.

The boundary to the west and between the proposed buildings appear to be fencing. This type of boundary is impermeable to small mammals. Two signed hedgehog gaps per dwelling should be installed to prevent habitat severance to hedgehogs and other small mammals.

The new buildings could include features for bats such as bats boxes and bats tiles. It is recommended that one feature per dwelling is installed to provide roosting opportunities for bats and maximise the opportunities for this species.

Installation of the equivalent of 1 bird box per dwelling in line with BS 42021:2022 (swift boxes are recommended to support the swift population in the area.

REPRESENTATIONS ONE representation received stating the following:

- Concerns that all trees are being removed expect for one.
- The tree report indicates that T6 and T7 remain however, T6 does not appear to be on the plan.
- Concerns regarding the roots of the eucalyptus tree and the destabilisation that may occur given the proximity to the proposed garage.
- Concerns regarding digging foundations close to a Victorian wall.
- Permission needed to widen the driveway from owners of the verges either side.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM1 – Presumption in Favour of Sustainable Development

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
- Highway safety
- Flood risk
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

The application site is located within the settlement boundary of Hillington which is designated as a Rural Village within the SADMPP 2016.

The village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Buildings are mainly two-storey with pitched roofs. The SADMPP confirms that the village is capable of accommodating modest growth to support essential rural services.

Policy DM2 of the SADMPP states '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, as the site is located within a designated settlement boundary, the principle of development is considered acceptable subject to compliance with other policies in the plan.

Permission has already been granted on the site for two, two storey properties under application 22/02009/F. The approved development is similar to the current proposal however, some changes have been made to the scale and layout of the proposed properties. No works approved under 22/02009/F have commenced.

Form and Character:

Planning permission is sought for 2no. dwellings following the removal of the existing residential bungalow and garage accessed from Station Road.

Plot 1 would have a site area of 257sqm and plot 2 would have a site area of 183.71sqm.

Plot 1 would measure 9m in height, 16.5m width and 21.7m in depth and would provide 3no. bedrooms at first floor with two bedrooms in the roof space served by roof lights set at high level. Plot 1 would also be host to an integral garage located to the front of the plot with parking and turning positioned to the north.

Plot 2 would measure 8.4m in height, 11.9m in width and 11.9m in depth and would provide 4no. bedrooms at first floor. The plot would also incorporate a detached garage located to the front of the plot measuring 5.4m in height, 6.8m in width and 7.5m in depth, providing 2no. parking spaces.

The dwellings would be constructed from multi red facing brickwork with grey upvc flush casement windows and doors. Plot 1 would also incorporate elements of grey weather boarding.

The proposed dwellings are very similar in scale and design to those approved under application 22/02009/F (which is a permission that could still be implemented). The Parish Council raised no objections to application 22/02009/F.

The main differences between the current proposal and the approved scheme are the positioning of the dwellings due to the plot boundary being altered.

The Parish Council has objected to the proposed development as they consider the dwellings to be excessive in scale and out of proportion with the scale of the plot however, the footprint of plot 1 would measure 232sqm and plot 2 would be 159sqm meaning that the development in total would occupy 391sqm (21%) of the site which is a small increase compared to the latest approval where the development covered 332sqm (18.5%) of the site. Notwithstanding the Parish Council's comments, Plot 2 has also been reduced in scale compared to the recent approval by 0.2m in height, 3.6m in width and 4.6m in depth.

The proposed design of the dwellings and incorporated materials would reflect the character and appearance of the neighbouring properties and surrounding areas. The dwelling would appear in keeping within the street scene and respond sensitively to the local setting and pattern.

The existing bungalow extends almost the width of the plot with a rear projection to the south. The proposed dwellings would be positioned in the middle of the plot with plot 1 hosting a front projection. The site would still provide a sufficient amount of parking and amenity space without appearing overbearing or dominate.

Given the separation distance between the site and the neighbouring listed buildings(42m) along with the existing boundary wall which would be retained, the proposed development is not considered to have a detrimental impact on their character or setting. The Conservation Officer raised no objections to the proposed development.

Overall, the proposed development is considered to be of an acceptable scale, design and form that respects that character of the area and incorporates appropriate materials, therefore, the proposed development is considered to comply with policy DM15 of the SADMPP and policies CS08 and CS12 of the Core Strategy.

Highway Safety:

Permission is sought for the repositioning of the existing access off Station Road to a more central location. The access would also be widened, and the existing walls and gates moved.

New gates and brick piers are proposed to be set back by 5m from the highway. The Parish Council stated in their comments that the site would have no turning bays resulting in vehicles reversing onto Station Road, however, both dwellings would be served by a sufficient parking and turning area along with a double garage and would be able to leave to the site in a forward gear.

The Highway Authority has confirmed they have no objections to the proposal subject to conditions. Therefore, the proposal is considered to comply with policy DM15 and DM17 of the SADMPP and policy CS08 of the Core Strategy.

Landscaping:

The application site is host to numerous matures trees and boundary hedging. The application has been submitted with a Tree Report setting out the proposed tree works and mitigation measures.

A total of 3no. trees were confirmed as being felled within the previous application (22/02009/F) and included Yew (T8), Monterey Cypress (T9 and T10) and Laurel (G2).

The Parish Council expressed confusion regarding the proposed felling and retention of trees on the site. During the application process an amended tree report was provided correcting errors made on the original. The report now confirms that no trees are to be removed other than those approved for felling through permission 22/02009/F.

Some of trees identified for felling on the previous application and other qualifying trees have already been removed from the site. As the plot is not within a conservation area and the trees are not served by a tree preservation order, their removal does not require permission. The Tree Officer raises no objections.

Flood Risk:

The application site is located within a flood zone 1 meaning that the site has a low probability of flooding from rivers and the sea.

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

Ecology:

The proposed development is to demolish an existing bungalow and replace this with two new dwellings. The current bungalow has an entirely flat roof, and the construction is considered to be of little value to roosting bats.

A pond is located approx. 18m south west of the red line boundary of this development. However, it is clear from photos within the Tree Report (Heritage Tree Specialists Ltd, 2023) and Heritage Impact Assessment (ACS Architecture, Sept 2023) that the habitat that will be impacted is closely mown amenity grassland currently in use as a garden. Immediately to the west of the proposed development, between the pond and the site, appears to be an active construction site (based on google earth imagery). The habitats on site are therefore likely sub-optimal for great crested newt, particularly considering the disturbance that would be present on land used as a garden. However, there is a residual risk to the species given the extreme proximity of a known great crested newt breeding pond, however a precautionary method statement would be required via condition to avoid any residual risk to this protected species.

Conditions would also be added to secure appropriate mitigation measures to support biodiversity net gain such as hedgehog holes, bat boxes and bird boxes.

It has been identified that this development falls within the 'Zone of Influence' (Zoi) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.

The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk. The strategy allows effective mitigation to be implemented at a strategic level, so that the relevant councils, Natural England and other stakeholders are able to work together to provide the best outcomes for the designated sites.

In this case, an appropriate assessment has taken place alongside this decision and confirms that the GIRAMS payment has been paid and therefore, planning can be granted.

Response to Third Party Representations:

The letter of objection stated that trees T6 and T7 are to be retained but T6 does not appear on the proposed site plan.

The original tree report did state that T6 and T7 were to be retained however, this was an error as T6 has already been removed as a result of the previous permission (22/02009/F) and therefore, is not shown on the proposed site plan. T7 would be retained and has been included on the site plan.

Land ownership queries were also raised regarding the verge located to the east of the site where the new access would be positioned. The applicant has confirmed that the land shown in red is within their ownership.

Lastly, the objecting comment stated that the applicant would need permission to widen the driveway from the owner of the verges on either side.

Contamination:

The site is on land that has been developed for the duration of our records, with the current property first seen in historical maps dated 1945-1970. The surrounding landscape is largely residential. Due to the age of the property on site there is the potential for asbestos containing materials to be present, therefore, an informative would be added to inform the applicant of The Control of Asbestos Regulations 2012 (CAR 2012).

Archaeology:

The proposed development site lies within the historic core of the village, 75m northwest of the 15th century parish church. A medieval midden, as well as Roman and Middle Anglo-Saxon pottery sherds were found during archaeological excavations 90m to the north. In addition, features including ditches, pits, ponds and a trackway, together with Middle Anglo-Saxon and medieval pottery were excavated in 2011 immediately to the west. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

Conditions would be attached to ensure that an archaeological written scheme of investigation, site and post investigation is carried out.

Conclusion:

The proposed development would be of an acceptable scale, design and form that incorporates appropriate materials. The dwellings would appear in keeping with the neighbouring properties and would respect the character and appearance of the area.

The site is served by a safe access and provides a sufficient amount of parking for both dwellings.

The proposal provides a sufficient amount of amenity space without appearing cramped or contrived. Given the scale and positioning of the dwellings, the proposal would not be considered to have a detrimental impact on residential amenity.

Overall, the proposal complies with policies DM1, DM2, DM15 and DM17 of the SADMPP and policies CS01, CS02, CS08 and CS12 of the Core Strategy.

RECOMMENDATION:

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

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

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

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

| | | |
|-------------|---|---------------------|
| 712/22/00 | LOCATION PLAN | Received 21.09.2023 |
| 712/22/06 A | EXISTING SITE PLAN | Received 21.09.2023 |
| 712/22/10 D | PLOT 1 - PROPOSED FLOORPLANS | Received 21.09.2023 |
| 712/22/11 D | PLOT 1 - PROPOSED SECOND FLOORPLAN AND SECTIONS | Received 21.09.2023 |
| 712/22/12 D | PLOT 1 PROPOSED ELEVATIONS | Received 21.09.2023 |

712/22/13 PLOT 2 PROPOSED PLANS AND ELEVATIONS Received
21.09.2023

712/22/14 PROPOSED STREET SCENES AND SITE PLAN Received
21.09.2023

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded/widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 4 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement in accordance with policy DM15 of the SADMPP.
- 4 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 5 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.
- 4 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened in accordance with policy DM15 of the SADMPP.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with policy DM15 of the SADMPP.
- 6 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 6 Reason: To ensure adequate off-street parking during construction in the interests of highway safety.
- 7 Condition: Before the first occupation of the dwelling hereby permitted the windows at first floor level on the north elevation of Plot 2 as shown on drg no.712/22/13 (received 21.09.2023) shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

- 7 Reason: To protect the residential amenities of the occupiers of nearby property in accordance with policy DM15 of the SADMPP.
- 8 Condition: The development hereby permitted shall be implemented in accordance with the mitigation and protection measures specified within the Tree Report received 17.10.2023 written by Heritage Tree Specialists Ltd.
- 8 Reason: To ensure that existing trees are properly protected in accordance with the NPPF and policy DM15 of the SADMPP.
- 9 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and policy CS08 of the Core Strategy 2011.
- 10 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 9.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and policy CS08 of the Core Strategy 2011.
- 11 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 9 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 11 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and policy CS08 of the Core Strategy 2011.
- 12 Condition: Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works 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.
- 12 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and policy CS08 of the Core Strategy 2011.

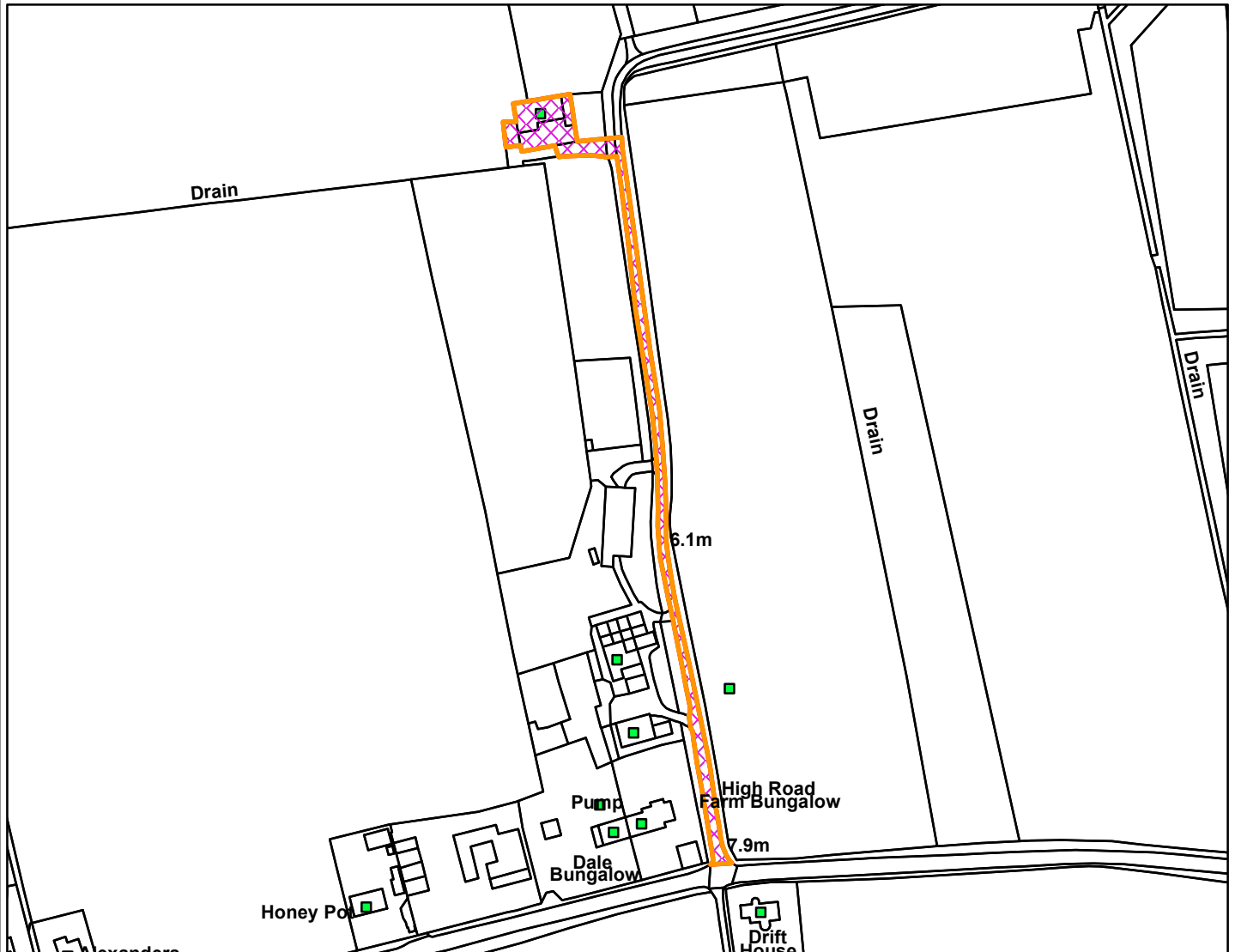
- 13 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any 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.
- 13 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF and policy CS08 of the Core Strategy 2011.
- 14 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) hereby permitted has been erected on the 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. The development shall be constructed in accordance with the approved details.
- 14 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and policy DM15 of the SADMPP 2016.
- 15 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and policy DM15 of the SADMPP.
- 16 Condition: The development hereby permitted shall not be occupied until details of agreed enhancement measures have been submitted and approved by the LPA. Enhancement measures will include:
- a) The inclusion of a wildflower species rich grass mix and pollinator friendly and/or night scented plant species into any garden landscaping
 - b) Installation of minimum two signed hedgehog holes within impermeable boundary treatment
 - c) Installation of one bird box and one bat box (per dwelling)
 - d) Enhancement of laurel hedgerow through addition of native species and species rich understorey planting
 - e) Any new hedgerow planting to comprise native woody species.
- Locations of these enhancement measures must be mapped on a location plan which shows the location of the enhancement measures in relation to the proposed development.
- 16 Reason: In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF and policy CS12 of the Core Strategy.
- 17 Condition: No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following as a minimum:

- a) Risk assessment of potentially damaging construction activities such as noise, light and creation of dust.
- b) Details outlining mitigation measure that will be in place to avoid pollution events such as fuel spills, oil leaks and discharges and how these will be controlled should they occur accidentally.
- c) Identification of "biodiversity protection zones" accompanied by a figure identifying their location and extent.
- d) The location and timing of sensitive works to avoid harm to biodiversity features. This will include construction timed to be outside of breeding bird season (1st March and 31st August inclusive) unless a competent ecologist has undertaken preconstruction checks for nesting birds.
- e) A precautionary working method statement to avoid the risk of impacts to amphibians which will include the sensitive removal of vegetation and any brash piles
- f) Details of security/construction lighting including the design, location, orientation and level of illuminance which must specify the avoidance of illuminating ecological features such as hedges, garden boundaries and mature tree to maintain dark corridors
- g) Biosecurity protocol or method statement to prevent the introduction and spread of invasive non-native species and pathogens between sites
- h) The times during construction when specialist ecologists(Ecological Clerk of Works) need to be present on site to oversee works and what the role and responsibilities of that person will be.
- i) Responsible persons and lines of communication.
- j) Details of enhancement measures to be installed including the number, type and location of bird boxes and hedgehog links and the location and species composition of hedge planting/establishment. The development shall be constructed in full accordance with the details agreed

- 17 Reason: In order to safeguard the ecological interests of the site in accordance with Policy CS12 of the Core Strategy 2011 and Section 15 of the NPPF. In order to comply with the Habitats Regulations 2017 and avoid likely significant impacts to Roydon common and Dersingham Bog SAC and Roydon Common Ramsar.



Barns North of Thornham Road Holme next the Sea Norfolk PE36 6LA



Legend

Scale: 1:2,500

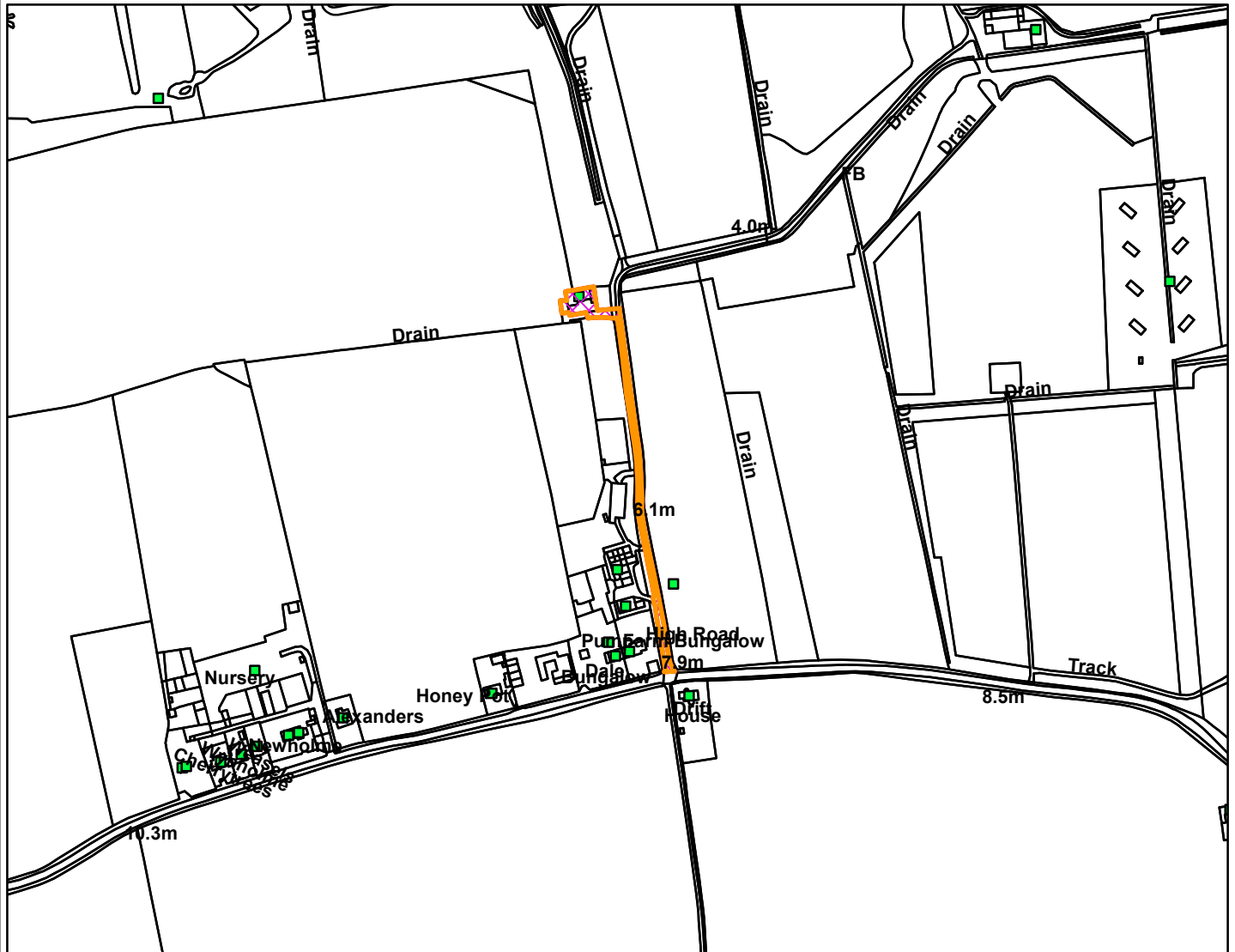
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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |



Barns North of Thornham Road Holme next the Sea Norfolk PE36 6LA



Legend

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Scale: 1:5,000

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |

| | | |
|----------------------|--|--|
| Parish: | Holme next the Sea | |
| Proposal: | Conversion of existing agricultural barns including change of use (C3) to a private detached dwelling and associated works. | |
| Location: | Barns North of Thornham Road Holme next The Sea Norfolk PE36 6LA | |
| Applicant: | Mrs Lyn Garrett | |
| Case No: | 23/00580/F (Full Application) | |
| Case Officer: | Lucy Smith | Date for Determination: 30 May 2023 Extension of Time Expiry Date: 10 November 2023 |

Reason for Referral to Planning Committee –Officer recommendation is contrary to the views of the Parish Council, and the application has been referred by Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

The application seeks full planning permission for the conversion of an existing cattle shed to use as a dwelling. The existing cattle shed building consists of a 19th century bothy with a later pole barn addition and is accessed via Thornham Road, Holme Next The Sea. The site is outside of the development boundary and within the wider countryside for the purposes of planning policy.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty and the Heritage Coast and is within Flood Zone 3a of the Borough Council's SFRA (2018).

Key Issues

Principle of development
Form and character
Impact on neighbour amenity
Highway safety
Flood risk
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the conversion of an existing cattle shed to use as a dwelling. The existing building consists of a 19th century bothy with a later pole barn addition and is accessed via Thornham Road, Holme Next the Sea. The site is outside of the development boundary and within the wider countryside for the purposes of planning policy.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty and the Heritage Coast and is within Flood Zone 3a of the Borough Council's SFRA (2018).

The building is small and has been unused for some time, but it has significance as a vestige of former cattle farming on the pastures bordering the coastal marsh. It has evidential value of past activity and historical and social values. In terms of the NPPF, it is considered to be a 'non-designated heritage asset'. The building is set within a clear established curtilage which would be retained as the property's garden land post-development.

Between the surveying of the tithe map in 1844 and the Ordnance Survey of 1886 the application site was enclosed as a cattle yard and a small rectangular building was provided on its north boundary. The site occupied a position beside the track, east of a pasture and the OS map shows a number of springs nearby to the north which could provide adequate water.

The survey map of 1904 shows the rectangular building with greater clarity. It was in two sections, the larger western part was open cattle shed and the smaller building a bothy on the east side. The arrangement is shown on subsequent maps up to the Second World War. The yard has been extended to the west and the original carstone wall survives. It is now covered by a corrugated roof supported on poles, which is part of a mid-twentieth century cattle shelter, added in front of the original shed and bothy.

The application has been supported by a structural survey which demonstrates that the structure is readily capable of retention as the main framing construction for the conversion.

The proposal seeks conversion of the existing structure to form a two-bedroom dwelling. The pole barn element of the existing building will be enclosed by new walls, and a small pseudo dovecote extension is proposed to form safe refuse above potential flood levels. All works will take place within the established courtyard and will not extend further into the countryside.

The proposal is to convert the entire structure of cow shed, bothy and cattle shelter to form a single dwelling. The design challenge has been to achieve this without increasing the size of the enclosure, maintaining the low height of the structure and retaining the cow shed and bothy with as little alteration as possible.

The bothy is retained unaltered as a store, keeping its chimney and gable shuttered window, whilst the former open fronted cow shed is used as a gym and shower room with a north wall to enclose the space. The corrugated sheet roofing over these original buildings is to be replaced with clay pantiles.

The 19th century water pump at the south-west corner, currently hidden by dense vegetation, is to be exposed and repaired.

SUPPORTING CASE

The Agent provided the following supporting statement for inclusion in this report:

1. The starting point for the determination of any application is the relevant statutory provisions; s.38(6) of the Planning and Compulsory Purchase Act 2004 requires that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

2. In this context, paragraph 11 of the NPPF requires that planning decisions should apply a presumption in favour of sustainable development; it says that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. Further, paragraph 38 requires that local planning authorities should approach decisions in a positive and creative way, and requires decision-makers at every level to approve applications for sustainable development where possible.

3. The Council’s Core Strategy (adopted and applied since 2011) contains a policy (CS06) which expressly addresses the conversion of existing rural buildings to dwellings, which should therefore make this decision a relatively straightforward one, allowing for conversion to residential use where: the existing building makes a positive contribution to the landscape; a non-residential use is unviable; the accommodation to be provided is commensurate to the site’s relationship to the settlement pattern; and the building is easily accessible to existing housing, employment and services.

4. The officers have scrutinised the application proposal closely, as have the external professional statutory consultees; thus, subject to appropriate conditions, Norfolk County Council as local highways authority have no objection, the Environment Agency and the District Emergency Planning Officer have no objection in relation to flood risk, the Environmental Quality Officer has no objections, the Council’s ecologist has no objections, and the design has attracted favourable comment. There remains the concerns expressed by the Parish Council; however, these concerns have all been addressed by the applicant to the satisfaction of your professional officers.

5. The application proposal will reuse an interesting existing range of buildings to provide a family home; there are only a handful of such conversions along the coastal area of the AONB in West Norfolk, and they do not harm the character or appearance of the area, but enhance it, by preserving historic built forms and complementing the “living” nature of the communities in this landscape.

6. It is perhaps easier to refuse all change; however, that has not been the culture of this Council over the years, but rather to embrace it and shape things for the better.

7. The application proposal is well-considered, and honed by the advice of your officers; it deserves permission, subject to the recommended conditions.’

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Parish Council: OBJECTION summarised as follows:

- Dated 20 September 2023
- Maintain objection until further investigation into flood risk situation which is the subject of detailed technical advice and questions from the EA
- The Parish Council is of the view that the main issue is whether the harm done by building a new dwelling in this highly sensitive location is outweighed by the benefit of preserving a building which is presented as an undesignated Heritage Asset. Having considered the available evidence, it will be clear from the following that a number of questions remain to be satisfactorily addressed and the PC's objections remain.
- Sustainability of the location, exposure to flood risk and impact on AONB, Heritage Coast and SSSI
- Distant from community and accessed via A149, has no nearby service, mains drainage and no safe walking access to public transport, will be entirely dependent on private car use
- Location is contrary to Local Planning Policies
- reference to nearby application for construction of a new dwelling which was refuse – ref 23/00422/F
- Parish Council agrees that the cattle shed and bothy may have some heritage significance by reason of their design, use and age, raised question as to how this could be preserved
- Parish Council does not consider the pole barn to have any heritage significance due to age and condition
- Pole Barn to be entirely removed, the open cattle shed would be closed and the roof would be closed beyond recognition. Only three walls of the small bothy (7% of overall floor area) would remain visible. The Parish Council considered this will lead to loss of recognisable significance of the building.
- Funding could be available to restore buildings to their existing use without any loss of significance
- High Flood Risk level and would not be supported by the Parish – Contrary to HNTS2
- Internal flood depths would be dangerous for all
- Concern over detail on drawings and finished floor level of the safe refuge. The AOD level could be conditioned.
- No information on structural integrity has been provided as part of this application, and cannot guarantee retention of the heritage asset in a flood event
- Concern over use of flood warning systems in an area of low signal
- Proposed refuse increases visual impact on the landscape, eroding the character of the AONB
- Size of dwelling vs curtilage is contrary to Policy HNTS14
- Dwelling should be subject to Principal Residence legal agreement
- Concern over direct impacts on protected sites from the proposed use
- In so far as the planning balance, the proposed house is in an unsustainable location for residential development, it encroaches on the Protected Sites, impacts negatively on the special qualities of the AONB and the safety of potential occupants as well as

the emergency services. These impacts are not considered to be outweighed by the benefits of preserving the heritage asset through conversion to a new dwelling for which there is no demonstrated need.

Highways Authority: NO OBJECTION subject to standard access/parking area condition.

- **Environment Agency: NO OBJECTION – provided advice for assessment** summarised as follows:
- Site is within Flood Zone 3a and has a high probability of flooding
- The conversion would be 'more vulnerable' in terms of flood risk
- The LPA should review whether safety is acceptable in regards to FFL and predicted flood levels
- The LPA should ensure they are content with a FEPP being proposed rather than provided *note – a Plan has now been provided to cover this point to the agreement of the Emergency Planner*
- Provided an outline of the level of risk on site to enable assessment
- Given that refuge is identified as a fall-back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces associated with flood water
- The Emergency Planners should be consulted on the evacuation proposals
- Request for consideration of how funding for upgraded defences could be achieved through the planning system

Emergency Planner: NO OBJECTION

Internal Drainage Board: NO OBJECTION Provided guidance on the requirements of the Board's Byelaws

Environmental Health & Housing - Environmental Quality: NO OBJECTION recommended unexpected contamination condition.

Ecologist: NO OBJECTION Recommended conditions to control mitigation measures proposed within the Ecological Assessment.

Conservation Officer: NO OBJECTION with the following comments:

'The barn which is the subject of this application has been appropriately assessed in the heritage statement submitted with the application which details, at some length the surviving historic walls which are a remnant of a cattle shed. These remote cattle sheds are often used to get the cattle in off the marshes and can sometimes be some distance away from the farm. It is an important remnant of the former rural way of life in Holme and an important survival of a remote cattle shelter which are being lost from this environment. While there is not enough surviving historic fabric to nationally list it, it is considered to be of local importance, and is therefore a non-designated heritage asset.

The proposal seeks residential conversion of the building and it mirrors the agricultural look of the surviving metal barn. The modern character of the proposal means the proposed building can be kept low in height and the style of building means it will be recessive in the landscape, in keeping with the agricultural nature of the building and its surroundings. The extension is rather unfortunate but, a necessary requirement to comply with the flood regulations and could be said to resemble a dovecote, which is another form of agricultural building.

Overall, it is a good design that retains and restores the historic walls of the cattle shelter. #

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

HNTS 1: Principle of Sustainable Development

Policy HNTS5: Countryside Zone

Policy HNTS10: Overall Form and Pattern of Settlement

Policy HNTS11: Street Scene, Character and Residential Environment

Policy HNTS12: Conservation Area

Policy HNTS13: Heritage Assets

Policy HNTS14: New Homes

Policy HNTS18: Principal Residences

Policy HNTS20: AONB Landscape Quality

Policy HNTS22: Biodiversity

Policy HNTS25: Traffic and Car Parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Other material considerations

Principle of Development:

The application site is within the wider countryside for the purposes of the Local Plan and is within the Countryside Zone as shown on the Plan Zones Map within the Holme next The Sea Neighbourhood Plan.

The site is within the Norfolk Coast AONB.

Local Plan Policies and the NPPF

Policy CS06 of the Core Strategy (2011) provides for the conversion of buildings to a residential use only where:

- The existing building makes a positive contribution to the landscape
- A non-residential use is proven to be unviable
- The accommodation to be provided is commensurate to the site's relationship to the settlement pattern; and
- The building is easily accessible to existing housing, employment and services.

The aim of Policy CS06 is to protect and maintain the character of rural areas in line with the overarching aims of the NPPF (2019), supporting sustainable patterns of development and the sustainable development of rural areas.

Policy CS12 goes on to state that proposals to protect and enhance the historic environment and landscape character will be encouraged. The historic and built environment play a crucial role in delivering environmental quality and well-being. The council aim to preserve and where appropriate enhance its qualities and characteristics.

Paragraph 174 of the NPPF (2023) recognises the intrinsic character and beauty of the countryside and supports the protection of the countryside. Paragraph 120d of the NPPF states that decisions should support the development of under-utilised buildings.

Paragraph 197 of the NPPF (2023) Requires local planning authorities to take account of the following when determining application:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 203 of the NPPF (2023) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The NPPF defines 'significance' as "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

Significance may be assessed on a scale from very high to none depending on the values society places on a particular historic asset. Historic England's 2008 guidance (Conservation Principles Policies and Guidance For The Sustainable Management of The Historic Environment) considers that these values may be 'evidential' (from past activities or remains), historical, aesthetic, communal (commemorative or symbolic, cultural, social or spiritual) or natural. In assessing significance, the importance of the setting of the heritage asset should also be considered.

The open fronted chalk barn and bothy are visible on site on the 1886 Ordnance Survey Maps and the heritage statement provided as part of this application illustrates the barn was likely constructed on site between the surveying of the tithe maps in 1844 and the later OS mapping. This building arrangement is consistent across subsequent maps up to the Second World War.

The bothy at the east end of the building is a single room with the remains of a fireplace in its north-east corner and an unglazed window with hinged shutter in its east gable.

The bothy, open shed (including roof trusses), east boundary wall and water pump which are existing on site are all identified within the heritage statement to date back to the 1800s.

Limited specific information is available to outline when the timber pole barn cattle shelter was created adjoining the chalk blockwork structure however it is believed to be a mid-twentieth century addition representing increased use of the shelter for cattle at a point just before the sudden decline in husbandry in the second half of the century.

The application site is within the Heritage Coast and is within the designated AONB. This part of the Norfolk Coast is characterised by settlements separated from the shoreline by salt marsh and between the two, land has been reclaimed largely for pasture. The landscape character is significant in its own right and throughout history, the gradual increase in small ancillary farm buildings along the coast occurred in the 18th and 19th century following an increase in the construction of sea banks. The historic growth of the farming economy is the reasoning behind the original construction of the bothy and cattle shed as well as its later enlargement.

The entire yard is a summary of the history of grazing on the coastal pastures. It has historic and social value and its significance is increased by the increasing rarity of such structures, which no longer have any agricultural use and as a result decline or sadly disappear.

The cattle shelter and bothy which form the basis for this application form an integral part of this significant landscape. The buildings are of considerable local historic and cultural interest and, in terms of the NPPF, the existing building is considered to be a non-designated heritage asset.

Recladding and insertion of new walls and windows to enclose the building are proposed to the pole barn element of the building to bring the building in line with modern residential requirements however the proposal has been well-designed to retain the character of the building and limit harm to historic fabric and the buildings character. The interaction between roof slopes and its utilitarian character would be retained, and the location of development wholly within the curtilage of the existing building which prevents intrusion into the wider landscape setting. Full consideration of the design of the building is discussed below.

Whilst outside of any development boundary and therefore on land which is considered to be within the wider countryside, the subject site comprises a barn (Cattle shed and bothy) which is considered to be of merit and worthy of preservation. The proposal will provide a viable use which will ensure the building's long-term survival. The reuse and retention of the non-designated heritage asset for residential purposes is supported by the NPPF (2023) and Policies CS06 and CS12 of the Core Strategy (2011).

Assessment against the Neighbourhood Plan

Policy HNTS 1 of the Neighbourhood Plan states that the Plan will adopt a positive approach to sustainable development and development proposals will be supported where they are consistent with this principle and accord with other policies of the Neighbourhood Plan, the Local Plan and the NPPF and in particular where they:

- (i) Contribute to the economic and social vitality of the Parish's resident community
- (ii) Respect the natural capital and ecosystem services generated by the Parish including its heritage assets (all of which underpin the Parish Economy).
- (iii) Take opportunities to secure a positive impact on habitats, including the designated sites (SPA, SAC, RAMSAR, SSSI, Heritage Coast), taking account of the cumulative impacts of incremental development
- (iv) Have due regard to the status of the AONB where great weight should be given to conserving and enhancing landscape and scenic beauty and where the conservation of wildlife and cultural heritage are important considerations
- (v) Promote adaptation and resilience to climate change, sea level rise and flood risk

The proposal seeks consent for the conservation of a non-designated heritage asset within the AONB. The reuse of the existing building will prevent further deterioration of the structure and lead to an enhancement of the immediate setting through improved use of materials and landscaping. The addition of a new dwelling, which can be controlled to be utilised as a principal residence only, would contribute to the economic and social vitality of the Parish through the provision of a modest new dwelling. Flood risk impacts are discussed in additional detail below.

The application site to the north borders Holme Next the Sea Neighbourhood Plan's 'Protected Sites Zone' however no extension of the building or its curtilage is proposed within this area and the proposal therefore complies with Policy HNTS 3.

Policy HNTS 5 states:

'Proposals for development in the Countryside Zone must respect the purpose and aims of its designation as well as its AONB status. They should demonstrate a need that is clearly related to agricultural activities and linked to a specific location that satisfies that particular need. Where possible development should re-use or replace an existing building and should also be linked both physically and functionally to existing buildings. Development that would result in the creation of redundant structures in the countryside or the introduction of new development in isolated locations will not normally be permitted. All development should be based on high standards of design. It should reflect local character and distinctiveness and in terms of both physical scale and intensity of use, it should be compatible with its particular purpose and sympathetic to the rural setting as well as neighbouring amenity'

The explanatory text for Policy HNTS 5: Countryside Zone states that this zone aims to:

- *Safeguard agriculture and soils and protect the countryside from encroachment
- *Check the extension of the developed area of the parish and prevent sprawl
- *Preserve the AONB setting, heritage and character of the parish
- *Conserve strategic gaps between Holme and the neighbouring parishes
- *Avoid new development that is prominent on the skyline, constitutes a visual distraction or impacts negatively on the landscape

The proposal is for the conversion of an existing building which has an identified historic and cultural value which is discussed in depth within the supporting information. It is not suitable for modern day agricultural purposes.

The proposal as a whole is considered to accord with the aims and purpose of Policy HNTS 5 in that it represents the modest conversion of an existing agricultural building and its existing curtilage and does not propose any greater encroachment into the wider countryside. The proposal, with limited increase in building footprint, is not considered to lead to greater sprawl of the undeveloped countryside and is for the reasons discussed throughout this report considered to preserve the AONB setting and heritage. The re-use of existing buildings is supported by Policy HNTS 5 'where possible' and by nature, as a conversion of an existing building does not result in the creation of any redundant structures in the countryside.

Policy HNTS7 of the Neighbourhood Plan relates to the protection of natural assets/natural capital. The policy includes references to protecting and preserving tranquillity, the wide-open spaces, dark skies and panoramic views of the AONB landscape and to conserving and managing historical and cultural heritage. The proposal is considered to comply with the aims of this policy, subject to conditions to control external lighting and proposed materials, discussed further below.

Policy HNTS13 states that development proposals should recognise, conserve and enhance the significance of heritage assets and respect their setting.

The first part of Policy HNTS14 of the Neighbourhood Plan would not apply in this instance as the dwelling is not within the development envelope allocated within the neighbourhood plan. The application seeks change of use of the building and its existing curtilage, and whilst the proposed percentage plot coverage totals approximately 42% (when excluding the entire driveway access from the definition) and therefore is marginally over the 40% figure noted within the Plan, this policy must be balanced against remaining policies of the Neighbourhood Plan and NPPF in regard to preventing adverse impacts on the countryside and the AONB. On balance, it is therefore considered that the countryside and AONB

impacts associated with an extension to the historic curtilage of the building would lead to greater harm to the local area and visual appearance of the building within the landscape.

Policy HNTS18 relates to Principal Residence Conditions. A Planning Condition is recommended to be imposed to control occupation of the dwelling. The Planning Practice Guidance sets out that planning obligations should only be used where it is not possible to address unacceptable impacts through planning conditions.

Whilst the Parish Council recommend that a S106 legal agreement is put in place to control the occupation of the dwelling, given the scale of this application and the potential to impose planning conditions to control the same impact, it is considered that a S106 agreement would be unduly onerous in this instance.

Policy HNTS20 requires development to demonstrate protection of views from Holme's network of footpaths. The coastal footpaths closest to the site are well-distanced from the application site and the proposal is unlikely to have any significant impact on long views from the north. Whilst the building, in particular the dovecote addition, may be visible from the main extent of the village to the west, considering the modest design which largely relates to the conversion and alteration of the existing building and retains the existing form, the 685m between the nearest footpath and the proposed dwelling would suitably limit any significant impact on long views.

The Neighbourhood Plan, when read as a whole, is supportive of proposals which preserve or enhance the AONB and preserve the cultural heritage of Holme Next the Sea. For the reasons discussed above, the proposal is considered to represent the conversion of a non-designated heritage asset, and this will result in the preservation of the asset going forward. The cattle shed and bothy have heritage value and represent a part of Holme Next the Sea's agricultural past.

The retention of the building, subject to further assessment below and conditions to control its occupation as a principal residence only, is considered to comply with the overarching aims of Holme Neighbourhood Plan. The principle of development is therefore considered acceptable.

Consideration of the impact of flooding and the biodiversity impacts takes place below.

Form and Character:

The existing barns on site have a distinct character and appearance, their scale and bulk directly relating to their age and historic use, albeit in a state of disuse/disrepair. The building is also set within the AONB landscape, with relatively flat agricultural fields allowing long views of the site to the north and west.

The proposal is to convert the entire structure of cow shed, bothy and cattle shelter to form a single dwelling. The design challenge has been to achieve this without increasing the size of the enclosure, maintaining the low height of the structure and retaining the cow shed and bothy with as little alteration as possible.

The bothy is retained unaltered as a store, keeping its chimney and gable shuttered window, whilst the former open fronted cow shed is used as a gym and shower room with a north wall to enclose the space. The corrugated sheet roofing over these original buildings is to be replaced with clay pantiles.

The 19th century water pump at the south-west corner, currently hidden by dense vegetation, is to be exposed and repaired.

The main change is to the remainder of the yard which is covered by the corrugated cattle shelter supported on timber poles. The poles are to be kept, but the corrugated sheeting is to be replaced with horizontal weatherboarding and a zinc sheet roof and a floor will be added. The height and profile of the building are to be kept as low as possible in order to minimise any impact on the landscape.

The boundary walls and shape of the building and its curtilage provide a feeling of enclosure which would be retained post development. Whilst an extension to the building is proposed for flood risk purposes, the overall conversion is sympathetic to the existing character of the building as well as to its history. The careful use of appropriate materials is imperative to achieve a suitable final appearance and samples could be conditioned.

The poles currently forming a main part of the more modern structure will be retained within the dwelling and the external walls will be re-covered in grey horizontal weatherboarding and a zinc sheet roof to complement the existing form whilst also improving the appearance of the structure from further afield.

Chalk elements of the proposal will be retained in-situ with minimal changes proposed to their appearance.

The dovecote extension required for flood risk purposes has been agreed by the Conservation Team. The position and size of windows has been further considered where inappropriate placement could lead to further light pollution which would not be supported by the neighbourhood plan. The glazed link to the main barn ensures that the positioning of the dovecote does not erode the significance of the barn itself.

The Neighbourhood Plan is consistent in its aims to protect the AONB and achieve suitable designs for development which does not harm the AONB, the Countryside, or Heritage Assets.

Whilst not being sufficiently innovative to be supported entirely by Paragraph 134 of the NPPF (2023), the proposal is good design which takes into account the significance and form of the non-designated heritage assets. The proposal is therefore considered to comply with design policies such as Paragraph 130 of the NPPF (2023), Policy DM15 of the SADMPP (2016) and Policy HNTS11.

Impact on Neighbour Amenity:

The application site is remote from neighbouring dwellings and would not impact on the amenity of the nearest properties. The application is therefore in line with Policy DM15 of the SADMPP (2016).

Highway Safety:

The Local Highway Authority raise no objection to the principle of the application, which would result in no significant increase in vehicular activities along the private track and to Thornham Road when compared with the lawful agricultural use.

Conditions are recommended to ensure that the landscaping scheme allows the provision of parking spaces for at least two vehicles. Subject to conditions, the proposal is considered to

comply with the aims of the NPPF (2023), Policies CS08, CS11 and DM15 of the SADMPP (2016) and Policy HNTS25 of the NP.

Flood Risk:

Various amendments have taken place throughout the course of this application to update plans and the Flood Risk Assessment provided upon submission, ultimately resulting in the withdrawal of the Environment Agency's objection. The Environment Agency have most recently stated no objection to the proposal, subject to consultation of the Borough Council's Emergency Planner and provided various additional suggestions which have all be considered as part of this report.

The Emergency Planner raises no objection to the proposal.

Conditions can be used to control submission of full structural reports to evidence how the building will withstand flood risk in the event of a tidal breach or other serious flood event. This can take place alongside the Building Regulations process when the structural details are finalised. The structural report provided with this application indicates the building is suitable for the proposed use, however does not provide a sufficient level of information to assess flood resilience and resistance measures going forward. Conditions will enable this detail to be provided prior to commencement of any works.

The dovecote extension provides a safe refuge above the highest expected flood level – with a finished floor level (FFL) of 7.18m AOD. The EA's response incorrectly notes that the proposed floor level is lower than this, however the FRA addendum can be conditioned to refer to this figure. Conditions would be imposed to ensure that the FFL of the dovecote is constructed at no lower than 7.18mAOD. This is 300mm above the 1 in 1000 year plus climate change allowance noted within the EA's advice.

A Flood Emergency Preparedness Plan (FEPP) was prepared and submitted alongside the revised FRA. This document has not drawn objection from the Emergency Planner. Further conditions are recommended to ensure, alongside details on the structural integrity of the building, that flood resilience and resistant measures are provided throughout the construction as agreed by the Local Planning Authority.

In regards to the sequential tests, the Planning Practice Guidance sets out that this does not apply for changes of use. By nature, the proposed development cannot reasonably be relocated elsewhere.

In regard to the exception test, the application can be deemed safe for its lifetime subject to conditions restricting finished floor levels, the submission of structural details to evidence flood resistance and resilience measures, and the use of the submitted FEPP. The second part of the exceptions tests requires wider sustainability benefits to the community that outweigh the flood risk.

Members should consider whether the high risk of flooding on site is outweighed by the benefits of the proposal. The application site proposes a new dwelling which will contribute towards the housing supply and will also reuse a currently redundant non-designated heritage asset within the AONB which could positively contribute in regard to preserving heritage and culture. Whilst the EA have not objected in regard to the safety of the building, and the Emergency Planner also does not raise objection in regard to the FEPP, the proposal does constitute the creation of a new dwelling in an area of flood risk and will increase the number of people/residences at risk in the event of a high-level flood.

The LPA considers, on balance, subject to the imposition of various flood resilience and resistance conditions discussed above, that the application passes the exceptions tests and is therefore in line with Paragraphs 163-165 of the NPPF (2023).

Other material considerations:

Contamination The applicant has provided a screening assessment stating no known contamination and that the use of this site has been as a cattle store that is now redundant, no asbestos containing materials are noted in the structure's construction.

The information submitted does not indicate the presence of significant land contamination. However, the former agricultural use means that it's possible that some unexpected contamination could be present. A condition is recommended to ensure that the site is suitably protected from contamination, in line with Para 183 of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

Protected Sites Natural England recommended a Habitats Regulations Assessment take place as to recreational disturbance impacts on nearby protected sites. The Protected Sites are scoped into the Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy, and the GIRAMS fee has been paid as part of this submission. This fee is considered sufficient to overcome the associated recreational disturbance impacts associated with the construction of one new dwelling, and a separate Habitats Regulations Assessment has taken place to record this decision. Planning permission is therefore able to be granted, and significant effects of protected sites ruled out.

The Parish Council raised comment on direct impacts on the nearby protected sites as a result of the use. Neither the Council's Ecologist or Natural England has raised concern in regard to this element of the proposal and given the scale of the application, no adverse impacts are likely.

Ecology - A Preliminary Roost Assessment and a Bat Survey have been provided to support the application. There is evidence of barn owl roosts within the bothy and mitigation measures are proposed to control these impacts on protected species. Further Bat Surveys concluded negligible roost potential within the buildings on site, however both reports set out further mitigation and enhancement measures for the avoidance of doubt. Conditions are recommended to ensure the installation of bird and bat boxes on site in accordance with the submitted details. The proposal therefore complies with the NPPF (2023) and Policy HTNS22 in regard to impacts on protected species.

CONCLUSION

The proposal seeks consent for the conversion of an existing 18th Century cattle shed, bothy and pole barn to use as a two-bedroom dwelling. A structural report provided to support this application demonstrates that the existing building is capable of conversion, and the proposed design has been carefully considered to ensure that the historic character and significance of the building is retained.

The application site is within the wider countryside for the purposes of the Local Plan and is within the Countryside Zone as shown on the Plan Zones Map within the Holme next The Sea Neighbourhood Plan where residential development would not normally be considered acceptable.

The cattle shed and bothy are shown on the 1886 OS Mapping and likely date from the mid-19th Century. Whilst the pole barn is known to be a later addition, the overall structure is considered to have merit and the retention of the building as a non-designated heritage asset has weight in any decision.

The dovecote style extension, required to account for flood risk, is suitably designed to minimise its impact on the landscape, on the AONB, and on the wider countryside setting.

The benefits of preserving the non-designated heritage asset must however be weighed against the risk of flooding on site. The application site is in Flood Zone 3a and has the potential to be flooded significantly in the event of a tidal breach.

The Environment Agency did not object on flood risk grounds, however placed onus on the Borough Council to consider the impacts and recommended the Emergency Planner was consulted. The Emergency Planner has since responded with no objections to the proposal. Subject to conditions relating to finished floor levels of the dovecote addition and the submission of structural information and flood resilience measures via condition, the proposal is considered acceptable in regard to flood risk.

The application is therefore considered to comply with the NPPF (2023), Policies CS06, CS08 and CS12 of the Core Strategy (2011), Policy DM15 of the SADMPP (2016) and the overarching aims of the Neighbourhood Plan in regard to retention of heritage assets.

Members should consider whether the retention and reuse of a non-designated heritage asset and the provision to the housing supply would outweigh the risk of flooding associated with the addition of a new dwelling in this position.

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:
 - P-6133-03 Rev A
 - P-6133-02 Rev A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the information submitted as part of this application, no development shall commence on site until a full scheme/engineers report for the dwelling and associated structures to withstand the hydrostatic and hydrodynamic pressures associated with flood water in the event of a severe flood event has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme should include details of flood resilience and resistance measures and shall be fully implemented in accordance with the details agreed prior to the first occupation/use of the dwelling hereby permitted and retained as such in perpetuity thereafter.

- 3 Reason: The application site lies in an area which is at significant risk of flooding, the submission of a full structural scheme is required to ensure that the development can be made safe for its lifetime in line with the NPPF (2023) and the Borough Council's Flood Risk Design Guidance and Policy CS08 of the Core Strategy (2011).
- 4 Condition: The application shall be constructed and occupied fully in accordance with the approved Flood Risk Assessment (FRA) Addendum prepared by Engineering Support Practice Ltd, dated June 29th 2023 and the associated Flood Emergency Preparedness Plan. In particular, the FRA states:
- Finished Floor Level of the dovecote extension acting as refuge shall be set no lower than 7.18m AOD
- 4 Reason: The application site lies in an area which is at significant risk of flooding, the condition is necessary ensure that the development can be made safe for its lifetime in line with the NPPF (2023) and the Borough Council's Flood Risk Design Guidance and Policy CS08 of the Core Strategy (2011).
- 5 Condition: Prior to the first occupation of the development hereby permitted space sufficient to the satisfaction of the Local Planning Authority shall be provided within the site to enable two cars to park, turn and re-enter the highway in forward gear. This area shall be laid out, levelled, surfaced, drained and be retained thereafter available for that specific use.
- 5 Reason: To ensure that sufficient parking spaces are provided on site, for the avoidance of doubt and in the interests of highway safety in accordance with the NPPF (2023) and Policy DM17 of the SADMPP (2016).
- 6 Condition: The development hereby permitted shall be carried out and completed fully in accordance with the recommendations and enhancement measures detailed within the Preliminary Roost Assessment written by Arbtech and the further Bat Survey written by Chris Vine BSc (Hons) and submitted in support of this application. In particular, the reports state:
- Enhancement measures identified within the bat report, including the provision of bat boxes within the site in line with Para 8.5 of the Bat Survey
 - Sensitive Lighting Strategy to be put in place in line with the details on Table 4 of the Preliminary Roost Assessment
 - Works to take outside of the breeding bird season, or otherwise in accordance with the details on Table 4 of the Preliminary Roost Assessment
 - Existing hedgerows within the site boundary should be retained
 - Installation of at least two bird boxes to be provided in accordance with the details on Table 4 of the Preliminary Roost Assessment
 - Barn Owl Mitigation Plan and Precautionary Method Statement is to be followed, which includes the details of installation of barn owl boxes within the site as outlined in Table 4 of the Preliminary Roost Assessment
- 6 Reason: To ensure that impacts on protected species are properly accounted for throughout the development and following occupation of the dwelling, in line with the aims of the NPPF (2023), Policy CS12 of the Core Strategy (2011) and Policy 22 of the Holme Next the Sea Neighbourhood Plan.
- 7 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and

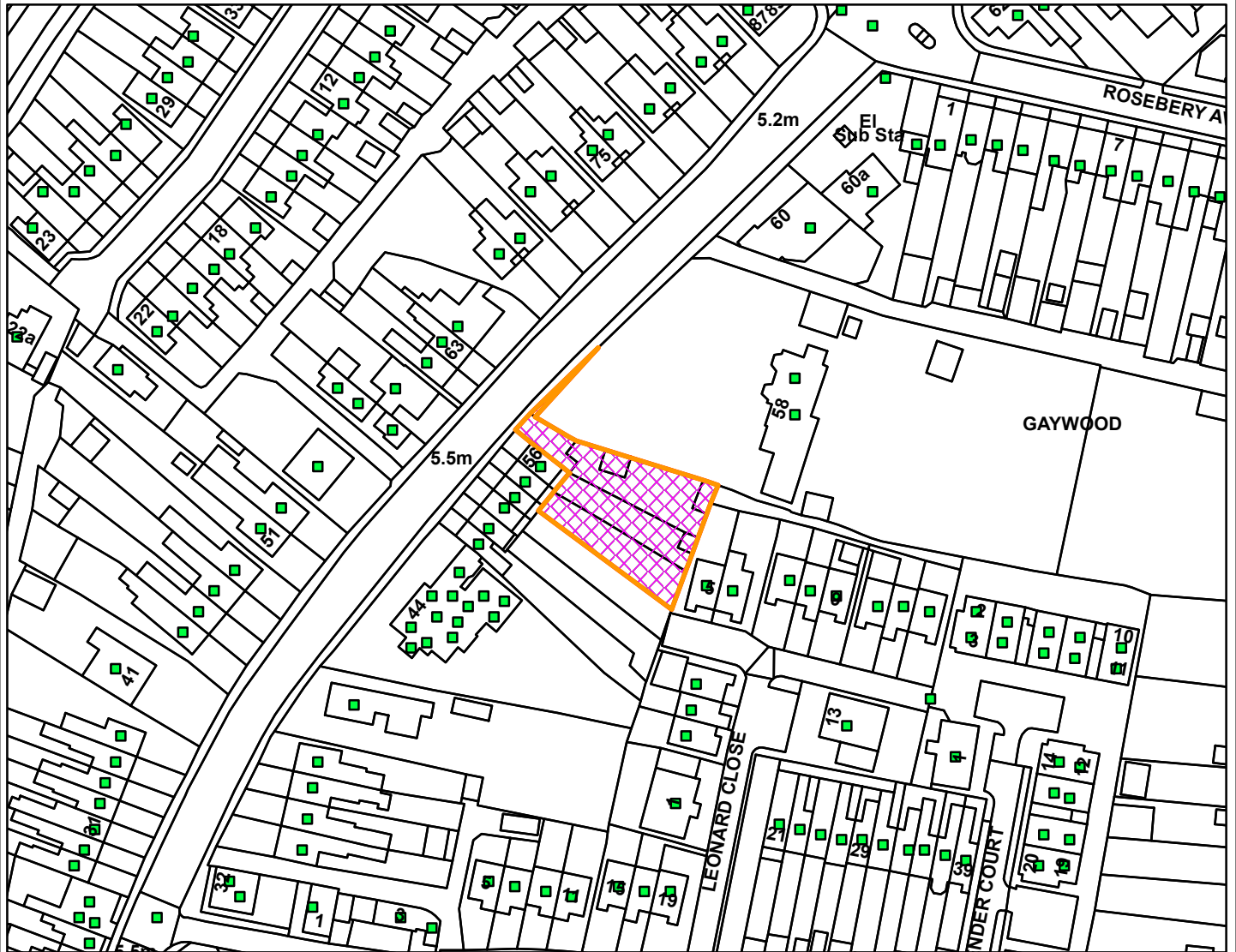
approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 7 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 8 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 8 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 9 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the buildings hereby permitted has been erected on the 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. The development shall be constructed in accordance with the approved details.
- 9 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 10 Condition: Notwithstanding the details shown on the approved plans, prior to the first use/occupation of the development hereby permitted, full details of hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. Hard landscape details shall include proposed hard surfacing materials and proposed boundary treatments, 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.
- 10 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 11 Condition: Prior to the installation of any external lighting relating to the development hereby permitted a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation / angle of the luminaries, the spacing and height of the lighting columns, the extent / levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed. Your attention is drawn to Informative 3 of this decision in relation to the lighting within the AONB.
- 11 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality and the surrounding AONB in accordance with the NPPF and Policy 20 of the Neighbourhood Plan.

- 12 Condition: The dwelling hereby approved shall be occupied only as the primary (principal) residence of those persons entitled to occupy it. The occupiers of the dwelling shall be required to provide evidence that they are meeting the requirements of the condition, and shall make this information available at all reasonable times to the Local Planning Authority
- 12 Reason: In order that the development permitted is in accordance with the requirements of the Holme-next-the-Sea Neighbourhood Plan
- 13 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, C, D, E 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), the enlargement, improvement or other alteration of a dwelling house, the alteration to the roof of a dwellinghouse, the erection or construction of a porch outside any external door of a dwelling house, the construction of any outbuildings, or the installation of any chimney, flue or soil and vent pipe on a dwellinghouse, shall not 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, in accordance with the NPPF (2023) and Policies CS08, CS12 and DM15 of the Local Plan.



56 Wootton Road Gaywood Kings Lynn PE30 4EX



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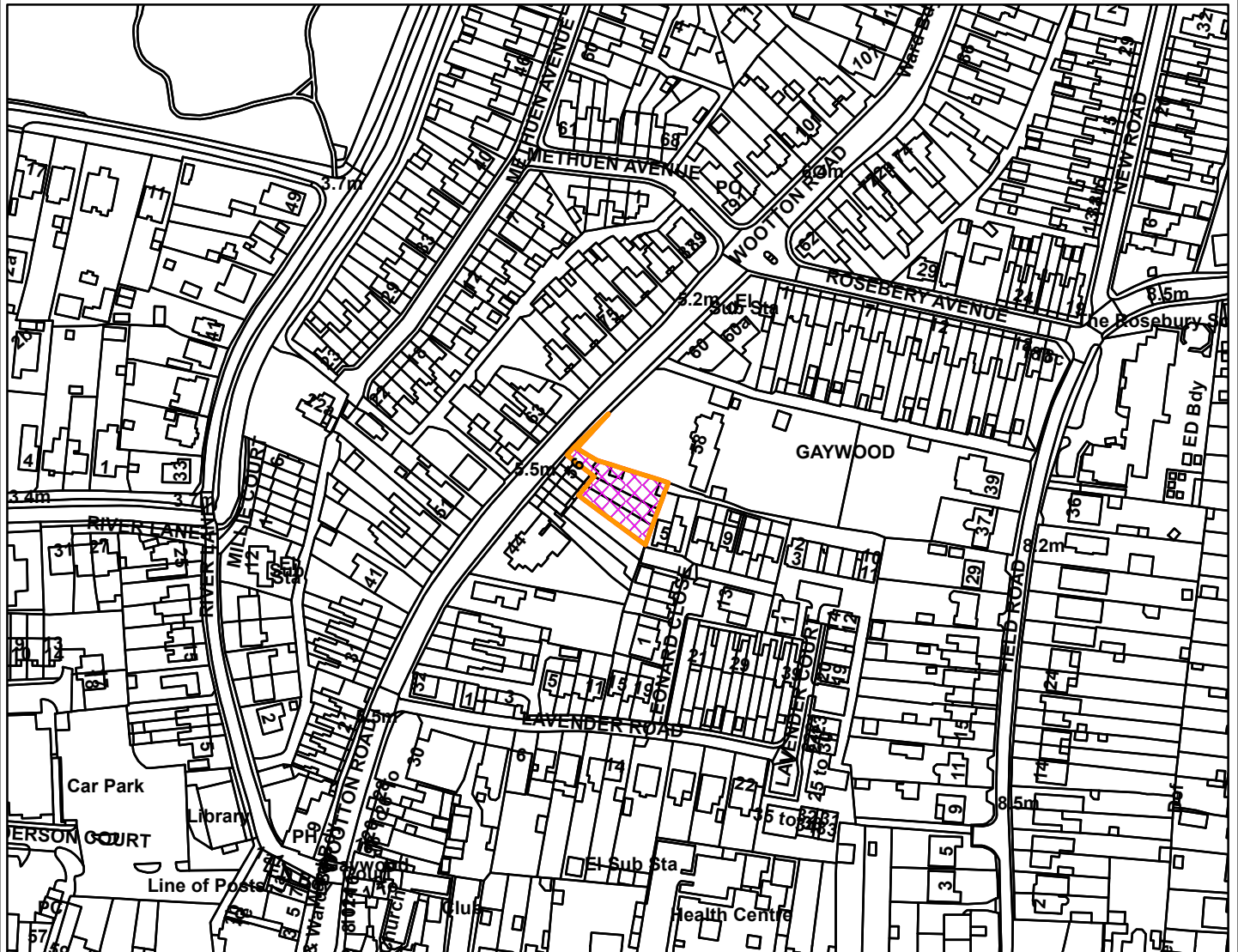
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| Department | Planning |
| Comments | |
| Date | 27/10/2023 |
| MSA Number | 0100024314 |



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|----------------------|---|--|
| Parish: | King's Lynn | |
| Proposal: | Outline permission with all matters reserved for 2 New Dwellings | |
| Location: | 56 Wootton Road Gaywood King's Lynn Norfolk PE30 4EX | |
| Applicant: | Mr D Ward | |
| Case No: | 23/01598/O (Outline Application) | |
| Case Officer: | Olivia Luckhurst | Date for Determination: 26 October 2023 Extension of Time Expiry Date: 23 November 2023 |

Reason for Referral to Planning Committee – Notice served on member of staff.

Neighbourhood Plan: No

Case Summary

The application site is located within the defined settlement boundary of Gaywood which is classified as a Key Rural Service Centre within Policy CS02 of the Core Strategy 2011.

Gaywood functions as a neighbourhood centre within King’s Lynn. It provides a significant range of services including retail. The area is characterised by a mixture of a two storey detached dwellings and terrace properties constructed from mainly red brick with some examples of cladding and render.

The site consists of garden land serving no.52, 54 and 56 Wootton Road. The plot is positioned to the rear (east) of the dwellings.

The proposal seeks outline planning permission with all matters reserved for 2no. dwellings. Parking would also be provided for no.52, 54 and 56 as part of the red line.

Key Issues

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

Recommendation

REFUSE

THE APPLICATION

The application site is located within the Gaywood settlement boundary and comprises of amenity land serving properties no.52, 54, and 56 Wootton Road.

Outline planning permission with all matters reserved is sought for 2no. dwellings. No details of the scale or design of the properties have been provided.

The site would utilise an existing access off Wootton Road and the plot would provide 7no. parking spaces for the proposed dwellings and no.52, 54 and 56.

SUPPORTING CASE

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Highways Authority: NO OBJECTIONS: In terms of highway considerations, at this stage, the principle of development is acceptable however, the applicant would need to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards:

- i) Visibility splays (2.4m x 43m)
- ii) Access (minimum 4.5m width)
- iii) Parking provision in accordance with adopted standard.

Historic Environment Service: **NO OBJECTION:** Previous very limited archaeological investigations either side of the proposed development have produced Late Saxon, post—medieval and significantly very rare Middle-Saxon pottery sherds. The presence of Middle Saxon artefacts here is potentially significant and could indicate a rare Middle Saxon settlement site. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

A programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205 is required.

Ecology: NO OBJECTIONS

REPRESENTATIONS

TWO representations received stating the following reasons for **OBJECTION:**

- Poor drainage
- Increase in traffic
- Highway and pedestrian safety issues
- Noise disturbance
- Loss of privacy
- Cramped development

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

CONSIDERATIONS

The main considerations are:

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

Principle of Development:

The application site is located within Gaywood and within the King's Lynn settlement boundary as defined by Policy DM2. Policy DM2 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016 states '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.'

Policy CS08 of the Core Strategy states that all new development in the borough should be of high quality and sustainable design.

Policy DM15 of the SADMPP 2016 confirms that development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be

Planning Committee
16 November 2023

assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

The principal of development is considered acceptable subject to compliance with other policies in the plan.

Form and Character:

The application site is positioned to the rear no.52, no.54 and no.56 Wootton Road and comprises of amenity land serving the properties.

Wootton Road is characterised by a mixture of property types including two storeys detached and semidetached dwellings constructed from a variety of materials such as red brick and render and cladding. Most properties are host to large, narrow gardens which extend in depth.

Properties within Wootton Road are positioned in a linear form with dwellings fronting the road. Some dwellings are host to front gardens which also provide off road parking.

The application seeks outline permission only with all matters reserved such as access, appearance, landscaping, layout and scale which would be fully assessed through a Reserved Matters application. However, whilst the layout is indicative only at this stage, the plot size in relation to the current dwellings, parking arrangements and the locality can be assessed.

Paragraph 130 of the NPPF states that states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and should be sympathetic to the local character and history, including the surrounding built environment and landscape setting. Developments should also create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, whilst optimising the potential of the site.

The properties are currently host to long narrow gardens providing ample amenity space in keeping with the built form of the rest of Wootton Road. The proposed development would utilise all of the available garden land currently serving the properties, leaving only the existing pedestrian access free.

Whilst the proposed layout is only indicative, given the relationship of plot with the donor dwellings, any form of residential development in this location is likely to leave no.52, no.54 and no.56 Wootton Road with an insufficient amount of amenity space as well as leaving little space for the occupants of the proposed dwellings.

The siting of two dwellings on the site would also not be in keeping with the existing built form of the area, where dwellings are served by lengthy gardens extending to the east. The positioning of two new dwellings in this located would result in back land developed which is out of keeping with the existing built form of Wootton Road.

Overall, the proposed development appears cramped and contrived and at odds with the built form of the surrounding area. The site is also not considered capable of providing a sufficient amount of amenity space for occupants and does not comply with policy DM15 of the SADMPP or CS08 of the Core Strategy or paragraph 130 of the NPPF.

Impact on Neighbour Amenity:

The full details regarding impact on neighbour amenity would be fully assessed at reserved matters stage. However, whilst indicative at this stage, plans raise concern regarding an acceptable neighbour relationship.

Whilst the drawings do not show the position of all windows, they do identify windows located on the north elevation of plot one and the east elevation of plot 2. Given the cramped form of the site and position of the proposed dwellings, it is considered that they have the ability to overlook the existing properties located to the north, east and west given their proximity to the plot. Plot 2 also has potential to over looking the garden of No.52 to the south and would appear overbearing.

If the properties were to consist of two storeys, they would also have the potential to appear overbearing given that numbers 52, 54 and 56 would be left with no garden land between them and the plot.

Insufficient evidence is provided within this submission to mitigate these concerns and it is considered that the development would lead to an unacceptable relationship and is therefore, considered to be contrary to policy DM15 of the SADMPP or CS08 of the Core Strategy.

Highway Safety:

The proposed dwellings would be accessed off Wootton Road utilising the existing access. The plans provided indicate that the existing access would be widened to 4.5m wide and a shared parking and turning area would be provided for the proposed dwellings and for no.52, no.54 and no.56.

The Highway Authority has confirmed no objection however, the applicant would have to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards:

- i) Visibility splays (2.4m x 43m)
- ii) Access (minimum 4.5m width)
- iii) Parking provision in accordance with adopted standard.
- iv) Turning

The site plan submitted shows that 2no. parking spaces would be provided for each dwelling with one space provided for no.52, no.54 and no.56. Therefore, based on the information currently provided, the proposal is considered to comply with policy DM17 of the SADMPP, however, in order to achieve acceptable visibility in accordance with the Highway Authority's comments, the applicant would need permission from the third party land owners. If permission from the third party land owners is not given, the site would not be to provide a safe access to the site.

Flood Risk:

The application site is located within a flood zone 1 meaning that the site has a low probability of flooding from rivers and the sea.

Other material considerations

Historic Environment:

Very limited archaeological investigations have been carried out either side of the proposed development site and have produced Late Saxon, post—medieval and significantly very rare Middle-Saxon pottery sherds. The presence of Middle Saxon artefacts here is potentially significant and could indicate a rare Middle Saxon settlement site. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

Given that the site is of archaeological interest, if permission were to be granted, conditions would be required ensuring that an archaeological written scheme of investigation is carried out prior to any works commencing along with a site investigation and post investigation being carried out.

Ecology:

It has been identified that this development falls within the 'Zone of Influence' (Zol) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.

The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk. The strategy allows effective mitigation to be implemented at a strategic level, so that the relevant councils, Natural England and other stakeholders are able to work together to provide the best outcomes for the designated sites.

In this case, an appropriate assessment has taken place alongside this decision and confirms that the GIRAMS payment has been paid and therefore, planning can be granted.

CONCLUSION

The proposal for a dwelling, due to the context of the plot, its restricted size and its relationship with neighbouring dwellings and the wider locality, would result in an unduly cramped form of development that would appear incongruous, be harmful to the established form and character of the area, and provide an unacceptable level of amenity space for future occupiers. It would not be high quality development as required by national policy guidance. This would be contrary to Paragraph 130 of the National Planning Policy Framework 2023 which seeks a high standard of development, policy DM15 of the Site Allocations and Development Management Policies Plan 2016 and policy CS08 of the Core Strategy.

RECOMMENDATION:

REFUSE for the following reason:

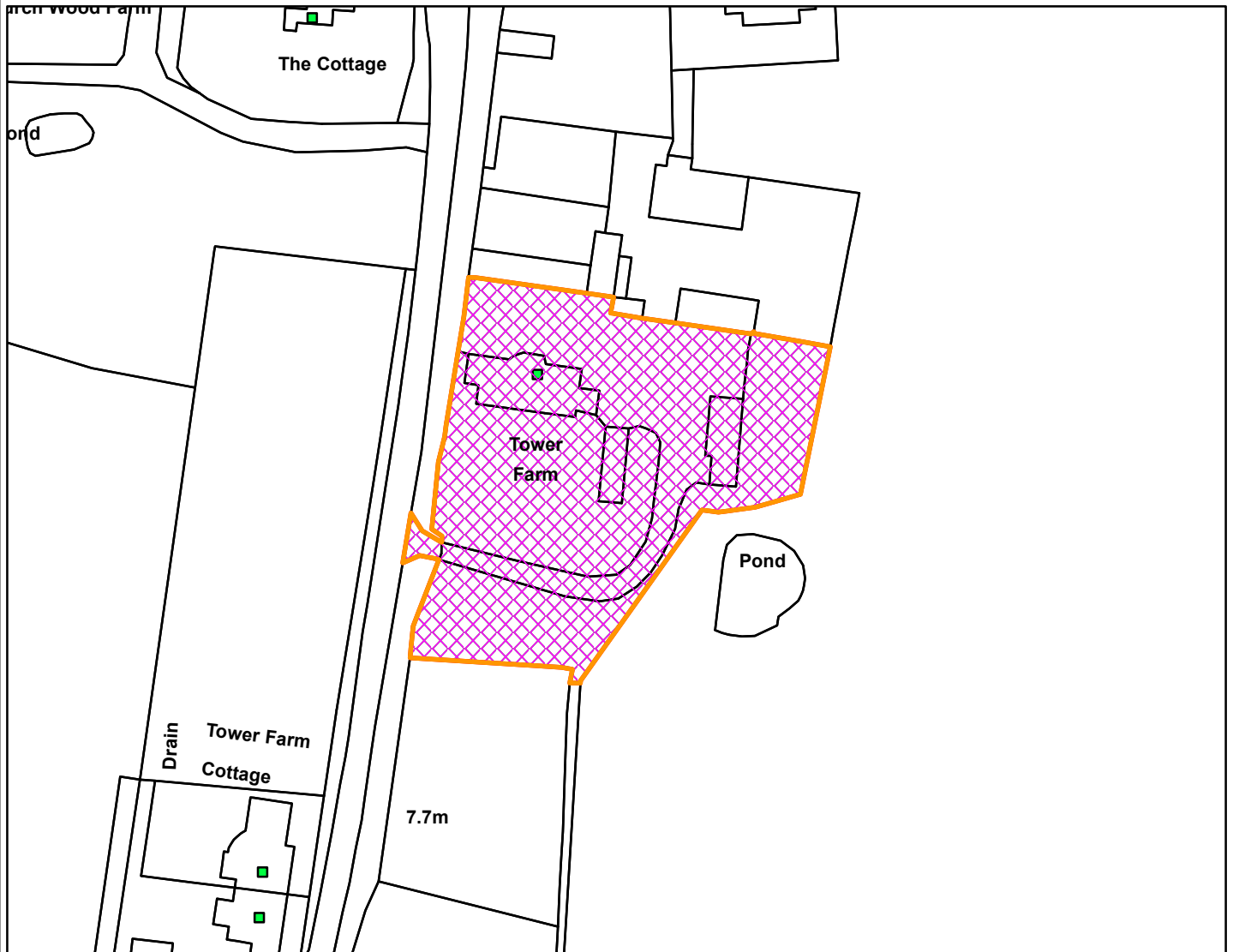
- 1 The proposed dwelling would result in an unduly cramped form of development that would appear incongruous and would be harmful to the established form and character of the area by virtue of the restricted plot and its relationship with neighbouring dwellings and the wider locality. The development would also provide an unacceptable level of amenity space for future occupiers and is therefore, contrary to Paragraph 130 of the National Planning Policy Framework 2023 which seeks a high standard of development, policy DM15 of the Site Allocations and Development Management Policies Plan 2016 and policy CS08 of the Core Strategy.

23/01194/F and 23/01195/LB

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



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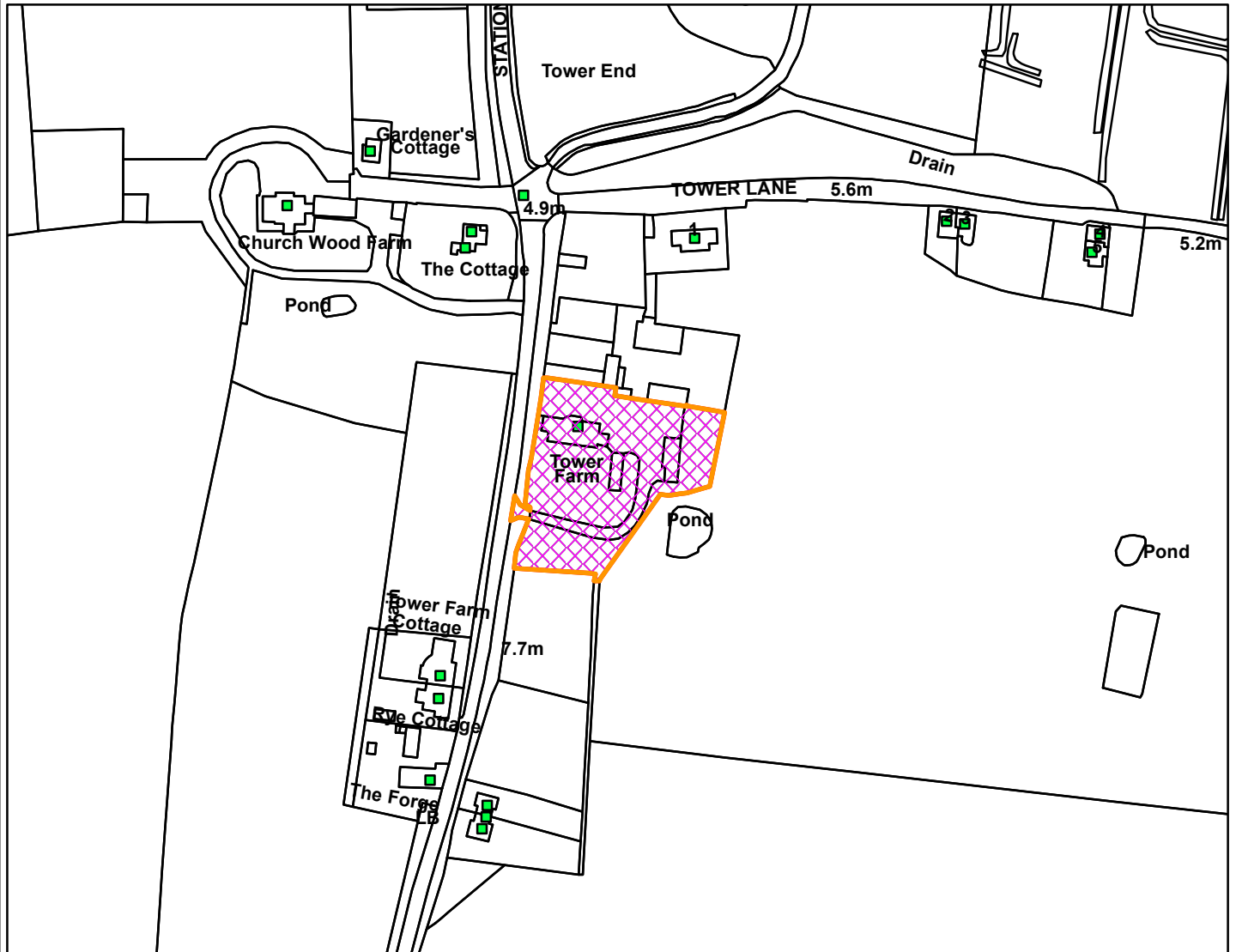
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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
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| MSA Number | 0100024314 |

23/01194/F and 23/01195/LB

Borough Council of
King's Lynn &
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| Parish: | Middleton | |
| Proposal: | Proposed demolition of utility for new kitchen/lobby extension and glazed link, part conversion of outbuilding | |
| Location: | Tower Farm Station Road Tower End Middleton PE32 1EE | |
| Applicant: | Mr & Mrs Barclay | |
| Case No: | 23/01194/F (Full Application) & 23/01195/LB (Listed Building) Conjoined report | |
| Case Officer: | Rowson Phillip | Date for Determination: 20 December 2023 |

Reason for Referral to Planning Committee – Application relates to land within the ownership of a Borough Council Member.

Neighbourhood Plan: No

Case Summary

The application relates to the Proposed demolition of utility for new kitchen/lobby extension and glazed link, part conversion of outbuilding at Tower Farm, Station Road, Tower End, Middleton.

Middleton is designated as a Rural Village under Policy CS02 of the Core Strategy 2011 and as such is not guided by a development boundary

Key Issues

- Principle of Development
- Design and Heritage

Recommendation

REFUSE

THE APPLICATION

Tower Farmhouse, Tower End, Middleton was listed Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest in 1988.

This report is conjoined covering both full planning and listed building proposals. The applications seek consent to demolish a historic single storey extension and original gable end wall at ground floor level, and to build an extension on a larger footprint, to join the main farmhouse to an outbuilding. The proposed extension would create an 'L shaped' connection between the existing farmhouse building and existing outbuilding with the addition of a crittall glazed link.

SUPPORTING CASE

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

PLANNING HISTORY

23/01194/F & 23/01195/LB: Current: kitchen/lobby extension and glazed link, part conversion of outbuilding - Tower Farm

17/00579/F: Application Permitted: 22/05/17 - Installation of 2x external air source units - Tower Farm

17/01014/F: Application Permitted: 19/07/17 - Formation of Drive access and wall feature to the front elevation to match the existing arrangements. Revised Design to application ref: 16/00906/F and 16/00907/LB - Middleton Towers

16/00906/F: Application Permitted: 12/10/16 - New drive accesses to be formed and wall feature to the principle elevation to match the existing arrangements - Tower Farm House

15/00094/F: Application Permitted: 20/03/15 - Porch extension to dwelling frontage and internal structural alterations - Tower Farm House

10/01829/F: Application Permitted: 21/12/10 - Internal layout adjustments and associated works, new lead roof to North bay window, 2No new lead roof dormer windows to South, new link wall and new porch to South elevation - Tower Farm

07/00626/PREAPP: INFORMAL - Likely to approve: 21/12/07 - INFORMAL REQUEST - Conversion/repair of buildings in the curtilage of a listed building for residential use - Tower Farm

08/00381/F: Application Permitted: 15/04/08 - Conversion and repair of 3 buildings to residential dwellings - Tower Farm

RESPONSE TO CONSULTATIONS 23/0194/F & 23/01195/LB

Parish Council: No response at time of writing.

Georgian Society: OBJECTION

Tower Farmhouse is a substantial later eighteenth century Carstone structure of considerable character with early nineteenth century additions and minor later nineteenth century alterations. It has sadly been the subject of recent external and internal alterations, its exterior now lacking the most significant later nineteenth century features visible in the photographic image uploaded to Historic England's national heritage list website. The farmhouse forms part of a notable group with individually listed and curtilage listed farm buildings.

It is proposed to demolish a single storey nineteenth century wing and replace it with a much larger structure, also removing much of the original gable end wall of the farmhouse and a chimney breast at ground floor level. Much of the remains of an historic internal partition

would also be removed together with a further partition which the applicant describes as 'modern'. In their totality these proposals will cause a significant degree of harm to the historic fabric, planform, and significance of the listed building, adding to the cumulative detrimental impact of the alterations undertaken post 2015.

The Group has concerns about the proposed total demolition of the existing small single storey brick service wing as this will remove further evidence of how the building developed and functioned in the nineteenth century. We note that no evidence has been provided that the existing structure cannot be adapted to partially meet the applicant's needs for additional accommodation. The Group also has serious concerns about the proposal to remove the bulk of the gable end wall at ground floor level together with the chimneybreast. This aspect of the proposals will cause serious harm to the historic planform of the listed building and should be deleted from the scheme. The loss of the door opening into the early nineteenth century service wing will also further erode evidence of how the building functioned in the nineteenth century.

The Group has concerns about the size of the proposed replacement structure in relation to the existing farmhouse, and about its relationship to the adjacent outbuilding. Extending the new wing to the north will also lead to the loss of an historic window opening within the gable. The proposed roof lantern is a particularly assertive element of the proposed design which will detract from the setting of the original listed building.

Evidence should be provided that the partition within the living room which is to be removed is indeed of relatively recent date. Information should also be provided to explain the age and significance of the outbuilding to which the house is to be connected, and to explain the impact of the proposed alterations upon its significance. We also note that no information has been provided to explain the impact of the demolition of the wing and the erection of a larger new structure on the setting of the other historic buildings which form part of the former farmstead complex.

Applicants are required within paragraph 194 of the NPPF to provide an adequate assessment of the significance of any historic fabric which is to be removed or altered. Where historic fabric is to be removed a degree of harm will inevitably be caused to the significance of the listed building. The NPPF (2021), paragraph 200 also makes clear that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' In this case the applicants have singularly failed to make a convincing case for the works of demolition proposed.

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building, registered landscape, or their setting, a local planning authority must have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

The Georgian Group must respectfully advise that these proposals would cause a degree of harm (at the higher end of less than substantial harm) to the significance of this listed building, and that a convincing justification has not been provided for these works.

We would therefore recommend that listed building consent is refused.

Conservation Officer: Objection

Tower Farm is a significant Grade II listed farmhouse dating from the C18 with C19 additions and alterations. Recent works to the building have removed much of the C19 interest of the building, but the small extension which forms the scope of these proposals is a notable C19 part of the building. It appears to retain historic glazing and the interior contains a fireplace and sink with handpump, these make a contribution to the evidential significance of the building, showing how the dwelling historically functioned. The extension also contributes to the legibility of the historic development of the building.

The demolition of this part of the building would harm the significance of the building by reducing its evidential value. The proposed extension would not deliver any discernible public benefits to outweigh the harm, the existing building is already a sizeable swelling. Regarding the harm that alterations to the C18 parts of the building would cause, we defer to the Georgian Group. The NPPF states that the significance of heritage assets should be sustained and enhanced (para 190a), and: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation' (para 199). This proposal would not conserve the heritage asset nor sustain and enhance its significance.

We recommend the application is withdrawn or refused.

REPRESENTATIONS None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM5 – Enlargement or Replacement of Dwellings in the Countryside

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 and Heritage

Principle of Development:

The application site is located within the village of Middleton, which is designated as a rural village within Policy CS02 of the Core Strategy 2011. As such, there is no development boundary to guide development and proposals are therefore assessed against Policy DM5 - Enlargement or Replacement Dwellings in the Countryside and Policy DM 15 - Environment, Design and Amenity of the SADMPP 2016.

The proposal is for an extension to an existing dwelling within the curtilage; however due to the structure being a designated heritage asset, the conservation of the listed building would be considered within the policy test for extensions to existing dwellings, i.e., does the proposed design preserve the character or appearance of the street scene or area in which it sits? Is the design of is of a high quality? Any application which fail to reflect the scale and character of their surroundings or have an oppressive or adverse effect the amenity of the area or neighbouring properties will be refused.

Officers can see no adverse impact on local residential amenity from these proposals, they relate to a large, detached dwelling in spacious grounds which has significant separation distances to nearby neighbours. However, the proposed extension is facilitated by demolition to parts of a heritage asset which is harmful to the listed building and street scene. The new build elements fail to preserve or enhance the building or local street scene, they join otherwise historically separate elements of the heritage asset and by virtue of its design, mass, and appearance.

The proposals are therefore contrary to Policy DM5 - Enlargement or Replacement Dwellings in the Countryside and Policy DM 15 - Environment, Design and Amenity of the SADMPP 2016.

Design and Heritage:

Tower Farm is a two storey, detached, Grade II listed building located within the village. The dwelling is constructed of galletted carstone with brick quoins and red clay pantiles. The outbuilding is of a similar construction but with a hipped pantile roof, and carstone walls without galletting.

The proposed extension would require the demolition of the existing historic single storey side extension and the original gable end wall at ground floor level, to construct an extension of a larger footprint, joining the main farmhouse to the outbuilding. The proposed extension would create an 'L shaped' connection between the existing farmhouse building and existing outbuilding with the addition of a crittall glazed link.

The Victorian extension has its own historic interest, but also appears to sit on older foundations and there is historic stonework visible at the base of the extension. The loss of a significant amount of historic fabric would harm the appearance and setting of the historic asset.

The joining of the main farmhouse with the outbuilding would also harm the significance and historic status of both buildings, altering the hierarchy of the separated structures. The use of the outbuilding has historically been, and is today, ancillary and incidental to the main house providing support functions to the house. By linking the two together this alters the status of the outbuilding and consequently has an impact upon the significance of both buildings and the understanding of the site as a whole.

The listed building has undergone substantial alterations in recent years and it is considered that it is therefore important to retain as much of the original and historic fabric as possible.

The NPPF emphasises the importance of good design and conservation of the historic environment.

Paragraph 189 states that 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.'

Paragraph 199 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'.

Paragraph 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

Paragraph 202 of the NPPF states that "Where a 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, including securing its optimum viable use". It is considered that there is no public benefit to be gained from the proposal which is generally considered to be unacceptable.

Policies CS06 and CS08 of the Core Strategy 2011 and DM5 of the SADMPP 2016 require proposals to maintain local character and a high-quality environment; protect and enhance the historic environment and respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout, and access will enhance the quality of the environment. It is considered that through proposing the removal of significant historic fabric and fundamentally altering the character and scale of the listed building, the proposal would not comply with these policies.

Policy DM15 of the SADMPP 2016 requires development proposals to be assessed against factors including heritage impact and visual impact. Development that is of a poor design in relation to these factors will be refused.

On this basis, the proposal is not considered to comply with the provisions of the NPPF or with policies CS06, CS08, DM5 and DM15 of the adopted local plan. The proposal, by virtue of its design, mass, and appearance, which would result in harm to the historic fabric, appearance, and historic plan of the listed building. This would cause harm to the significance of the building which is a designated heritage asset. Given the lack of public benefits of the proposal, which would outweigh this harm the proposal is not acceptable.

CONCLUSION

It is considered that the proposed extension to a listed building, by virtue of its design, mass, and appearance, would result in harm to the historic fabric, appearance, and historic plan of the building. As such, this would cause harm to the significance of the designated heritage asset. Given the lack of public benefits of the proposal, which would outweigh this harm, it is considered to be contrary to the provisions of the NPPF, and Policies CS06, CS08 and CS12 of the Core Strategy 2011, DM5 and DM15 of the SADMPP(2016).

RECOMMENDATION:

REFUSE for the following reason(s):

1 **RECOMMENDATION A:**

REFUSE application 23/01194/F for the following reason(s):

The proposed extension to a listed building, by virtue of its design, mass and appearance, would result in harm to the historic fabric, appearance, and historic plan of the building. As such, this would cause harm to the significance of the designated heritage asset. Given the lack of public benefits of the proposal, which would outweigh this harm, it is considered to be contrary to the provisions of the NPPF, and Policies CS06, CS08 and CS12 of the Core Strategy 2011, and DM15 of the SADMPP(2016).

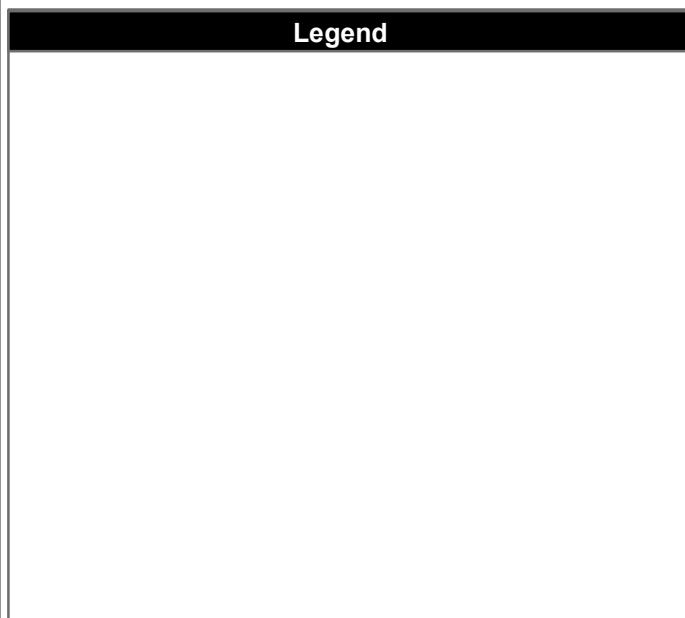
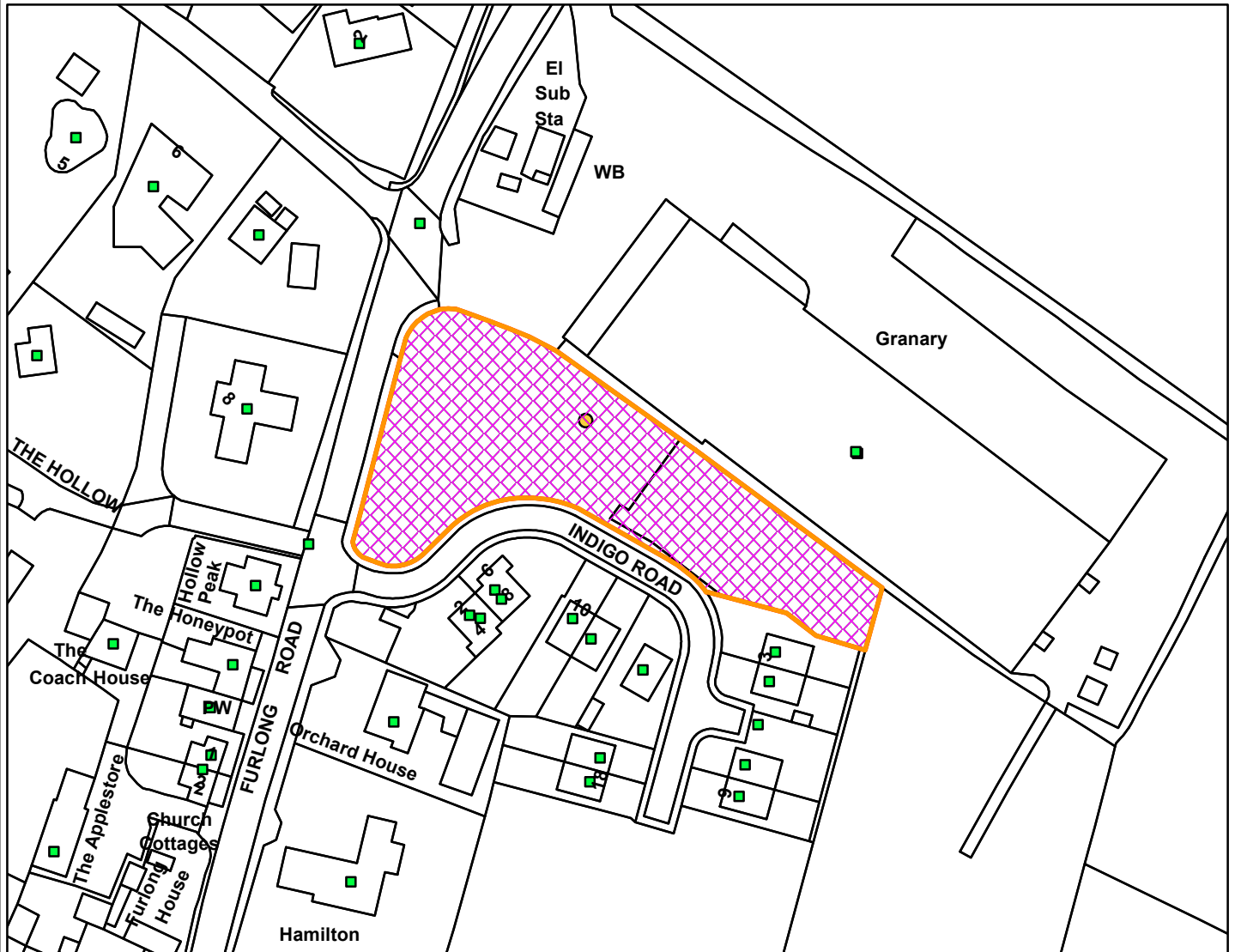
RECOMMENDATION B:

REFUSE application 23/01195/LB for the following reason(s):

The proposed extension to a listed building, by virtue of its design, mass and appearance, would result in harm to the historic fabric, appearance, and historic plan of the building. As such, this would cause harm to the significance of the designated heritage asset. Given the lack of public benefits of the proposal, which would outweigh this harm, it is considered to be contrary to the provisions of the NPPF, and Policies CS06, CS08 and CS12 of the Core Strategy 2011, and DM5 & DM15 of the SADMPP(2016).



Land East of Furlong Road Stoke Ferry Kings Lynn Norfolk PE33 9SU



Scale: 1:1,250

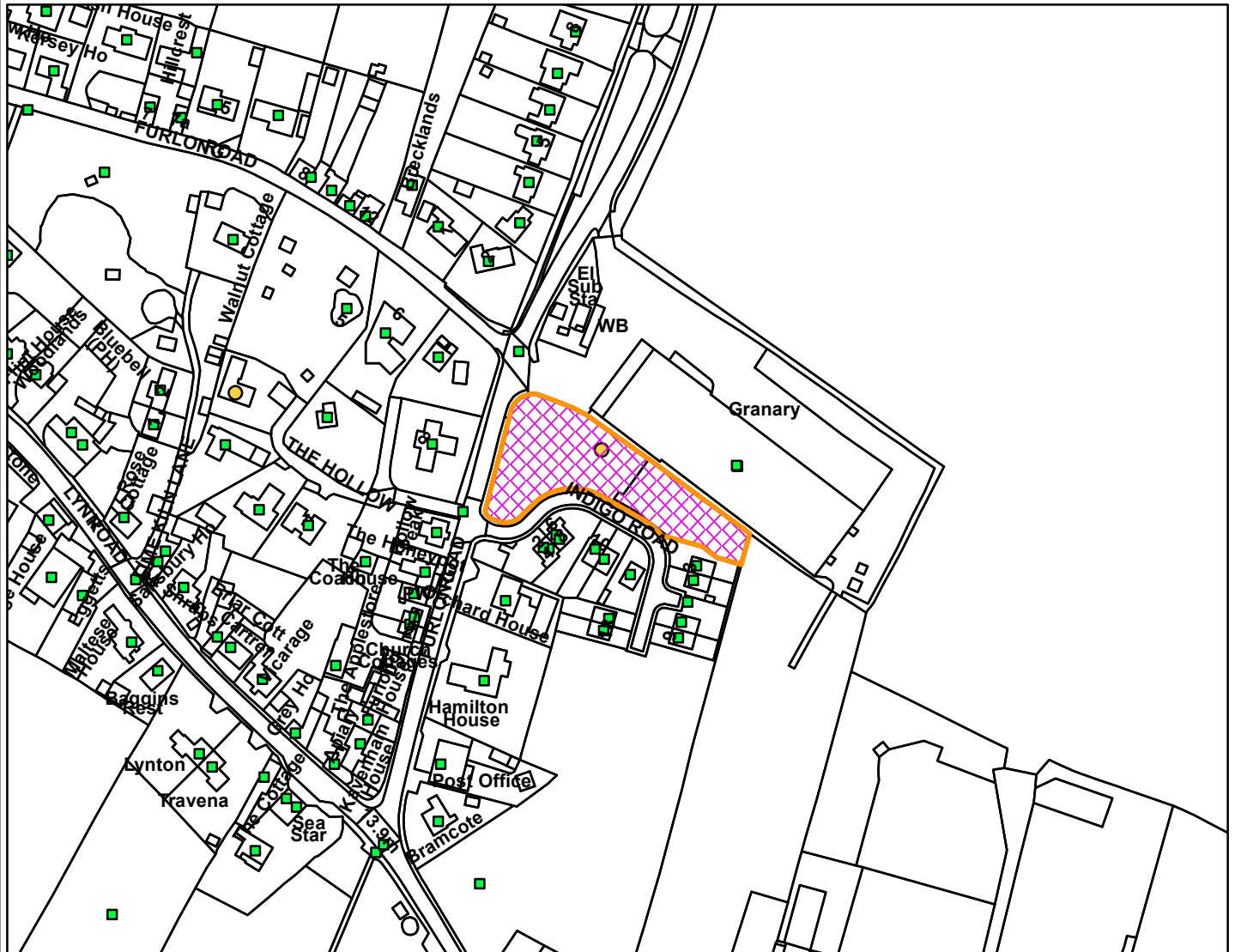
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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |



Land East of Furlong Road Stoke Ferry Kings Lynn Norfolk PE33 9SU



Legend

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Scale: 1:2,500

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |

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|----------------------|---|--|
| Parish: | Stoke Ferry | |
| Proposal: | Outline planning application for construction of 4 dwellings, 2 no. flats, 2 no. retail units (and storage) plus associated parking and access | |
| Location: | Land East of Furlong Road Stoke Ferry King's Lynn Norfolk PE33 9SU | |
| Applicant: | Mr Paul Bishopp | |
| Case No: | 23/00605/O (Outline Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 6 July 2023 Extension of Time Expiry Date: 20 November 2023 |

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

Neighbourhood Plan: Yes

Case Summary

The application site lies to the north of the village of Stoke Ferry, and fronts onto Furlong Road. Stoke Ferry is categorised as a Key Rural Service Centre in the adopted Local Plan. Inset map G88 identifies that the application site lies outside of the development boundary for Stoke Ferry. The application site abuts the Stoke Ferry Conservation Area, which runs along the front of the site. The application site includes two trees protected under a Tree Protection Order, is within Flood Zone 1 (low risk) and within the Zone of Influence for protected sites.

The application seeks outline planning consent with some matters reserved for the construction of four dwellings, two flats and two retail units (and storage) plus associated parking. Access is via Indigo Road. The matters included within this application are access, layout and scale.

Key Issues

- Planning History
- Principle of Development
- Access/ Highway Safety
- Housing Need
- Form and Character and Impact on Conservation Area
- Protected Trees
- Neighbour Amenity
- Other material considerations

Recommendation

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

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

THE APPLICATION

The application site lies to the north of the village of Stoke Ferry, and fronts onto Furlong Road. Stoke Ferry is categorised as a Key Rural Service Centre in the adopted Local Plan. Inset map G88 identifies that the application site lies outside of the development boundary for Stoke Ferry. The application site abuts the Stoke Ferry Conservation Area, which runs along the front of the site. The application site includes two trees protected under a Tree Protection Order, is within Flood Zone 1 (low risk) and within the Zone of Influence for protected sites.

The application seeks outline planning consent with some matters reserved for the construction of four dwellings, two flats and two retail units (and storage) plus associated parking. Access is via Indigo Road. The matters included within this application are access, layout and scale. A subsequent reserved matters application would need to include appearance and landscape.

The proposed commercial unit will include a retail unit (no.1) of 200 square metres and a second small retail unit (no.2) with a floorspace of 30 square metres. There is also a storage area proposed for unit 1 of 50 square metres. On the first floor will be two two bedroom flats. It is one and a half storeys in appearance with a hipped roof and catslide dormer windows at first floor. The ridge height proposed is 7.4m, and the eaves height is 2.7m.

The proposed cottages consist of two pairs of semi-detached dwellings, with two bedrooms. The cottages front onto Furlong Road but are set back to allow for access, parking and turning, and landscaping to the front of the dwellings. To the rear of the dwellings are private gardens/ amenity space. The dwellings are proposed to be 8.5m to the ridge height and 5m to the eaves.

SUPPORTING CASE

The proposal seeks outline planning permission for construction of 4 dwellings, 2 no. flats, 2 no. retail units (and storage) plus associated parking and access. Access, layout and scale are for consideration now, with landscaping and appearance to be dealt with at reserved matters stage.

The original proposal was for 3 no. bungalows, 5 no. flats, 1 no. retail unit plus associated parking and access. However, in light of comments raised by the case officer and technical consultees, the proposal has been amended in order to suitably address any concerns.

The application site lies outside of but immediately adjacent to the development boundary of Stoke Ferry, highlighting its sustainability for much needed residential accommodation and 2 no. small retail units that would support the rural community. This is affirmed by the continuing growth of the village to the north, encompassed by the existing development on Indigo Road and the 2Agriculture Grain Store site with outline consent for 30 no. units and reserved matters pending determination, as well as other nearby residential sites on Lynn Road with applications pending consideration.

The site comprises brownfield land that benefits from an extant consent and the development proposed represents natural infill that would bring significant benefits to the village and rural economy. Small sites such as this can be built-out quickly as recognised by para 69 of the NPPF and development of the land would not only provide visual enhancement to the streetscene and adjacent conservation area, but would also provide an additional community facility in the form of 2 no. small retail units and contribute to affordable housing provision within the Borough which must weigh heavily in favour of development within the planning balance.

Policy SF1 of the recently 'made' Stoke Ferry Neighbourhood Plan (NP) (Aug 2023) gives support for the development of new community facilities and 'Community Action 1 - Sites for Visual Enhancement' within the NP specifically includes part of the application site at item 5 'Land between Indigo Road and the "Agriculture Grain Store", encouraging measures to improve its visual appearance.

Although new residential development outside the development boundary would normally conflict with Policy DM2 of the SADMP (2016), given the circumstances of the site, the permitted development to the north and the approach taken for similar sites by the Planning Inspectorate, it is considered in this case that this is overcome by its sustainable location within the built envelope of a Key Rural Service Centre, within walking distance of all the services and facilities the village has to offer.

Paragraph 79 of the NPPF requires that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities. Stoke Ferry is designated as a Key Rural Service Centre in the adopted Development Plan. Policies CS01 Spatial Strategy and CS02 Settlement Hierarchy of the Core Strategy (2011) set out the Council's strategy for growth in the Borough and identify that in rural areas development will be focussed in the most sustainable locations, which includes the Key Rural Service Centres that are one of the highest tiers of settlement.

The development of this site would not encroach into open countryside but instead would utilise overgrown brownfield land in order to provide much needed housing and small retail units for the community. The layout has been carefully revised in order to address the input of consultees so that it demonstrates an acceptable and high quality scheme that would be in keeping with the established character of the area, enhance the adjacent Conservation Area and not result in any harm to residential amenity. The proposed dwellings will incorporate traditional detailing and proportions, whilst the scale of the retail unit and flats to the rear has been kept to a minimum in order to reduce visual impact and integrate well in the streetscene.

The comments of the Council's Arboricultural Officer have been addressed by reducing the gravelled area for parking and the driveway for the residential units so that the total unsurfaced ground within the root protection area (RPA) of the Oak tree is now 15.63%. Furthermore, NCC Highways are now satisfied suitable access can be achieved along with on site parking provision that would meet adopted standards. Indigo Road is proposed to be widened from 4.8m to 5.5m with provision of a 1.8m wide footway from the Furlong Road junction to the retail access, which will be an additional public benefit of the scheme.

For the reasons given, we consider the site specific context of the proposal and the fact there would be no unacceptable harm as a result of the scheme, mean that the significant benefits of the proposal outweigh any conflict with Policy DM2. The proposal constitutes sustainable development that accords with the provisions of the NPPF and Development Plan as a whole, including the recently made Stoke Ferry Neighbourhood Plan, therefore we respectfully request that Members grant outline planning permission subject to conditions in accordance with the Officer recommendation.

PLANNING HISTORY

10/01814/FM: Application Permitted: 27/01/11 - Construction of 13 social houses, including new village hall and 30 parking spaces and new access - Land Adjacent To Furlong Road

10/00564/FM: Application Refused: 19/08/10 - Construction of 13 social houses, including new village hall and 25 parking spaces and new access - Land At Furlong Road

10/01814/NMAM_1: Application Permitted: 21/06/11 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 10/01814/FM: Construction of 13 social houses, including new village hall and 30 parking spaces and new access - Land Adjacent To Furlong Road

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The area where the 3 bungalows are proposed to be sited is an open space area which was part of planning application ref: 10/01814/FM (13 Social Houses, New Village Hall & 30 Parking Spaces from 2010. It was agreed by the Parish Council, at the time of consultation, that this open space could be used for the new village hall that had been promised to the village in a S106. This was because the development was on Exception Land and would not have been as welcomed without this offer of village gain.

Outside the development boundary: The only time residential units have been agreed outside of the development boundary is when there has been village gain. This development has actually taken away a historically agreed green open space. Hence a reduction in village assets, not a village gain. The building of the village hall did not take place because the company went bust, not because of any other reason. This is exception land and only considered desirable due to the promised village gain that never happened. There is no evidence to prove a retail unit would be viable at this time.

Contaminated land - We dispute the comments made. When Indigo Road was being constructed there was a spike in contamination which has never been explained. Our concern that disturbing this land may cause air quality deterioration remains valid.

Social facilities- School places and bus service. Our school, All Saints Academy, was oversubscribed this year, 12 children who actually live in the village now could not have a place there and have to travel outside of the village. Stoke Ferry does not have many buses that service it and none covering working hours. The development of 30 + 62 houses mentioned here has village gain. We will be losing an out of date mill and open green space will be provided. This development does not have any village amenities. These new units will be adding to the already overstretched infrastructure, with no open green space and no added village gain at all.

Highway issues- The visibility on Furlong Road towards the busy A134 from this access is not good, when you add numerous large articulated lorries this is a potential hazard. Also, due to the existing large area of tarmac, which would have been the new village hall car park, there is a lot of car parking spaces for such a small amount of homes. The 2nd oak tree (TPO pending) could obstruct the new allocated parking spaces and have an effect on the Highways required widening of the road and new pathway.

Physical Infrastructure- We would like to see a plan for the monitoring of the tarmac area being left untouched to ensure this happens. By making the surface not permeable there is a risk of flooding. This goes against environmental recommendations for surface runoff water.

Trees- We are amazed the developers own tree report did not pick up on a substantial oak tree on the edge of the site. This suggests there is no regard whatsoever for the environment and throws doubt on the credentials of their tree report. The BC arborist has confirmed the oak tree does merit a TPO.

S106 open space- Please provide evidence of the signed and completed version of the S106. We still believe the requirement for open green space should be fulfilled. There is no comparison between the promised open space, or the village hall that was not built and the now proposed retail space. There is no evidence a retail space is "much needed", or the proposed retail space will enhance the conservation area.

Policy SF1 has been misquoted. In principle support is offered for the development of new community facilities with specific support for proposals that would provide health and medical facilities; school outreach facilities; an outdoor classroom; outdoor recreation facilities; a Post Office; opportunities for shared spaces/multiuse community facilities. The Neighbourhood Plan does not intend to alter the current adopted Development Boundary. The proposal would only be a village gain if it were to include open green space.

Highways Authority: NO OBJECTIONS subject to conditions

With reference to the revised plan 230953/10/100 Rev F. We are of the view that the road mitigation proposed would now accord with the adopted guidance. There is still the matter of land rights to be addressed to physically be able provide those alterations and for such to be adopted as highway, but once you are satisfied that this matter has been addressed as previously discussed, we would then recommend conditions are attached.

Internal Drainage Board: NO COMMENTS

Environmental Health & Housing - Environmental Quality: NO OBJECTIONS subject to conditions.

Air Quality - The development is in addition to a number of recent major developments within Stoke Ferry including:

- 23/00177/RMM Reserved Matters Application for 62 dwellings pending decision
- 23/00178/RMM Reserved Matters Application for 30 dwellings pending decision
- 22/00871/FM Proposed residential development of 13 dwellings pending decision

Changes in traffic movements become of significant concern for air quality where they approach Institute of Air Quality Management's (2017) screening criteria, such as 500 vehicles per day. The average trip rate per dwelling in this area can be factors higher than other developments for example with better connectivity and potentially of concern.

These additional emissions have known damage costs and whilst this application individually is unlikely to lead to an exceedance in the air quality objectives, we must recommend effective mitigation of the additional emissions. Mitigation can be achieved in part via policy CS08 that seeks a reduction of 10% in the building emission standards when compared to SAP and therefore recommend this to be secured via condition. This is in addition to the standard mitigation such as electric vehicle charging infrastructure, which also should be secured through conditions.

Contaminated Land- The applicant has provided a screening assessment which references the site investigation and remediation of the site under 10/01814/FM. The site has been investigated and validated under a previous application with a tarmac carpark installed on site to serve a proposed village hall. The village hall was never constructed.

The tarmac car park is a cover system to treated material arising from the remediation of the site south. Section 6.26 Indicates the development will leave this barrier untouched.

We have reviewed our files and the site is on land that is seen with a structure on the far east of site in historic maps dated 1945-1970. The surrounding landscape is largely residential and agricultural with a granary north of site.

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

The information submitted does not indicate the presence of significant land contamination. However, the proximity to the buried treated material and any potential remaining contamination means that it's possible that some unexpected contamination could be present and therefore recommend that a condition be included.

Arboricultural Officer: NO OBJECTION subject to conditions

An objection now on Arb grounds would not stand up to serious scrutiny, the applicant has done just enough by moving most of the hardstanding away from the oak tree to make this acceptable subject to a detailed tree friendly spec for the hardstanding (covered by the condition).

The most recent PROPOSED BLOCK PLAN AND LOCATION PLAN, drawing number 230953 /10 /100 revision G significantly reduces the hardstanding for vehicle access and parking at the front of the property within the root protection area of the mature oak tree protected by Tree Preservation Order 2/TPO/00287 (listed as T1 in the TPO).

The British Standard does advise that any incursion with hard surfacing within an RPA if there is justification should provide a technical reason to prevent damage to the tree and not exceed 20% of any unsurfaced ground within the RPA, the applicant advises that this revised layout reduces the hard surfacing to just under 16%, in accordance with current guidance.

Should Committee approve this proposal and grant consent for this scheme in its current form the following is a list of suggested Tree Protection and Landscape planning conditions aimed at protecting the existing trees and softening the impact of hard surfacing and 6 car parking spaces at the Furlong Road front of site.

Historic Environment Service: NO COMMENTS

Conservation Officer: NO OBJECTION

The amended plans are much improved. The dwellings have drawn inspiration from others found within the Stoke Ferry Conservation Area and show traditional detailing and proportions. The retail unit behind the houses is rather contrived but, the scale of the building means it is unlikely to be visible from the street scene.

The landscaping proposed at the front and back of the site should be enough to soften the effect of the hard surfacing within the street scene. I would welcome the opportunity to consider landscaping again at reserved matters. We have no further comments to make on this outline application.

Natural England: NO OBJECTION

It has been identified that this development falls within the 'Zone of Influence' (Zol) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects. The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk.

Strategic Housing: NO OBJECTION

The dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy. At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Stoke Ferry. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. However, NPPF states that affordable housing should not be sought on developments of fewer than 10 dwellings and/or 0.5ha other than in designated rural areas. On sites on 6-9 dwellings and less than 0.5ha, a financial contribution based on £60,000 per equivalent whole affordable dwelling will be sought.

As this site is proposed for 6no units in a designated rural area and the site area is under 0.5ha, a financial contribution of £72,000 would be required. This is calculated as 6no units times 20% affordable housing - 1.2 units, times £60,000 per unit. A S.106 Agreement will be required to secure the financial contribution.

REPRESENTATIONS

FIVE OBJECTIONS received and **SUPPORT**, these are summarised below -

Objections-

- The entrance/ exit is dangerous.
- It is land given to the village and would serve the village better as a green space.

- Enough houses have been built/ are underway but not enough amenities e.g. doctors and schools are over run, public transport needs improvement.
- Toxic fumes from the waste that was buried and disrupted previously. This could cause some serious damage to people's health
- This land was promised to the village hall. Even if it was used for parking when events are on there, it would be better for the village than the current plans.
- Increasing amounts of traffic going through our small village we have plenty already with the large lorries from the mill, create noise issues.
- The land has not been touched since the owners promised a new Village Hall to be built on that land over ten years ago. The land has been fenced off with harris fencing which was 'Ugly' at the time. The land has become overgrown with greenery plants, trees, blackberry bushes and lots more. There is also a huge oak tree which should be protected. There are animals which use the land including an owl which could live in the Oak tree, as well as deer, woodpeckers.
- Biggest concern would be the huge hole they made to bury asbestos on that land distal from the road. Would they be digging this up?
- Supports-
- The retail unit must be on the main road, based on the first principles of the location of retail properties.
- Should not have concern re the dust during the construction stage, when the mill at the centre of the settlement is the major cause of respiratory problems for the local community.
- The proposed development will be sympathetic with the other proposed residential development that has been approved on the neighbouring plot where one finds the bulk store for the polluting mill due to cease operations.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy SF1 Community Facilities

Policy SF3 Housing Mix

Policy SF4: Design and Character

Policy SF5 HE and CA

Policy SF7 Accessibility

Policy SF9 Development boundary

Policy SF12 Drainage and Flood Risk

Policy SF14 Prot and Enh Nat Feat and Sp

Policy SF16 New and existinb business

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Planning History
- Principle of Development
- Access/ Highway Safety
- Housing Need
- Form and Character and Impact on Conservation Area
- Protected Trees
- Neighbour Amenity
- Other material considerations

Planning History:

The Parish Council has raised concerns about the scheme and the planning history on the site.

The application site (as part of a wider area of land) has extant planning consent for the construction of 13 social houses, including the provision of a new village hall and 30 parking spaces and a new access under planning reference 10/01814/FM.

The developer at that time constructed the 13 affordable homes and these were handed over to the social housing provider.

However, the developer did not progress the remaining elements of the scheme, the new village hall and car park. This planning consent was subject to a Section 106 agreement on the land which included within the Third Schedule of the legal agreement that the
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construction of the hall will commence no later than 3 months from the completion of the affordable housing units. Also that the owner complete the village hall within eighteen months from the commencement of development.

The Council took the decision back in 2012 to halt enforcement action on the site. The file note reads-

'After months of negotiating, corresponding and meeting parties and successors in title, on financial viability it has not been possible to secure compliance – delivery of a new Village hall on site. With formal legal opinions taken, it was not viewed as a matter of expediency to take injunctive action or direct action. Therefore, no further action can be taken: the affordable housing was delivered, the monitoring charge paid, but no new village hall constructed. Therefore, the third schedule and the clause in the Deed of Variation concerning the land sale of the old village hall parcel of land are non-compliant. Given this position, with no enforcement action authorised, no further monitoring is required.'

The decision was taken at this time with considered legal opinion, and in accordance with the Council's scheme of delegation. Therefore, officer's report that this decision estops, (prevents contrary action following a formal decision), the Council from taking any further action in pursuit of delivering the new Village Hall under the historic planning permission or S106 agreement.

The previous planning consent also included the provision of an area of open space (sited on the current application site) as part of that scheme however this was not as a result of a policy requirement or an allocation. Current local plan policy only requires open space on developments for more than 20 homes (Policy DM16). Therefore, while the approved scheme included the area of open space, this was not a policy requirement. Going forward a new application would not require the provision of open space. Therefore, open space is not a policy requirement for the site and the current scheme should be considered on its own merits, as otherwise being policy compliant.

Principle of Development:

The application site lies outside of the development boundary for Stoke Ferry, but directly abuts this development boundary.

Policy CS06 of the Core Strategy outlines the strategy for rural areas is to:

- promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity;-
- maintain local character and a high quality environment;
- focus most new development in key rural service centres selected from the Settlement Hierarchy Policy CS02;
- ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity.

Policy DM2 of the Site Allocations and Development Management Policies Plan 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. The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan.'

Policy DM 9 'Community Facilities' states that the Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth.

The Stoke Ferry Neighbourhood Plan also includes a number of relevant policies including SF1 Community facilities, SF9 Development Boundary and SF16 New and existing businesses. These echo the Local Plan policies regarding the principle of development.

While the site is outside of the development boundary it is located between existing residential development to the south (Indigo Road) and to the north by the existing commercial site which is still in use. This commercial site has an extant outline planning consent for residential development, and there is currently a reserved matters application under consideration (23/00178/RMM). As such while the site is outside of the development boundary it is viewed locally as derelict land in appearance and is otherwise locationally within the established built form of the village.

Stoke Ferry is a Key Rural Service Centre and as such the development of the site for mixed uses including two retail units brings additional services to the village. While the site is located outside of the development boundary, and therefore is contrary to the development plan in terms of location, this is an otherwise sustainable location. Furthermore, the nature of the locality and the proposed uses of the site outweigh the loss of land designated as countryside in this case. The principle of development is therefore in accordance with the NPPF, and policies CS02, CS06 and DM9 of the adopted Local Plan and as well as Neighbourhood Plan policies SF1, SF9 and SF16.

Access/ Highway Safety:

The application seeks to provide a customer parking area of 14 spaces to the south east of the site to serve the two retail units and the two flats above, as well as a secure cycle parking area. The four dwellings have separate dedicated parking to the front of the site. There are two points of access into the site, one to serve the four dwellings and one to the retail units and flats, both of which are off Indigo Road. Indigo Road is to be widened and a 1.8m width footpath is to be provided.

The Parish Council raises concerns that visibility on Furlong Road towards the busy A134 from this access is not good, which may result in a hazard with increased traffic. They also query that there is a lot of car parking spaces for a small amount of homes and the smaller protected oak tree may obstruct the parking area and highway requirements.

However, the Local Highway Authority has no objections to the scheme subject to conditions being attached. The road mitigation proposed is in accordance with the required guidance and ownership details have been submitted which show the developer has the ability to implement this. There are no objections to the parking and turning arrangements proposed for the retail units or the dwellings.

The proposed development is in accordance with the NPPF, policies CS11 and DM17 of the adopted Local Plan and Neighbourhood Plan policy SF7 (Accessibility).

Housing Need

The dwellings proposed are two bedroom and provide modest sized accommodation for local residents, as would the two flats above the retail units. There is not a requirement for a particular type of residential unit within the Local Plan. The Neighbourhood Plan in policy SF3 (Housing Mix) refers to the Stoke Ferry Housing Needs Assessment. This identifies a need for 1, 2- and 3-bedroom homes, which this scheme is in line with. Policy SF2 also

requires the provision of affordable housing. The Borough Council's Strategic Housing officer reiterates this need and in line with policy CS09 of the Core Strategy the applicant is required to make a financial contribution of £72,000 towards affordable housing. These monies would be secured via a Section 106 legal agreement.

In terms of housing need the development proposed is in line with the NPPF, policy CS09 of the Local Plan and policy SF3 of the Neighbourhood Plan.

Form and Character and Impact on the Conservation Area:

The application site is directly adjacent to the Stoke Ferry Conservation Area and as such careful consideration has been given to the access, scale and layout proposed. The applicant has worked with and responded to comments from officers to secure a layout which complements the locality, and amendments have been made through the planning process. The siting of the dwellings set back from Furlong Road, enables the protection of the retained (and Tree Preservation Order) trees and allows for additional landscaping to be provided along the frontage of Furlong Road. The positioning of the retail units and car park to the rear of the dwellings, alongside the height of the units proposed, limits the impact of this on the street scene.

Stoke Ferry Design Codes document which sits alongside the Neighbourhood Plan identifies the application site as 'a patch of derelict land with extensive metal security fencing; an eyesore that detracts from the charm of Stoke Ferry and provides an opportunity for a managed site or future development. The 250-year-old oak at this location is worthy of recording.' Policy SF4 of the Neighbourhood Plan specifically refers to the site as an 'opportunity for visual enhancement and renewal'.

Policy SF 5 (Historic Environment and Conservation Area) supports national policy guidance regarding Conservation Areas and Local Plan policy CS12. Policy SF5 states-

'The special character of Stoke Ferry Conservation Area and its setting will be preserved and enhanced with specific regard to the Stoke Ferry Conservation Area Character Statement 1992.

This will be achieved by:

- a. Encouraging the retention and maintenance of buildings which contribute to the overall character of the Conservation Area, whether listed or not.*
- b. Ensuring that new development is in keeping with the special qualities, character and appearance of the Conservation Area*
- c. Protecting the setting of the Conservation Area from development which adversely affects views into or out of the Conservation Area.*
- d. Encouraging the maintenance and enhancement of features and details which contribute to the area's local distinctiveness.'*

Officers have no objections to the proposed scheme, finding that 'the dwellings have drawn inspiration from others found within the Stoke Ferry Conservation Area, and while the retail unit behind the houses is rather contrived, the scale of the building means it is unlikely to be visible from the street scene. The landscaping indicated at the front and back of the site should be enough to soften the effect of the hard surfacing within the street scene and welcome the opportunity to consider landscaping again at reserved matters.'

While the plans have shown the proposed design of the dwellings and the landscaping, this is indicative only as the appearance (including materials) and landscaping are to be determined at reserved matters.

The proposed access, layout and scale of the development proposed is in line with the NPPF, policies CS12 and DM15 of the Local Plan and policies SF4 and SF5 of the Stoke Ferry Neighbourhood Plan.

Protected Trees:

The application site includes two Oak trees. The older Oak tree which is on Furlong Road has been protected by a Tree Preservation Order (TPO) for some time. A recently served TPO extends protection to include the smaller Oak which is at the entrance to Indigo Road. As such the proposed development must seek to protect these valuable trees. Officers have considered the scheme and the arboricultural information submitted as part of the application. The concerns raised included the impact of the layout, the driveways and parking areas, on the trees and specifically that vehicle movements within the root protection areas may cause damage. Based on the amended scheme and most up to date information, the officer is of the view that the scheme is acceptable. By reducing hardstanding and including the specified tree protection and landscape conditions (aimed at protecting the existing trees and softening the impact of hard surfacing and parking to the front of site) the proposed development is in accordance with the NPPF, policies CS08 and CS12, and DM15 of the development plan. Also, policy SF14 Protection and enhancement of natural features and species of the Neighbourhood Plan.

Neighbour Amenity:

The application site is surrounded by a commercial development to the north of the site, residential development on Indigo Road to the south and east and Furlong Road to the west.

The planning application secures the layout of the site and the scale of development. For the residential element of the scheme, the four new dwellings, the relationship between these and the existing homes on Furlong Road and Indigo Road are acceptable. The distance is such that the proposed two storey development would not cause overshadowing or be overbearing, and would not result in the loss of privacy to both existing and proposed dwellings neighbouring the application site. Whilst the precise placement of windows and design of the dwellings is yet to be determined at a later date, there is sufficient space that the dwellings could be adequately accommodated for in neighbour amenity terms.

With regard to the proposed retail units, consideration should be given to both delivery and operating hours for the retail units to manage the potential traffic, noise and disturbance generated as a result of their use. In the absence of comments from Community Safety and Neighbour Nuisance Team it is appropriate that the applicant submits a Noise Management Plan for the proposed development within which the hours of operation and delivery will be agreed. It should also include any proposed noise mitigation measures deemed necessary such as acoustic fencing for example. This is attached as a proposed condition. It is also necessary to secure information regarding the storage and disposal of commercial waste on site. Finally, the existing residential development is within close proximity of the site, and it is necessary for the applicant to submit and have agreed a Construction Management Plan for the site which should include, for example, hours of work and off-site parking provision. Given the speculative nature of the development in terms of the end users for the retail units, it is appropriate that these conditions allow a degree of flexibility and enable further discussion to respond to the end users, and so the use of conditions will facilitate this.

In terms of neighbour amenity subject to the conditions detailed above, the development proposed is in line with the NPPF and policies CS08 and DM15 of the adopted Local Plan.

Other material considerations:

Flood Risk and Drainage – The application site lies within Flood Zone 1, an area of low risk. Drainage details have not yet been submitted and so it is necessary to attach a condition requiring full details of foul and surface water drainage arrangements to be submitted and agreed in writing. In accordance with policies CS08 and DM15 of the Local Plan and policy SF12 ‘Drainage and flood risk’.

Ecology – The application site is derelict and partially covered in tarmac. There is limited ecological value in its current form. The site does lie within the ‘Zone of Influence’ (Zol) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy (‘GIRAMS’). The GIRAMS has been put in place to ensure that the additional recreational pressure created, as a result of new residential development, does not lead to an adverse effect on European designated sites in Norfolk. Natural England advise that a contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable. The applicant has already paid this sum (£1265.04) in full (at £210.84 per dwelling).

Contamination – The Parish Council advises that when Indigo Road was being constructed there was a spike in contamination which has never been explained. Disturbing this land may cause air quality deterioration. The Environmental Quality team has considered the application alongside a screening assessment submitted by the applicant. This assessment referenced investigation and validation under a previous application with a tarmac carpark installed on site to serve a proposed village hall. The tarmac car park is a cover system to treated material arising from the remediation of the site south. Section 6.26 of the report indicates the development will leave this barrier untouched.

No potential sources of contamination are identified in our records, or in the information provided by the applicant. While the information submitted does not indicate the presence of significant land contamination given the proximity to the buried treated material and any potential remaining contamination, it is possible that some unexpected contamination could be present and therefore a condition is proposed accordingly.

Air Quality – The Environmental Quality Officer states that in terms of this application, it is unlikely to lead to an exceedance in the air quality objectives, however it is suggested we seek a reduction of 10% in the building emission standards as well as electric vehicle charging infrastructure. The 10% target is not a measure the Council are actively seeking to secure at this time because through the required Building Control standards the development will be required to deliver a sustainable scheme. A condition is attached to request a scheme for the provision of electric charging within the development to be submitted, as requested.

Local concerns - The Parish Council requests information regarding the maintenance of the parking area for the retail units, however this is a private development and as such the landowner would be responsible for the development of the scheme in accordance with the approved plans and the management/ maintenance of the site going forward.

Another point raised by the Parish Council relates to the fact that there are limited existing community services (such as doctors, school places etc) in Stoke Ferry to support the additional housing proposed. The applicant will be required to make CIL payments as a result of the development and as such this will go towards the provision of school places if necessary and to the Parish Council to bring forward community projects. One of the community facilities specifically referred to in the Stoke Ferry Neighbourhood Plan that the Parish Council wish to support, is the provision of a post office within the village. This application may be the opportunity to create retail space to deliver this objective.

Finally, the Parish Council state that they wish part of the application site to come forward for community open space. As stated above there is not a policy requirement for this nor is there an allocation in the Local Plan or Neighbourhood Plan for this use. As such this is not an essential policy requirement that can be insisted upon. The site immediately adjacent to the application site is currently under consideration for residential development and contains a small area of community open space within the proposals.

CONCLUSION

The application seeks outline planning consent (including access, scale and layout) for the development of a derelict site on the edge of Stoke Ferry. The application site lies outside of the development boundary but given the nature of the site, the existing development surrounding it and the proposed mixed use of the site in a sustainable location (in a Key Rural Service Centre), on balance the principle of development is considered acceptable in this particular set of circumstances.

The application site has an extant consent, as part of a larger site, for a scheme including affordable housing and a village hall and car park. The affordable housing has been delivered but it is not the intention of the developer to construct the village hall and car park. The Council has taken the view (in 2012) that enforcement action would not be taken against the developer. Therefore, this application should be considered on its own merits.

The site lies adjacent to the Conservation Area and includes two protected trees, therefore the scale and layout has been revised to ensure that the proposed development does not cause harm but rather makes a visual improvement to the locality. The site is recognised in the adopted Neighbourhood Plan as an opportunity for visual enhancement and renewal with a proposed design which is considered sympathetic to characteristics of the site and its context. The development will require the widening of Indigo Road and the provision of a footpath alongside the site. There are no objections to proposal from the Local Highway Authority.

In terms of the impact on neighbour amenity, conditions are proposed to secure adequate management and mitigation measures for the site, in relation to both the long-term retail use and the construction period, which will ensure the development would not be detrimental to surrounding residents (both proposed and existing).

The applicant will be required to make a financial contribution to affordable housing in line with the development plan policy requirements, and in terms of house types the proposal responds to the local housing need. The applicant has already made the necessary payment for GIRAMS to mitigate against the impacts of the development on protected sites within the borough.

In conclusion of the detailed discussions above, the proposed application is broadly in accordance with the NPPF, policies CS02, CS06, CS08, CS09, CS11, CS12 of the Core Strategy and policies DM9, DM15 and DM17 of the Site Allocations and Development Management Policies Plan. Where there is conflict with Policy DM2 because the development lies outside of the development boundary, the planning balance has been considered and the development would not result in harm. The proposed development is also in accordance with the following policies within the Stoke Ferry Neighbourhood Plan; SF1, SF3, SF4, SF5, SF7, SF9, SF12, SF14 and SF16, and the following is recommended -

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

RECOMMENDATION:

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

- 1 Condition: Approval of the details of the means of 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: Notwithstanding the approved details the development hereby permitted shall be carried out in accordance with the following approved plans in so far as access, layout and scale only. Drawing Nos -

| | | |
|----------------|---|--------------|
| 230953/10/100G | PROPOSED BLOCK PLAN AND LOCATION PLAN | 5 OCT 2023 |
| 230953/10/103C | PROPOSED SITE PLAN SHOWING VEHICLE TRACKING | 5 OCT 2023 |
| 230953/10/101C | PROP FLOOR PLAN AND ELEVATIONS OF COTTAGES | 12 SEPT 2023 |
| 230953/10/102A | PROPOSED FLOOR PLANS AND ELEVATIONS OF FLATS AND RETAIL UNITS | 25 JUL 2023 |
- 5 Reason: For the avoidance of doubt and in the interests of proper planning.
- 6 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage, private accesses have been

submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

- 6 Reason: This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.
- 7 Condition: Prior to the occupation / use of the first retail unit all works shall be carried out on roads/footways and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
- 7 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 8 Condition: Prior to the first occupation of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage of Indigo Road .The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 8 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 9 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / servicing / loading / unloading / turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 10 Condition: Prior to first use, details of a suitable electric vehicle charging scheme shall be submitted to and approved in writing by the Local Planning Authority
- 10 Reason: To ensure the charging is safe, accessible and convenient for all users including visitors to dwellings and retail unit in accordance with section 112(a) of the NPPF, AQAP, emerging local policy LP14/18 and the NCC's parking standards (July 2022).
- 11 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 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: Following completion of measures in the approved remediation scheme (as set out in condition 11), a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 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: No development above foundation level shall take place on site until a scheme to protect the neighbouring residential dwellings from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use. The Noise Protection Scheme should include the hours of opening, hours of delivery, door openings, and any ventilation, cooling or extraction equipment required.
- 13 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 14 Condition: Prior to commencement of development a detailed construction management scheme must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, the location and layout of the materials storage area, machinery storage area and waste & recycling storage area, proposed attenuation and mitigation methods to protect residents from noise, dust and litter and communication methods to the wider community regarding the construction phases and likely disruptions. Details of the storage of fuels, liquids and lubricants The scheme shall be implemented as approved.
- 14 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 15 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site, including percolation test results, 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.
- 15 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 16 Condition: Prior to the commencement of use of the retail units a waste management plan shall be submitted in writing to the Local Planning Authority. This will include the storage and removal of all types of commercial waste. The development shall be implemented in accordance with the approved plan.
- 16 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 17 Condition: Prior to the commencement of use of the retail units hereby approved a lighting scheme for the site shall be submitted and approved in writing to the Local Planning Authority. This shall include all forms of external lighting proposed and also

detail any light spill from the retail units. The development shall be implemented in accordance with the approved scheme.

- 17 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 18 Condition: The buildings hereby approved shall be used for the purposes of Class E(a) only (i.e. excluding Class E(b)-(g) inclusive), (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.
- 18 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the parking requirements and amenities of the locality.
- 19 Condition: No development or other operations on site shall commence on site until the existing Oak trees to be retained have been protected in accordance with a scheme (section 5.5, BS 5837:2012, the Tree Protection Plan) to be submitted to, and approved in writing by the Local Planning Authority.

This scheme shall include:

- a. A site layout plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of every retained tree on site superimposed on the layout plan. The positions of all trees to be removed shall be indicated on this plan.
- b. A schedule of tree works for all the retained trees in paragraphs (a) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Recommendations for tree work.
- c. The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers, (section 6.2 of BS5837:2012), to form a construction exclusion zone, and the type and extent of ground protection (section 6.2.3 of BS5837:2012) or any other physical tree protection measures, such as tree boxes. These details are to be identified separately where required for different phases of construction work (e.g. construction, hard landscaping). Barrier and ground protection offsets must be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection.

The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

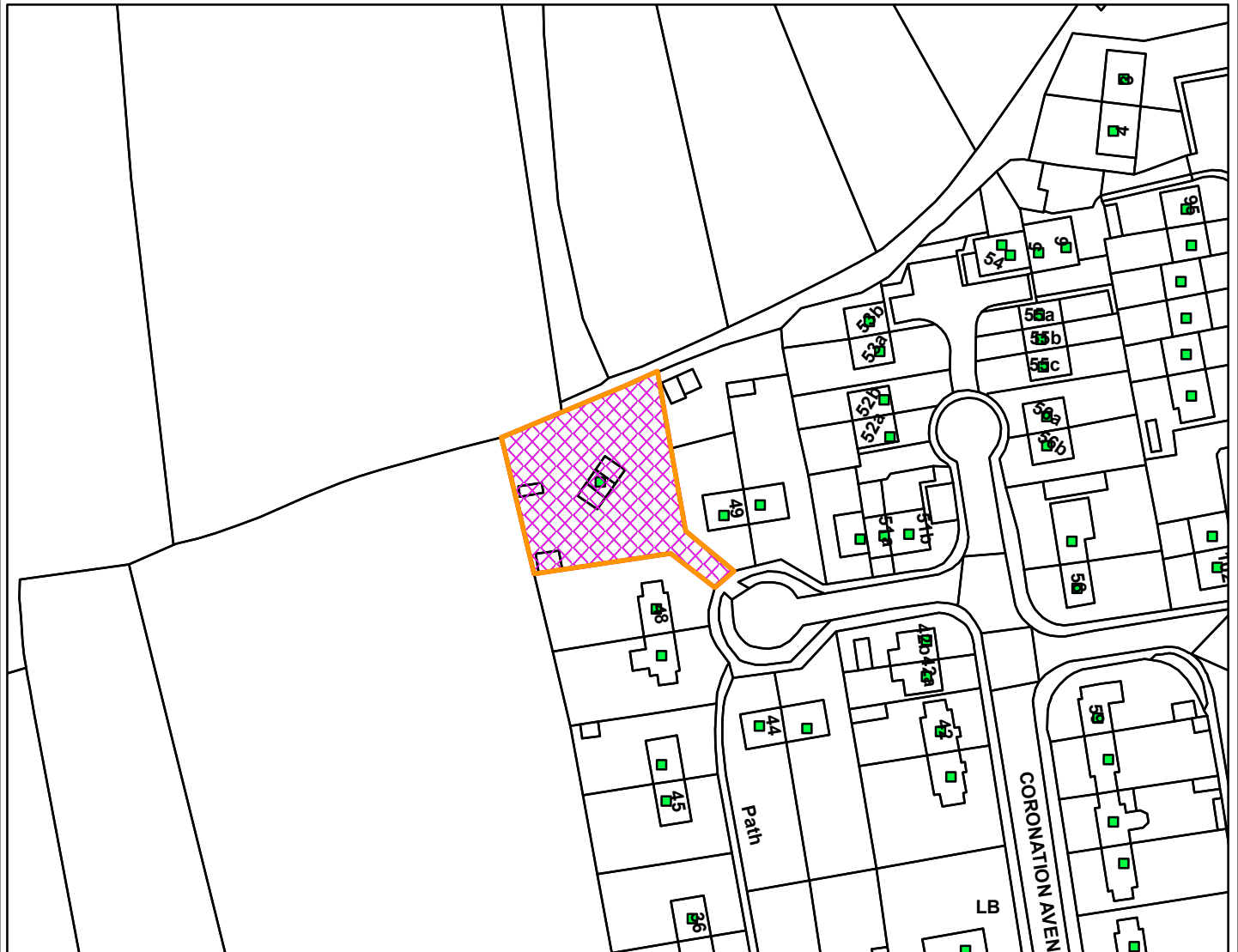
- d. A detailed Construction Specification/Method Statement for the design and installation of a no-dig access driveway and hard surfacing within the Root protection area of the Oak tree T1, the ground shall not be lowered within the root protection areas of any protected trees.

- e. The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS5837:2012). the details of the working methods to be employed with regard to site logistics including, the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures.
- 19 Reason: To ensure the existing trees on site protected by Tree Preservation Order 2/TPO/00287 are suitably protected throughout the construction of this development.

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



Land Between 48 and 49 Coronation Avenue West Winch PE33 0NS



Legend

Scale: 1:1,250

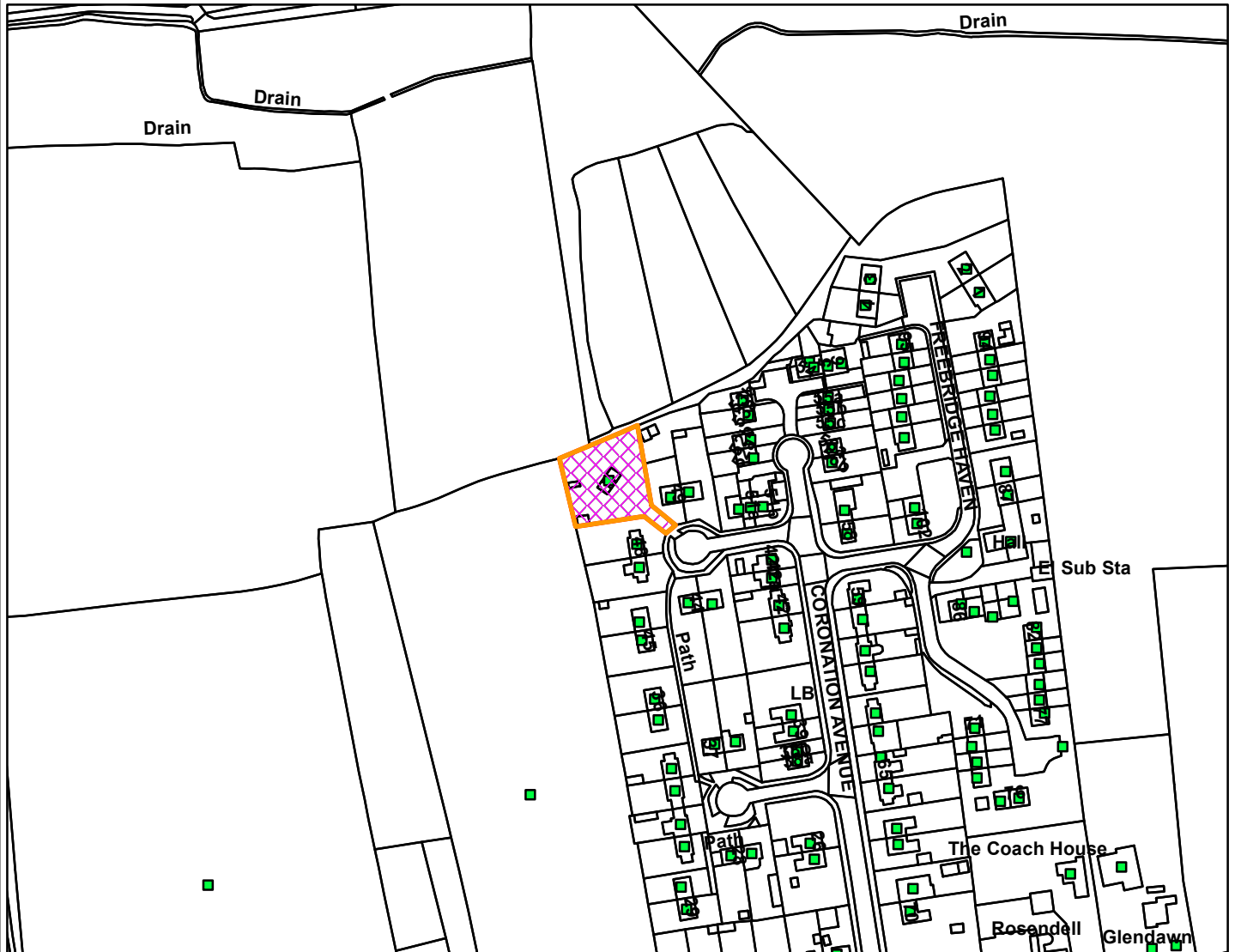
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|--------------|------------|
| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |



Land Between 48 and 49 Coronation Avenue West Winch PE33 0NS



Legend

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Scale: 1:2,500

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| Organisation | BCKLWN |
| Department | Department |
| Comments | Not Set |
| Date | 06/11/2023 |
| MSA Number | 0100024314 |

| | | |
|----------------------|---|---|
| Parish: | West Winch | |
| Proposal: | PROPOSED SEMI-DETACHED CHALET BUNGALOWS | |
| Location: | Land Between 48 And 49 Coronation Avenue West Winch Norfolk PE33 0NS | |
| Applicant: | MESSRS GAVIN, MOIRA AND COLIN TUCK, SLEIGHT AND WELLS | |
| Case No: | 23/00793/F (Full Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 20 July 2023 Extension of Time Expiry Date: 20 November 2023 |

Reason for Referral to Planning Committee – Called in by Cllr Simon Nash

Neighbourhood Plan: No

Case Summary

The application seeks full planning consent for the construction of a pair of one and a half storey three bedroom semi-detached dwellings, with off road parking and turning and private rear gardens. The dwellings will be accessed via a shared private drive off Coronation Avenue.

The application site lies to the northwest of Coronation Avenue in West Winch, an established residential area. The site is currently utilised for a block of three detached garages which are no longer in use. The site is within the development boundary for West Winch.

The application site also includes five trees with Tree Protection Orders.

Key Issues

- Principle of development
- Form and character
- Neighbour amenity
- Highway safety
- Protected Trees
- Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The application seeks full planning consent for the construction of a pair of one and a half storey three bedroom semi-detached dwellings, with off road parking and turning and private rear gardens. The dwellings will be accessed via a shared private drive off Coronation Avenue.

The application site lies to the northwest of Coronation Avenue in West Winch, an established residential area. The site is currently utilised for a block of three detached garages which are no longer in use. The site is within the development boundary for West Winch.

The application site also includes five trees with Tree Protection Orders.

The dwellings proposed have a pitch height of 7.7m with an eaves height of 3.5m. The materials proposed include facing brick and roof tiles, and white/ cream render. Specific details of which are yet to be agreed. The dwellings are situated centrally within the plot facing onto Coronation Avenue to facilitate the parking areas to the front of the dwellings and gardens behind.

SUPPORTING CASE

This document has been produced to enhance and support the obtaining of approval for the Full Planning Application at Coronation Avenue, West Winch. This document should be read in conjunction with drawing references 22-P29- PL101-104 (latest revisions).

This application seeks to obtain approval for the full planning of 2no. residential dwellings. There has previously been approval for 1 no. dwelling on the site (22/01949/F). We ask that approval is granted again for this site.

The site currently owned by the applicant, had previously been operated as informal parking and garages this was during the time when it was owned by the council. The garages are no longer in use, and the site has been left redundant. There are no legal public rights of way or rights of access to curtilages adjoining the site. The proposal has been designed to be in keeping with the surrounding properties, in both appearance and relative size (each dwelling is approximately 74m² in footprint). The location of the semi-detached dwellings within the site have been orientated to ensure that overlooking into neighbouring properties is prevented with the use of roof windows to the first-floor front elevations. The materials chosen for the proposed dwellings have been chosen to match the existing surrounding properties, whilst also providing a modern style. The proposals include allocated permeable hardstanding and turning areas for each dwelling, with the utilisation of the existing access to the current site. Both dwellings have been afforded with a generous 'private' garden, 233m² and 276m² to the rear on the north of the site providing a greater level of amenity and a safer environment for the occupants.

A tree survey has been undertaken, with the proposal designed around the findings of the report, the proposed dwellings are located outside of the root protection areas of the trees, minimum distance between the dwellings and the trunks is approximately 11m. The trees are situated on the northern boundary of the site, therefore will not create overshadowing within the gardens or be overbearing.

The proposal will result in the provision of two residential dwellings in a sustainable location, making the most effective use of under-utilised land to meet local housing needs, without harm to the amenity of the surrounding area.

PLANNING HISTORY

22/00553/F: Application Refused (Delegated): 11/07/22 - 2nos. semi-detached dwelling houses - Land Between 48 And 49 Coronation Avenue

22/01949/F: Application Permitted (Delegated): 17/02/23 - Proposed Residential Dwelling. - Land Between 48 And 49 Coronation Avenue

17/01529/RM: Application Permitted (Delegated): 29/09/17 - RESERVED MATTERS: Erection of one dwelling - Land West of 49 Coronation Avenue

14/00212/O: Application Permitted (Delegated): 13/08/14 - Development of 1 no. residential dwelling and car parking including provision of 2 no. car parking spaces for No.49 Coronation Avenue. - Land West of 49 Coronation Avenue

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

There is a Right of Way across the site and our solicitor has been in contact with the applicant's solicitor regarding this as well as the previous owners the BCKLWN Property Services department being involved. The Parish Council have appointed legal representation to make their case of a PROW and these discussions are ongoing. The Parish Council has instructed their solicitor to apply to Land Registry to register this right of way.

West Winch Parish Council is of the opinion that once the Right of Way is granted by Land Registry the eastern most bungalow may have to be demolished as it is too near the boundary to number 49 Coronation Avenue to allow safe passage of vehicles and plant to the Meadow. There is a sewer pipe crossing the site which has to be maintained by Anglian Water via this Right of Way. The ditches also have to be cleaned using mechanical means via this Right of Way. This Meadow is the only open space available for residents to walk and enjoy the countryside away from vehicles. The Meadow is managed so that horses occupy only half the area at one time thus allowing people on the other half. West Winch Parish Council is now experiencing problems with overgrown nettles which cannot be dealt with due to no access from Coronation Avenue. We also have a problem with drainage water entering the land from Freebridge houses but are unable to access the land with Freebridge representatives to investigate.

West Winch Parish Council is of the opinion that the design of the proposed dwellings is contrary to the provisions of Policy WA07 (Design to protect and enhance local character) of the North Runcton and West Winch Neighbourhood Plan (2017) in that their design is out of character with the surrounding dwellings.

The applicants have not demonstrated that their planning application provides sustainable drainage as per Policy WA04 (Providing sustainable drainage) of the North Runcton and West Winch Neighbourhood Plan (2017).

Reference is also made to a previous planning application (22/00553/F) on this site and the reasons for this refusal.

Highways Authority: NO OBJECTION subject to condition.

Ideally the driveway would be widened so that two cars can pass. However, the site is located at the end of a cul-de-sac where waiting to use the drive can take place and am mindful that this was/is an existing parking area. As the parking layout with combined turning would accord with the adopted recommendations we therefore recommend a condition is attached to secure the access, parking and turning areas shown.

Internal Drainage Board: NO COMMENTS.

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

The applicant has provided a screening assessment stating no known contamination. We have reviewed our files and the site is on land currently occupied by garages first seen in historic maps dated 1945-1970. The surrounding landscape is largely residential and agricultural. There is an outline application for the site (14/00212/O) that included a desk study by Ground Engineering dated March 2014 submitted which started to characterise the site and recommended further investigation. With this in mind, due to the previous site history, we recommend conditions are attached re land contamination / site remediation and that an informative is attached due to the potential for asbestos within the existing buildings.

Community Safety and Neighbour Nuisance: NO COMMENTS.

Historic Environment Service (NCC): NO OBJECTION subject to conditions.

The proposed development site lies adjacent to an area where cropmarks of possible enclosures are present. In addition more cropmarks of enclosures are present to the northeast and west, and a 10th century dress fitting has been recovered to the southwest and prehistoric flints to the north. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205. We suggest that conditions are attached to the consent.

Arboricultural Officer: NO OBJECTION subject to conditions and an informative.

Officers have reviewed the updated tree info in the Arboricultural Impact Assessment by Ravencroft Arboricultural Services, which provides an assessment of the potential impacts to trees and advises on which trees need to be removed to make way for the development. The assessment highlights areas of concrete hardstanding that need to be removed within the root protection areas and accordingly officers have amended the suggested Tree Protection Condition/Method Statement to include this work. The applicant has provided a list of trees to be felled. The Arboricultural Impact Assessment advises a new tree will be planted to mitigate the loss of T12 ash. Officers accept felling but recommend a condition is necessary for the avoidance of doubt and that a new tree is to be planted as mitigation which can then be controlled by a landscaping condition.

Natural England: NO OBJECTION subject to GIRAMS payment.

It has been identified that this development falls within the 'Zone of Influence' (Zoi) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and

Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.

The GIRAMS strategy allows effective mitigation to be implemented at a strategic level, so that the relevant councils, Natural England and other stakeholders are able to work together to provide the best outcomes for the designated sites. As such, we advise that a suitable contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable.

REPRESENTATIONS:

None received.

LDF CORE STRATEGY POLICIES

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

NEIGHBOURHOOD PLAN POLICIES

Policy WA03 - Protecting and Replacing Natural Features

Policy WA04 - Providing Sustainable Drainage

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA10 - Adequate Provision for Cars

Policy WA11 - Adequate Provision for Bicycles

Policy WA12 - Adequate Outside Space

Policy WA13 - Adequate Bin Storage

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Neighbour Amenities
- Highway Safety
- Protected Trees
- Other material considerations

Principle of Development:

The application site lies within the village of West Winch, to the east of the A10, and is designated as being within the development boundary on Inset Map E2 of the Site Allocations and Development Management Policies Plan. As such the land use principle is agreed under the NPPF, together with policies DM2 and E2.2 of the Site Allocations and Development Management Policies Plan subject to this being in accordance with the other policies in the adopted Local Plan.

Form and Character:

The application site includes five trees protected by a Tree Preservation Order which are located along the northeast and north boundaries of the site. The site layout proposed reflects these protected trees and as a result the dwelling is proposed towards the southeast of the site.

The dwellings proposed are one and a half storey three bedroom semi-detached dwellings, with off road parking and turning and private rear gardens. The dwellings proposed have a pitch height of 7.7m with an eaves height of 3.5m. The materials proposed include facing brick and roof tiles, and white/ cream render, the details of which are yet to be agreed.

The form and character of the locality is that of semi-detached dwellings and bungalows forming an established social housing estate. The surrounding dwellings are of modern construction. West Winch Parish Council is of the opinion that the design of the proposed dwellings is contrary to Policy WA07 (Design to protect and enhance local character) of the Neighbourhood Plan (2017) in that their design is out of character with the surrounding dwellings. However, it is suggested that the dwellings proposed are acceptable in terms of their form and character within the locality. The scheme proposed would not be detrimental to the street scene or wider locality in terms of appearance.

In terms of boundary treatments no. 48 has a low hedge to the front of their garden which runs alongside the proposed access. The development proposes 1.8m close board fencing to the eastern and southern boundaries to protect the privacy of the future and existing residents. To the north of the site the boundary proposed is a 1.2m post and rail fence. To the front of the dwellings is an area of grass with a small dividing fence between plots

demarcated by a 1.2m post and rail fence. The surfacing of the shared driveway is gravel and the driveways would be brickweave. Conditions are attached to secure the implementation of the boundary treatments and landscaping.

The proposed scheme is considered to accord with the NPPF, Policy CS08 and Policy DM15 of the adopted Local Plan. Also The North Runcton and West Winch Neighbourhood Plan policies WA07, WA10, WA11, WA12 and WA13.

Neighbour Amenity:

The dwelling proposed is one and a half storeys in height and given the proposed siting of the dwellings (the distance and orientation) the proposed development would not result in a loss of light for the neighbouring dwellings. Similarly, the siting of the dwellings, the height and the positioning of the rear dormer windows would prevent any overlooking from the proposed dwellings to the neighbouring dwellings. On the front elevations of the dwellings the first floor is served by rooflights only to the bathrooms, walk in wardrobes and landing. These are proposed to be approximately 2m in height from the finished floor level.

The boundary treatments proposed/existing between neighbouring dwellings are 1.8m fencing and will maintain privacy in the residents' rear gardens.

While the new dwelling will generate traffic, the existing site houses three garages and therefore the proposed development would not generate additional levels of traffic.

CSNN had no comments to make regarding the proposed development.

In terms of neighbour amenity, the scheme is considered acceptable and in line with the NPPF, and policies CS08 and DM15 of the Local Plan.

Highway Safety:

The Local Highway Authority has stated that while the driveway could be widened so that two cars can pass, the site is located at the end of a cul-de-sac where waiting to use the drive can take place and this was/is an existing parking area. The proposed parking layout and turning areas accord with the adopted recommendations and therefore the scheme is fully in accordance with the NPPF, policies CS11, DM15 and DM17 of the adopted Local Plan, and policies WA10 and WA11 of the Neighbourhood Plan.

Protected Trees:

Existing trees on site are in part protected by Tree Preservation Orders (TPO), the applicant has provided an updated Arboricultural Assessment to inform the application. The assessment identifies which trees would need to be removed to facilitate the development, including areas currently laid to concrete which would need to be removed and the planting of replacement trees. In addition to the methods of protection during the construction process are detailed in support of the application. Officers are satisfied with the proposed works and subject to a detailed conditions no objections are raised.

Consideration has also been given to the presence of the protected trees on the proposed residents of the site in terms of any [potential overshadowing, and potential for future threats which may damage the protected trees. The TPO status will protect the trees and ensure that any residents of the dwelling will need to factor in the protected status when considering purchase and future works on site. The dwelling most affected (to the northeast) has suitable garden space and a patio area that is outside of the tree canopy. This relationship is considered acceptable.

The development is in accordance with the NPPF and policies CS12 and DM15 of the Local Plan, and policy WA03 of the Neighbourhood Plan.

Other material considerations:

Flood Risk/ Drainage – The application lies within flood zone 1 and is therefore at lowest risk of flooding. The Parish Council states that the application fails to accord with Neighbourhood Plan Policy WA04 (Providing sustainable drainage) of the North Runcton and West Winch Neighbourhood Plan (2017) because drainage arrangements have not been provided. However, given the small scale of development proposed then drainage would be dealt with via condition control and the Building Control process. CSNN has no comments to make regarding the application and neither does the Internal Drainage Board. The applicant has submitted drainage details, these details will form the basis of future consideration for a detailed drainage scheme condition. It is considered there is a reasonable balance of probability that the proposed condition can satisfy any local concerns over drainage of the site.

Ownership / Right of Access – The Parish Council has strongly objected to the scheme on the grounds that the application does not acknowledge the “right of way” over the land for local residents and contractors to access a West Winch Parish Council field. The PC argue that this right of way was established in 1971 and has been in use ever since.

Land ownership and rights of access are matters of Civil law, outside of material consideration in planning process. Officers note that The proposed layout shows one dwelling within very close proximity to the “right of way”. Should the legal process recognise this route, then the application may require future changes to reflect any changes made. However, as a Civil matter then the planning decision should not give material weight to these considerations at this time.

The Parish Council also points out that there is a sewer pipe crossing the site which must be maintained by Anglian Water via this right of way, and the ditches also must be cleaned using mechanical means via this right of way. Officers also note that the Parish Council is struggling to access the adjacent meadow.

As there is no defined public right of way across the site, and the applicant affirms they are unaware of any legal action/ application currently underway. The Parish Council has not brought any additional information to officers’ attention since the objections to the application in June 2023 which would enable any additional weight to be given to the claimed right of way. Accordingly, officers recommend that the application should be determined based on the current position.

Contaminated Land - The site is on land currently occupied by garages first seen in historic maps dated 1945-1970 and an earlier desk study started to characterise the site and recommended further investigation. Therefore, the Environmental Quality officer has requested that conditions are attached regarding the potential for land contamination and the need for site remediation works.

Archaeology - There is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development. Therefore, conditions are recommended to secure a programme of archaeological mitigatory work.

Ecology – Aside from the protected trees there were some shrubs on the perimeter of the site but the site has been cleared and therefore there is minimal ecological value to assess.

The site does lie within the 'Zone of Influence' (Zoi) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). The GIRAMS has been put in place to ensure that the additional recreational pressure created, as a result of new residential development, does not lead to an adverse effect on European designated sites in Norfolk. Natural England advise that a contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable. The applicant has already paid this sum (£421.68) in full (at £210.84 per dwelling).

CONCLUSION

The application site lies within the development boundary, and therefore in terms of the principle of development is in accordance with the NPPF and the adopted Local Plan.

The form and character of the dwellings proposed is considered acceptable in the locality, the scale, layout and appearance appropriate for the characteristics of the site. It would also not give rise to any loss of privacy or cause overshadowing or be overbearing to the existing residential neighbours at no.48 and no.49.

The proposed development would not cause harm to the protected trees on the site subject to the proposed conditions and their protected status secures the retention and management of those.

The Parish Council has objected to the development. Concerns are raised because the Parish Council argues that the site includes an established "right of way" which allows access to the field to the rear of the application site. Land ownership and rights of way are outside of the planning process and should therefore carry limited if any weight in the determination of this application. The Parish Council's ability to take the matter forward under Civil Law is not impinged by the planning application.

In summary, based on the information provided above, it is considered that the proposals are in compliance with the NPPF and policies CS08, CS11, CS12 and DM2, DM15, DM17 of the Local Plan, and policy WA03, WA07, WA10, WA11 and WA13 of the Neighbourhood Plan. It is therefore recommended that the application is approved subject to the conditions detailed below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans. Drawing Nos -

| | |
|---------------|-------------------------------|
| 22-P29-PL101A | EXISTING SITE & LOCATION PLAN |
| 22-P29-PL102A | PROPOSED PLANS & ELEVATIONS |
| 22-P29-PL103 | PROPOSED SITE PLAN |

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the proposed access /on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 4 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).

- 4 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.
- 5 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.
- 5 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.

- 6 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.

- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, 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 6.

- 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: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 8 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.

- 9 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: No works or development shall take place until a scheme for the protection of the retained trees (section 5.5, BS 5837:2012, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall include:
- a, a site layout plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of every retained tree on site and on neighbouring or nearby ground to be superimposed on the layout plan. The positions of all trees to be removed shall be indicated on this plan.
 - b, the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers, (section 6.2 of BS5837:2012), to form a construction exclusion zone, and the type and extent of ground protection (section 6.2.3 of BS5837:2012) or any other physical tree protection measures, such as tree boxes. These details are to be identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). Barrier and ground protection offsets should be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection.
- The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- c, an arboricultural method statement relating to the removal of existing hardstanding concrete pads within the root protection areas of neighbouring trees T2, T5 and T6
 - d, the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS5837:2012). the details of the working methods to be employed with regard to site logistics including, the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures.
 - e, the details of the replacement tree to replace T12 ash, indicating the position, species, planting size, method of support and irrigation method and timing to aid successful establishment.

The erection and installation of ground protection and tree protection barriers/fencing for the protection of any retained tree shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

If the replacement tree planted to satisfy condition 1 dies or becomes in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species shall be planted at the same location, at a time to be agreed in writing by the local planning authority.

- 11 Reason: To avoid damage to the existing trees protected by Tree Preservation Order 2/TPO/00497, and to require a replacement tree to be planted to ensure continuity of tree cover in the interests of visual amenity.
- 12 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 12 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 13 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.
- 13 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 14 Condition: The boundary treatments hereby approved shall be completed before the dwellings are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.
- 14 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 15 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.

- 15 Reason: To ensure appropriate provision of foul water and surface water drainage, inaccordance with policy DM15 of the local plan.

PLANNING COMMITTEE – 16 NOVEMBER 2023

PLANNING ENFORCEMENT REPORT

1.0 PURPOSE OF REPORT

1.1 This report provides Members with an update on service performance for planning enforcement during the 1st, 2nd and 3rd quarters of 2023 (1/1/22 – 30/9/22).

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

2.1 Set out below is a breakdown of figures in relation to received, closed and live cases during the 1st, 2nd and 3rd quarters of 2023.

| | |
|--|------------|
| Number of cases received inc high hedge | 561 |
| Total Number of cases closed | 528 |
| The total number of current live cases pending | 558 |

2.2 A list of all live cases to **19th October 2023** can be found at Appendix 1.

2.3 For comparison during the 1st, 2nd and 3rd quarters of years 2020, 2021 and 2022 the following number of cases were received.

- **2022 – 443**
- **2021 – 447**
- **2020 - 377**

2.3 Below is a breakdown of all **528** cases closed during the 1st, 2nd and 3rd quarters, including the reason for closure.

| Reason | Count |
|---|--------------|
| Advertisement Consent Granted | 5 |
| Amendment Approved | 0 |
| Case Closed (includes duplicated cases) | 21 |
| Conditions Discharged | 7 |
| De minimis | 5 |
| Delegated Authority - no further action | 63 |
| Listed Building Consent granted | 0 |
| No breach established | 146 |
| Notice issued - complied | 16 |

| | |
|------------------------------------|------------|
| Permitted development | 14 |
| Planning App Approved | 123 |
| Prosecution | 1 |
| Referred to other service | 14 |
| Simple Caution | 1 |
| Remedied following informal action | 94 |
| Use/operational development lawful | 18 |
| Default action taken under s219 | 0 |
| Total | 528 |

2.4 During the 1st, 2nd and 3rd quarters the following formal notices were served:

| Notice | Count |
|---|--------------|
| Enforcement Notice | 22 |
| Listed Building Enforcement Notice | 3 |
| Planning Contravention Notice | 13 |
| Requisition for Information | 1 |
| Breach of Condition Notice | 13 |
| Stop Notice (excluding Temporary Stop Notice) | 0 |
| Temporary Stop Notice | 0 |
| Enforcement Injunction granted | 0 |
| Section 215 Notice | 3 |
| Repairs Notice | 0 |
| High Hedge Remedial Notice | 2 |
| Tree Replacement Notice | 0 |
| Hedgerow replacement Notice | 0 |
| Total | 57 |

2.5 It is also noteworthy that since the last report the enforcement support officer post has become vacant, although interviews are taking place shortly for a replacement.

3.0 RECOMMENDATION

3.1 That this report is noted.

Report author - Matthew Clarey, Planning Enforcement Team Leader – 01553
616770

| Parish | Date | Reference | Site | Breach | Status |
|--------------------------------|-----------|-----------------|---|--|-----------------------|
| Bagthorpe With Barmer Hockwold | 22-Sep-23 | 23/00564/UNAUTU | Bagthorpe FarmMain RoadBagthorpeNorfolkPE31 6QY | Alleged Unauthorised Use | Pending Consideration |
| Barton Bendish | 21-Jul-21 | 21/00362/UNAUTU | The Berney ArmsChurch RoadBarton BendishNorfolkPE33 9GF | Alleged Unauthorised Use. | Pending Consideration |
| Bawsey | 06-Sep-22 | 22/00434/UNAUTU | Bawsey Country ParkGayton RoadBawseyNorfolkPE32 1EY | Alleged Unauthorised Use of Lake for motorised water sports. | Pending Consideration |
| Bawsey | 05-Jul-23 | 23/00408/UNOPDE | 34 Innisfree Park HomesGayton RoadBawseyKINGS LYNNNorfolkPE32 1EX | Alleged Unauthorised Operational Development | Pending Consideration |

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|------------|-----------|-----------------|---|---|-----------------------|
| Bawsey | 03-Aug-23 | 23/00474/UNAUTU | 2 Innisfree Park Homes Gayton Road Bawsey KINGS LYNN Norfolk PE32 1EX | Alleged Unauthorised Use | Pending Consideration |
| Bawsey | 25-Sep-23 | 23/00570/UNAUTU | Allens Garage Station Road Leziate Norfolk PE32 1EJ | Alleged unauthorised operational development | Pending Consideration |
| Bircham | 01-Sep-23 | 23/00508/UNOPDE | Blueberry Lodge 81 Docking Road Great Bircham King's Lynn Norfolk PE31 6QP | Alleged Unauthorised Operational Development | Pending Consideration |
| Brancaster | 13-Jun-23 | 23/00362/NIA | Hazel Cottage Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BJ | Alleged Not in accordance with approved plans | Pending Consideration |
| Brancaster | 17-Oct-23 | 23/00614/UNAUTU | Land N of Sea Mist E of Number 5 Marsh Side Brancaster Norfolk | Unauthorised Use | Pending Consideration |

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|----------------|-----------|-----------------|--|--|--------------------------|
| Burnham Market | 13-Aug-20 | 20/00307/UADV | Emmas Court 74 Market Place Burnham Market Norfolk | Alleged unauthorised advertisement | Pending Consideration |
| Burnham Market | 09-Apr-21 | 21/00170/UNAUTU | Wrights Barn 1 Ulph Place Burnham Market Norfolk PE31 8HQ | Alleged unauthorised use | Pending Consideration |
| Burnham Market | 11-May-21 | 21/00214/UADV | No.TWENTY 929 Market Place Burnham Market Norfolk PE31 8HF | Alleged unauthorised advert | Pending Consideration |
| Burnham Market | 12-Apr-23 | 23/00217/UNOPDE | No.TWENTY 929 Market Place Burnham Market Norfolk PE31 8HF | Alleged Unauthorised Operational Development | Pending Consideration |
| Burnham Norton | 03-Aug-22 | 22/00296/UNAUTU | Burnham Breck Camping Land NW of Church of St Margaret Bellamys Lane Burnham Norton Norfolk PE31 8DW | Alleged Unauthorised Use | DC Application Submitted |

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|---------------|-----------|-----------------|--|--|-----------------------------|
| Burnham Overy | 05-Nov-20 | 20/00459/BOC | LarksfieldGong LaneBurnham Overy StaitheKing's LynnNorfolkPE31 8JG | Alleged breach of condition | Pending Consideration |
| Burnham Overy | 11-Aug-23 | 23/00488/UWLB | The Tower WindmillTower RoadBurnham Overy StaitheNorfolkPE31 8JB | | Pending Consideration |
| Castle Acre | 18-May-23 | 23/00301/NIA | Ran RevirBailey StreetCastle AcreKing's LynnNorfolkPE32 2AG | Alleged Not in accordance with approved plans. | DC Application Submitted |
| Castle Acre | 04-Oct-23 | 23/00593/UNAUTU | Land At St James GreenCastle AcreNorfolkPE32 2BD | Alleged Unauthorised Use | Pending Consideration |
| Clenchwarton | 05-Feb-21 | 21/00054/UNOPDE | The Orchard124 Hall RoadClenchwartonKINGS LYNNNorfolkPE34 4AT | Alleged Unauthorised Operational Development | Pending Consideration |

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|--------------|-----------|-----------------|--|---|--------------------------|
| Clenchwarton | 11-Apr-22 | 22/00178/BOC | 4 Poppy Close Clenchwarton KINGS LYNN Norfolk PE34 4FL | alleged breach of planning condition | Notice Issued |
| Clenchwarton | 12-May-22 | 22/00230/BOC | 54 Jubilee Bank Road Clenchwarton King's Lynn Norfolk PE34 4BW | Alleged Breach of Condition 14/00950/F refers | Notice Issued |
| Clenchwarton | 08-Dec-22 | 22/00616/BOC | 94 Hall Road Clenchwarton KINGS LYNN Norfolk PE34 4AX | Alleged - BOC - Breach of Planning Condition | DC Application Submitted |
| Clenchwarton | 05-Apr-23 | 23/00207/UNAUTU | 15 Wildfields Road Clenchwarton King's Lynn Norfolk PE34 4DE | Alleged Unauthorised Use | DC Application Submitted |
| Clenchwarton | 06-Jun-23 | 23/00332/UNAUTU | 43 Beverley Way Clenchwarton King's Lynn Norfolk PE34 4EE | Alleged Unauthorised Use | Pending Consideration |

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|--------------|-----------|-----------------|--|--|-----------------------|
| Clenchwarton | 27-Jul-23 | 23/00450/UNOPDE | Land Between 1 Willow Drive And 13 Linden Road Clenchwarton King's Lynn Norfolk PE34 4EN | Alleged Unauthorised Operational Development | Pending Consideration |
| Clenchwarton | 04-Sep-23 | 23/00514/NIA | Willow Farm 15 Black Horse Road Clenchwarton KINGS LYNN Norfolk PE34 4DN | Alleged use not in accordance with approved plans. | Pending Consideration |
| Clenchwarton | 28-Sep-23 | 23/00573/UNOPDE | The Cottage Whitecross Lane Terrington St Clement KINGS LYNN Norfolk PE34 4SS | Alleged unauthorised operational development | Pending Consideration |
| Clenchwarton | 04-Oct-23 | 23/00594/UNOPDE | 27 Bailey Lane Clenchwarton King's Lynn Norfolk PE34 4AY | Alleged Unauthorised Operational Development | Pending Consideration |
| Congham | 14-Oct-22 | 22/00524/BOC | Annexe 3 At Buttercup Cottage St Andrews Lane Congham KINGS LYNN Norfolk PE32 1DS | Alleged Breach of planning condition | Pending Consideration |

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|-------------|-----------|-----------------|--|--|-----------------------|
| Congham | 02-Nov-22 | 22/00544/UNOPDE | Bridge On Saint Andrews Lane Congham Norfolk PE32 1DY | Alleged Unauthorised Operational Development | Pending Consideration |
| Crimplesham | 16-Jan-23 | 23/00023/UNAUTU | Crimplesham Hall Downham Road Crimplesham King's Lynn Norfolk PE33 9DU | Alleged Unauthorised Use | Pending Consideration |
| Crimplesham | 21-Sep-23 | 23/00552/UNAUTU | Kudos Market Lane Crimplesham King's Lynn Norfolk PE33 9DZ | Alleged unauthorised use | Pending Consideration |
| Denver | 24-May-22 | 22/00249/UNAUTU | 90 Sluice Road Denver Downham Market Norfolk PE38 0DZ | Alleged Unauthorised use | Pending Consideration |
| Denver | 06-Mar-23 | 23/00138/OTHER | Denver Hall 22 Ely Road Denver Norfolk PE38 0DW | Alleged Other Breach | Pending Consideration |

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|------------|-----------|-----------------|--|--|-----------------------------|
| Dersingham | 05-May-22 | 22/00198/UNAUTU | 2 White Horse Drive Dersingham King's Lynn Norfolk PE31 6HL | Alledged unauthorised use | Pending Consideration |
| Dersingham | 01-Sep-22 | 22/00432/UNAUTU | 4 Gelham Manor Dersingham King's Lynn Norfolk PE31 6HN | Alleged Unauthorised Use. | Pending Consideration |
| Dersingham | 19-Apr-23 | 23/00235/UNOPDE | The Feathers Hotel 71 Manor Road Dersingham Norfolk PE31 6LN | Alleged Unauthorised Operational Development | DC Application Submitted |
| Dersingham | 26-Apr-23 | 23/00254/UNOPDE | 22 Gelham Manor Dersingham King's Lynn Norfolk PE31 6HN | Alleged Unauthorised Operational Development | Pending Consideration |
| Dersingham | 05-Jul-23 | 23/00407/UNTIDY | 8 Hipkin Road Dersingham King's Lynn Norfolk PE31 6XX | Alleged Untidy Land | Pending Consideration |

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|------------|-----------|-----------------|--|---|--------------------------|
| Dersingham | 18-Jul-23 | 23/00431/UNOPDE | 4 Sandringham Road Dersingham King's Lynn Norfolk PE31 6LL | Alleged Unauthorised Operational Development | DC Application Submitted |
| Docking | 23-Nov-20 | 20/00491/UNOPDE | 2 Bell Meadows Docking Norfolk PE31 8LA | Alleged unauthorised operational development | Pending Consideration |
| Docking | 13-Jan-21 | 21/00029/UNOPDE | 4 Docking Grange Sandy Lane Docking Norfolk PE31 8NF | Alleged Unauthorised Operational Development | Pending Consideration |
| Docking | 28-Jan-21 | 21/00048/NIA | Glamping Site West of Fakenham Road The Paddocks Fakenham Road Stanhoe Norfolk | Alleged Not Built in Accordance with Approved Plans - 17/01709/F and 19/01984/F | Pending Consideration |
| Docking | 23-Jun-21 | 21/00292/BOC | 21 Sandringham Avenue Docking KINGS LYNN Norfolk PE31 8QH | Alleged Breach of Planning Condition | Pending Consideration |

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|---------|-----------|-----------------|---|--|-----------------------------|
| Docking | 04-Jul-22 | 22/00320/UNOPDE | Heifer Cattle Shed Docking Lodge Farm Fakenham Road Docking KINGS LYNN Norfolk PE31 8PX | Alleged Unauthorised development | Pending Consideration |
| Docking | 09-Aug-22 | 22/00386/BOC | Limagrain UK Ltd (former Site) Station Road Docking Norfolk PE31 8LS | Alleged Breach of planning condition. 19/01654/OM & 21/00551- RMM/21/00475/RMM . S106 Dev. Monitoring case exists under 19/01654/OM | DC Application Submitted |
| Docking | 10-Jan-23 | 22/00580/UNOPDE | Derelict Cattle Yard South of York Hill Plantation Bircham Road Docking Norfolk | Alleged Unauthorised Operational Development | Pending Consideration |
| Docking | 11-May-23 | 23/00284/BOC | 11 Northcote Brancaster Road Docking King's Lynn Norfolk PE31 8ND | Alleged Breach of Planning Condition | Pending Consideration |
| Docking | 13-Sep-23 | 23/00547/UNOPDE | Kamway Stanhoe Road Docking King's Lynn Norfolk PE31 8NJ | Alleged unauthorised development | Pending Consideration |

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|----------------|-----------|-----------------|--|--|-----------------------|
| Downham Market | 20-Jun-19 | 19/00321/BOC | Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE | Alleged Breach of Condition | Pending Consideration |
| Downham Market | 04-Dec-19 | 19/00610/UNTIDY | Sue Ryder Shop 14 Bridge Street Downham Market Norfolk PE38 9DH | Alleged untidy land | Notice Issued |
| Downham Market | 01-Jul-22 | 22/00322/OTHER | Land And Buildings On The South Side of Railway Road Downham Market Norfolk | Alleged breach of S106 agreement, iro failure of maintenance of play areas to the south of Buttercup drive and Foxglove court. | Pending Consideration |
| Downham Market | 11-Nov-22 | 22/00573/HHC | Cedar House Rabbit Lane Downham Market Norfolk PE38 9LN | Alleged High Hedge | Notice Issued |
| Downham Market | 01-Dec-22 | 22/00603/HHC | Kingfisher House Rabbit Lane Downham Market Norfolk PE38 9LN | Alleged High Hedge | Notice Issued |

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|-------------------|-----------|-----------------|---|--|--------------------------|
| Downham Market | 09-Jan-23 | 23/00010/UNAUTU | Mackies14 High StreetDownham MarketNorfolkPE38 9DB | Alleged Unauthorised Use | Pending Consideration |
| Downham Market | 25-Jan-23 | 23/00043/BOC | 25 Lynn RoadDownham MarketNorfolkPE38 9NJ | Alleged Breach of Planning Condition | Pending Consideration |
| Downham Market | 08-Feb-23 | 23/00079/UNTIDY | Llamedos30 Bennett StreetDownham MarketNorfolkPE38 9EE | Alleged Untidy Land | Pending Consideration |
| Downham Market | 08-Feb-23 | 23/00080/UNTIDY | Land OppositeLlamedos30 Bennett StreetDownham MarketNorfolkPE38 9EE | Alleged Untidy Land | Pending Consideration |
| Downham Market | 13-Feb-23 | 23/00089/UNOPDE | Sovereign WayTrafalgar Industrial EstateDownham MarketNorfolkPE38 9SW | Alleged Unauthorised Operational Development | Pending Consideration |

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|----------------|-----------|-----------------|---|--------------------------------------|--------------------------|
| Downham Market | 07-Mar-23 | 23/00141/BOC | Land On the North Side of Bennett Street Downham Market Norfolk | Alleged Breach of Planning Condition | Pending Consideration |
| Downham Market | 24-Mar-23 | 23/00173/UNTIDY | 10 Bridge Street Downham Market Norfolk PE38 9DH | Alleged Untidy Land | Pending Consideration |
| Downham Market | 08-Apr-23 | 23/00215/UNAUTU | Land To The South of 26 High Street Downham Market Norfolk PE38 9HH | Alleged Unauthorised Use | DC Application Submitted |
| Downham Market | 17-Apr-23 | 23/00228/UADV | McDonald's 163 Bexwell Road Downham Market DOWNHAM MARKET Norfolk PE38 9LJ | Alleged Unauthorised Advertisement | Pending Consideration |
| Downham Market | 24-Apr-23 | 23/00243/BOC | Land S of Denver Hill N of Southern Bypass E of Nightingale Lane Downham Market Norfolk PE38 9FD | Alleged Breach of Planning Condition | Pending Consideration |

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|-------------------|-----------|-----------------|---|---|-----------------------------|
| Downham Market | 29-Jun-23 | 23/00397/UNOPDE | 62 Primrose Avenue Downham Market Norfolk PE38 9EU | Alleged Unauthorised Operational Development | DC Application Submitted |
| Downham Market | 29-Jun-23 | 23/00399/BOC | Castle Hotel Paradise Road Downham Market Norfolk PE38 9HF | Alleged Breach of Planning Condition | Pending Consideration |
| Downham Market | 04-Jul-23 | 23/00406/NIA | 1A Glebe Road Downham Market Norfolk PE38 9QJ | Alleged Not in accordance with approved plans | Pending Consideration |
| Downham Market | 12-Jul-23 | 23/00416/NIA | 62 London Road Downham Market Norfolk PE38 9AT | Alleged Not in accordance with approved plans | Pending Consideration |
| Downham Market | 18-Jul-23 | 23/00429/UNOPDE | 51A High Street Downham Market Norfolk PE38 9HF | Alleged Unauthorised Operational Development | Pending Consideration |

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|----------------|-----------|-----------------|---|--|-----------------------|
| Downham Market | 10-Aug-23 | 23/00481/UDCA | The Old School Ryston End Downham Market Norfolk | Alleged Unauthorised Demolition in a Conservation Area | Pending Consideration |
| Downham Market | 25-Sep-23 | 23/00571/UWLB | Vacant 4 - 5 Market Place Downham Market Norfolk PE38 9DE | UWLB - Unauthorised Works - L Bldg | Pending Consideration |
| Downham Market | 04-Oct-23 | 23/00596/UNTIDY | 9 Hardy Close Downham Market Norfolk PE38 9RX | Alleged Untidy Land | Pending Consideration |
| Downham Market | 05-Oct-23 | 23/00604/UNAUTU | 34 Brickfields Lane Downham Market Norfolk PE38 9ED | Alleged Unauthorised Use | Pending Consideration |
| Downham West | 08-May-19 | 19/00231/UNAUTU | Field Adj Two Acres Nursery Downham Road Salters Lode Norfolk | Alleged unauthorised use | Notice Issued |

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|--------------|-----------|-----------------|--|--|--------------------------|
| Downham West | 16-Jun-21 | 21/00280/UNTIDY | 2 Kemps Close Salters Lode Downham Market Norfolk PE38 0BB | Alleged Untidy Land | Notice Issued |
| Downham West | 04-Oct-22 | 22/00495/UNOPDE | Appletree Cottage The Lane Salters Lode Norfolk PE38 0DL | Alleged Unauthorised operational development | Appeal Lodged |
| Downham West | 30-Mar-23 | 23/00192/BOC | Riverbank Bridge Road Downham Market Norfolk PE38 0AE | Alleged Breach of Planning Condition | Pending Consideration |
| Downham West | 14-Aug-23 | 23/00499/BOC | Foxbury Lady Drove Barroway Drove DOWNHAM MARKET Norfolk PE38 0AG | Breach of Pre-Occupation Conditions 7, 8 and 9 of PP 18/00673/F | Pending Consideration |
| East Rudham | 01-Mar-21 | 21/00090/UNOPDE | Land At Old White Horse Station Road East Rudham Norfolk PE31 8RB | Alleged Unauthorised Operational Development | Pending Consideration |

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|-------------|-----------|-----------------|---|--|--------------------------|
| East Walton | 09-Sep-20 | 20/00341/UNAUTU | The Old Pheasantry Church Lane East Walton KINGS LYNN Norfolk PE32 1PP | Alleged unauthorised use | Pending Consideration |
| East Walton | 04-Oct-23 | 23/00592/BOC | West Acre Montessori School Common Lane East Walton KINGS LYNN Norfolk PE32 1PX | Alleged Breach of Planning Condition | Pending Consideration |
| East Winch | 28-Nov-22 | 22/00596/UNAUTU | Cherry Tree Farm Winch Road Gayton Norfolk PE32 1QP | Alleged Unauthorised Use | Pending Consideration |
| East Winch | 01-Aug-23 | 23/00464/UNOPDE | Anston Lodge Station Road East Winch King's Lynn Norfolk PE32 1NR | Alleged Unauthorised Operational Development | Pending Consideration |
| East Winch | 01-Aug-23 | 23/00465/UNOPDE | Wymondley Station Road East Winch King's Lynn Norfolk PE32 1NR | Alleged Unauthorised Operational Development | Pending Consideration |

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|------------|-----------|-----------------|--|---|--------------------------|
| East Winch | 17-Aug-23 | 23/00496/UNOPDE | Annex At WoodcroftCommon RoadWest BilneyKing's LynnNorfolkPE32 1JX | Alleged Unathorised Operational Development | Pending Consideration |
| Emneth | 21-Nov-19 | 19/00594/BOC | Land North of65 Hollycroft RoadEmnethWisbechNorfolkPE14 8BB | Alleged breach of planning condition | Pending Consideration |
| Emneth | 05-Oct-20 | 20/00426/UNAUTU | The Old Jam FactoryChapel LaneEmnethNorfolkPE14 0DJ | Alleged unauthorised use | Pending Consideration |
| Emneth | 08-Jun-22 | 22/00269/UNAUTU | The Queens Head33 Gaultree SquareEmnethNorfolkPE14 8DA | Alleged Unathorised Use | Pending Consideration |
| Emneth | 29-Sep-22 | 22/00504/UNTIDY | 56 Ladys DroveEmnethNorfolk | Alleged untidy land | Pending Consideration |

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|--------|-----------|-----------------|---|---|-----------------------|
| Emneth | 06-Jun-23 | 23/00338/BOC | Land East of 11 To 37 Elm High Road Emneth Norfolk PE14 0DG | Alleged Breach of Planning Condition | Pending Consideration |
| Emneth | 12-Jun-23 | 23/00352/UNOPDE | 89 Hollycroft Road Emneth Wisbech Norfolk PE14 8BB | Alleged Unauthorised Operational Development | Pending Consideration |
| Emneth | 15-Jun-23 | 23/00375/UNAUTU | Greenridges 215 Outwell Road Emneth Wisbech Norfolk PE14 8BG | Alleged Unauthorised Use | Pending Consideration |
| Emneth | 14-Aug-23 | 23/00500/BOC | Joystan 44 Hawthorn Road Emneth Wisbech Norfolk PE14 8AP | Breach of Conditions attached to Planning Permission 19/00978/F | Pending Consideration |
| Emneth | 05-Oct-23 | 23/00601/BOC | Read Residence 60 Elmside Emneth WISBECH Norfolk PE14 8BQ | Alleged Breach of Planning Condition | Pending Consideration |

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|----------|-----------|-----------------|--|--|--------------------------|
| Feltwell | 08-Jun-23 | 23/00345/UNOPDE | 3 Munsons PlaceFeltwellThetfordNorfolkIP26 4DF | Alleged Unauthorised Operational Development | Pending Consideration |
| Feltwell | 25-Jul-23 | 23/00443/BTPO | Green Acres1 Green LaneFeltwellTHETFORDNorfolkIP26 4BQ | Alleged Breach of Tree Preservation Order | Pending Consideration |
| Fincham | 01-Nov-21 | 21/00511/UNTIDY | Old Methodist ChapelDownham RoadFinchamNorfolk | Alleged untidy land | Pending Consideration |
| Fincham | 15-Feb-23 | 23/00098/BOC | Rose CottageMarham RoadFinchamNorfolkPE33 9ES | Alleged Breach of Planning Condition | Pending Consideration |
| Gayton | 02-Dec-20 | 20/00513/UNAUTU | 1 Church Farm BarnsBack StreetGaytonNorfolkPE32 1QR | Alleged unauthorised use | Pending Consideration |

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|---------------------|-----------|-----------------|--|--|--------------------------|
| Gayton | 14-Jul-21 | 21/00343/BOC | Jubilee Hall Farm Jubilee Hall Lane Gayton KINGS LYNN Norfolk PE32 1PB | Alleged Breach of Planning Condition | Pending Consideration |
| Gayton | 02-Mar-22 | 22/00087/UNOPDE | 8 Lime Grove Gayton King's Lynn Norfolk PE32 1QU | Alleged unauthorised operational development | Pending Consideration |
| Gayton | 05-Oct-23 | 23/00599/BOC | Ashmore Rosemary Lane Gayton King's Lynn Norfolk PE32 1QN | Alleged Breach of Planning Condition | Pending Consideration |
| Gayton | 10-Oct-23 | 23/00611/UNOPDE | Whitehouse Service Station 4 Lynn Road Gayton Kings Lynn Norfolk PE32 1QJ | Alleged Unauthorised Operational Development | Pending Consideration |
| Great Massingham | 18-Nov-22 | 22/00011/UNOPDE | Mandalay Walcup Lane Great Massingham King's Lynn Norfolk PE32 2HR | Alleged Unauthorised Operational Development | Pending Consideration |

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|------------------|-----------|-----------------|--|---|--------------------------|
| Great Massingham | 12-May-22 | 22/00232/UNAUTU | The Dabbling Duck11 Abbey RoadGreat MassinghamKing's LynnNorfolkPE32 2HN | Alleged Unauthorise Use | DC Application Submitted |
| Great Massingham | 07-Sep-22 | 22/00447/NIA | The Rectory27 Weasenham RoadGreat MassinghamKing's LynnNorfolkPE32 2EY | Alleged not in accordance with approved plans 20/01133/F | Pending Consideration |
| Great Massingham | 13-Oct-22 | 22/00483/UNAUTU | HartswoodPeddars WayGreat MassinghamKing's LynnNorfolkPE32 2HQ | Alleged unauthorised use | DC Application Submitted |
| Great Massingham | 03-Nov-22 | 22/00540/BTCA | Rectory RowSandy LaneGreat MassinghamNorfolk | Alleged breach of tree in conservation area | Pending Consideration |
| Great Massingham | 17-Aug-23 | 23/00497/BOC | Mike Tilbury CloseGreat MassinghamNorfolk | Alleged Breach of Conditions 5, 7, 13 and 18 of 16/01634/OM and Condition 3 of 18/02038/RMM | Pending Consideration |

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|------------------|-----------|-----------------|--|--|--------------------------|
| Great Massingham | 12-Sep-23 | 23/00524/UNOPDE | Marine7 Castleacre RoadGreat MassinghamKing's LynnNorfolkPE32 2HD | Alleged unauthorised development | Pending Consideration |
| Grimston | 14-Apr-21 | 21/00177/UNOPDE | Lodge Farm Barn141 Lynn RoadGrimstonNorfolkPE32 1AG | Alleged unauthorised operational development | Pending Consideration |
| Grimston | 29-Sep-21 | 21/00467/UNAUTU | 7 Hawthorn AvenueGrimstonNorfolkPE32 1XB | Alleged unauthorised use | Pending Consideration |
| Grimston | 05-Oct-21 | 21/00471/UNAUTU | Mill Hill Cottage77 Chapel RoadPott RowNorfolkPE32 1BP | Alleged Unauthorise Development | Pending Consideration |
| Grimston | 21-Jul-22 | 22/00349/NIA | Land To The Rear of Cradleford House82 Chapel RoadPott RowKing's LynnNorfolkPE32 1BP | Alleged development not in accordance with planning app. 17/01084/O (19/00522/RM) T17/01084/DISC_A | DC Application Submitted |

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| Grimston | 10-Aug-22 | 22/00389/UWLB | Elder Farm Elder Lane Grimston King's Lynn Norfolk PE32 1BJ | Alleged Unauthorised Works to a Listed Building. Planning apps 20/00583/LB, 20/00582/F, 20/01914/LB | Pending Consideration |
| Grimston | 02-Mar-23 | 23/00131/HEDGE | Hedge On West Side of Field N of 3 To 23Vong Lane Pott Row Norfolk PE32 1BW | Alleged Removal/works to hedgerow | Pending Consideration |
| Grimston | 02-Mar-23 | 23/00132/BOC | White House Farmhouse 1 White House Farm 28 Chapel Road Pott Row Norfolk PE32 1DZ | Alleged Breach of Planning Condition | Pending Consideration |
| Grimston | 16-Apr-23 | 23/00224/UNOPDE | Field Adjacent To Field Lodge Back Lane Pott Row Norfolk PE32 1BT | Alleged Unauthorised Operational Development | DC Application Submitted |
| Grimston | 17-May-23 | 23/00291/UNOPDE | Land At Back Lane Pott Row Norfolk PE32 1BT | Alleged Unauthorised Operational Development | DC Application Submitted |

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| Grimston | 12-Sep-23 | 23/00527/UNOPDE | Ivy Farm House 37 Congham Road Grimston King's Lynn Norfolk PE32 1DW | Alleged unauthorised development | Pending Consideration |
| Grimston | 18-Sep-23 | 23/00556/UNAUTU | Walnut Cottage Back Lane Pott Row King's Lynn Norfolk PE32 1BT | UNAUTU - Unauthorised Use | Pending Consideration |
| Heacham | 28-Aug-19 | 17/00052/BOC | 18 And 18A North Beach Heacham King's Lynn Norfolk PE31 7LJ | alleged breach of condition relating to 11/01754/F | Notice Issued |
| Heacham | 17-May-18 | 18/00224/NIA | Lidl 43 Lynn Road Heacham Norfolk PE31 7HU | Alleged - not in accordance with approved plans | Notice Issued |
| Heacham | 08-Aug-18 | 18/00382/UNAUTU | Marsh View Land S W of 70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB | Alleged unauthorised recreational camping use | Notice Issued |

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| Heacham | 25-Mar-21 | 21/00133/UNAUTU | Long Acres Holiday Home Park Land West of Sewage Works Fenway Heacham Norfolk PE31 7BH | Alleged unauthorised development | Pending Consideration |
| Heacham | 12-Aug-21 | 21/00416/HHC | 14 Folgate Road Heacham King's Lynn Norfolk PE31 7BN | Alleged High Hedge Complaint | Pending Consideration |
| Heacham | 26-Nov-21 | 21/00569/UNAUTU | Rhino Sheds Dairy Farm Heacham Norfolk PE31 7DH | Alleged Unauthorised Use | DC Application Submitted |
| Heacham | 09-Nov-21 | 22/00010/UNAUTU | Land NE of Rhino Sheds Dairy Farm Heacham Norfolk PE31 7DH | Alleged Unauthorised Use | DC Application Submitted |
| Heacham | 12-Jan-22 | 22/00044/BOC | Heacham Social Club 13 Station Road Heacham KINGS LYNN Norfolk PE31 7HG | Alleged Breach Of Planning Condition | Pending Consideration |

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| Heacham | 25-Mar-22 | 22/00133/UNOPDE | Long Acres Holiday Home Park Land West of Sewage Works Fenway Heacham Norfolk PE31 7BH | Alleged unauthorised operational development | Pending Consideration |
| Heacham | 31-Oct-22 | 22/00539/BOC | Norfolk Coast B+B Cottages South Beach Road Heacham Norfolk PE31 7BB | Alleged - BOC - Breach of Planning Condition | Pending Consideration |
| Heacham | 17-Nov-22 | 22/00583/UNAUTU | Ellinside 25 Malthouse Crescent Heacham King's Lynn Norfolk PE31 7DL | Alleged - UNAUTU - Unauthorised Use | Pending Consideration |
| Heacham | 14-Feb-23 | 23/00093/BOC | Heacham Social Club 13 Station Road Heacham KINGS LYNN Norfolk PE31 7HG | Alleged Breach of Planning Condition | Pending Consideration |
| Heacham | 28-Feb-23 | 23/00128/UNAUTU | L.P.S Building + Groundworks Land E of Sewage Treatment Works Fenway Heacham Norfolk PE31 7BH | Alleged Unauthorised Use | Pending Consideration |

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| Heacham | 12-Mar-23 | 23/00152/UNOPDE | 5 Hunstanton Road Heacham King's Lynn Norfolk PE31 7HH | Alleged Unauthorised Operational Development | Pending Consideration |
| Heacham | 30-Mar-23 | 23/00199/BOC | Land W of 70 South Beach Road Heacham Norfolk | Alleged Breach of Planning Condition | Notice Issued |
| Heacham | 26-Apr-23 | 23/00250/UNAUTU | Long Acres Holiday Home Park Land West of Sewage Works Fenway Heacham Norfolk PE31 7BH | Alleged Unauthorised Use | Pending Consideration |
| Heacham | 16-May-23 | 23/00289/UNOPDE | Heacham Hall 58 Hunstanton Road Heacham KINGS LYNN Norfolk PE31 7JS | Alleged Unauthorised Operational Development | DC Application Submitted |
| Heacham | 06-Jul-23 | 23/00409/UNAUTU | Livery Fenway Heacham King's Lynn Norfolk PE31 7BH | Alleged Unauthorised Use | Pending Consideration |

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| Heacham | 19-Jul-23 | 23/00433/UWLB | Heacham Lodge18 Lodge RoadHeachamKINGS LYNNNorfolkPE31 7AZ | Alleged Unauthorised Works - L Bldg | Pending Consideration |
| Heacham | 04-Aug-23 | 23/00477/BOC | Meadows Caravan ParkLamsey LaneHeachamKing's LynnNorfolkPE31 7LA | Alleged Breach of Planning Condition | Pending Consideration |
| Heacham | 09-Aug-23 | 23/00482/UNOPDE | Silver Sands Beach ClubNorth BeachHeachamKing's LynnNorfolkPE31 7LJ | | Pending Consideration |
| Heacham | 15-Aug-23 | 23/00491/UNOPDE | 53 South BeachHeachamNorfolkPE31 7LH | Alleged Unathorised Operational Development | Pending Consideration |
| Heacham | 17-Oct-23 | 23/00612/BOC | 18 And 18A North Beach(Formerly Known As 18 North Beach)HeachamKing's LynnNorfolkPE31 7LJ | BOC - Breach of Planning Condition | Pending Consideration |

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| Heacham | 18-Oct-23 | 23/00616/BOC | 18 North BeachHeachamKing's LynnNorfolkPE31 7LJ | Alleged Breach of Condition | Pending Consideration |
| Hilgay | 30-Nov-20 | 20/00468/BOC | Land South of Brett HouseEast EndHilgayNorfolk | Alleged breach of conditions | Notice Issued |
| Hilgay | 09-Mar-22 | 22/00108/NIA | Reed HouseHigh StreetHilgayDownham MarketNorfolkPE38 0LH | | Complaint Received/Invest igation Started |
| Hilgay | 25-Jan-23 | 23/00046/UNAUTU | Barn Conversion At RivendaleVenney FarmHundred Foot BankWelneyNorfolk | Alleged Unauthorised Use | Pending Consideration |
| Hilgay | 07-Feb-23 | 23/00071/UNOPDE | Acorn CottageLawrences LaneHilgayDOWNHAM MARKETNorfolkPE38 0JE | Alleged Unauthorised Operational Development | Pending Consideration |

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| Hilgay | 12-Jul-23 | 23/00417/NIA | Post Mill Cottage2 Holts LaneHilgayDOWNHAM MARKETNorfolkPE38 0JG | Alleged Not in accordance with approved plans | Pending Consideration |
| Hillington | 05-Aug-15 | 15/00392/UWLB | Willow Tree FarmFormerly Field FarmFakenham RoadHillingtonKing's LynnNorfolkPE31 6DL | Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors | Notice Issued |
| Hillington | 12-Mar-21 | 21/00107/UNOPDE | The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ | Unauthorised Operational Development | DC Application Submitted |
| Hillington | 04-Aug-22 | 22/00380/UADV | The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ | Alleged Unauthorised Advertisement | DC Application Submitted |
| Hillington | 17-May-23 | 23/00292/BOC | The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ | Alleged Breach of Planning Condition | Pending Consideration |

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| Hockwold cum Wilton | 18-Aug-22 | 22/00405/NIA | White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW | Alleged development not in accordance with approved plans | Pending Consideration |
| Hockwold cum Wilton | 07-Jan-21 | 21/00018/UNAUTU | Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton THETFORD Norfolk IP26 4JU | Alleged Unauthorised Use | Notice Issued |
| Hockwold cum Wilton | 04-Oct-22 | 22/00503/UNAUTU | Land N of Lode Cottages And W of Lode House Church Lane Hockwold cum Wilton Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Hockwold cum Wilton | 22-Jan-23 | 23/00038/BOC | Wetherley 77 South Street Hockwold cum Wilton Norfolk IP26 4JG | Alleged Breach of Planning Condition | Pending Consideration |
| Hockwold cum Wilton | 13-Feb-23 | 23/00087/UNOPDE | Land Behind Lode Cottages Church Lane Hockwold cum Wilton Norfolk IP26 4NE | Alleged Unauthorised Operational Development | DC Application Submitted |

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| Hockwold cum Wilton | 16-Feb-23 | 23/00105/UNAUTU | Martins Place 93 Main Street Hockwold cum Wilton Thetford Norfolk IP26 4LN | Alleged Unauthorised Use | DC Application Submitted |
| Hockwold cum Wilton | 27-Apr-23 | 23/00257/UNOPDE | 3 Lode Cottages Church Lane Hockwold cum Wilton Norfolk IP26 4NE | Alleged Unauthorised Operational Development in the form of structures potentially requiring planning permission | Pending Consideration |
| Hockwold cum Wilton | 13-Jun-23 | 23/00364/UNOPDE | Land N of Lode Cottages And W of Lode House Church Lane Hockwold cum Wilton Norfolk | Alleged Unauthorised Operational Development | DC Application Submitted |
| Holme next the Sea | 04-Jul-18 | 18/00319/UNAUTU | Land S of 38 To 42 Main Road Holme-next-the-Sea Norfolk PE36 6LA | Alleged unauthorised use | Notice Issued |
| Holme next the Sea | 28-Jul-20 | 20/00298/BOC | Drove Orchards Thornham Road Holme next The Sea Norfolk | Alleged breach of planning condition on permission 19/00285/F | Pending Consideration |

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| Holme next the Sea | 11-Jan-23 | 23/00012/UNAUTU | NewholmeThornham RoadHolme next the SeaHunstantonNorfolkPE36 6LR | Alleged Unauthorised Use | DC Application Submitted |
| Holme next the Sea | 04-May-23 | 23/00266/UNOPDE | TanholtBroadwater RoadHolme next The SeaHunstantonNorfolkPE36 6LQ | Alleged Unauthorised Operational Development | Pending Consideration |
| Holme next the Sea | 11-May-23 | 23/00277/BOC | Drove OrchardsThornham RoadHolme next The SeaNorfolk | Alleged Breach of Planning Condition | Pending Consideration |
| Holme next the Sea | 13-Jun-23 | 23/00363/UNOPDE | Terns49 Peddars WayHolme next The SeaNorfolkPE36 6LD | Alleged Unauthorised Operational Development | Pending Consideration |
| Holme next the Sea | 31-Jul-23 | 23/00459/UNAUTU | Land AdjoiningThurlow Cottage16 EastgateHolme next The SeaNorfolkPE36 6LL | Alleged Unauthorised Use | Pending Consideration |

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| Holme next the Sea | 01-Sep-23 | 23/00506/UADV | 19 Main Road Holme next The Sea Hunstanton Norfolk PE36 6LA | Alleged Unauthorised Advert | Pending Consideration |
| Hunstanton | 21-Feb-21 | 21/00076/UNAUTU | Norfolk Deli 16 Greevegate Hunstanton Norfolk PE36 6AA | Alleged Unauthorised Use | Pending Consideration |
| Hunstanton | 15-Apr-21 | 21/00164/UNAUTU | Moss Bakery 18 High Street Hunstanton Norfolk PE36 5AF | Alleged unauthorised use | Pending Consideration |
| Hunstanton | 15-Apr-21 | 21/00165/UNAUTU | Hunny Bun Tea Rooms Formerly Berni Beans 2 High Street Hunstanton Norfolk PE36 5AF | Alleged unauthorised use | Pending Consideration |
| Hunstanton | 04-May-21 | 21/00201/UNOPDE | The Copper Kettle 25 High Street Hunstanton Norfolk PE36 5AB | Alleged unauthorised operational development | Pending Consideration |

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| Hunstanton | 11-May-21 | 21/00219/UNAUTU | Chives 11 High StreetHunstantonNorfolkPE36 5AB | Alleged unauthorised use | Pending Consideration |
| Hunstanton | 22-Jul-21 | 21/00243/S106 | BCKLWN Southend Car ParkSeagateHunstantonNorfolk | S106 Monitoring | Notice Issued |
| Hunstanton | 19-Aug-21 | 21/00413/UNTIDY | 62 Seagate RoadHunstantonNorfolkPE36 5BD | Alleged Untidy Land | Notice Issued |
| Hunstanton | 05-Jan-23 | 23/00008/UNOPDE | 5 Crescent RoadHunstantonNorfolkPE36 5BU | Alleged Unauthorised Operational Development | Pending Consideration |
| Hunstanton | 25-Jul-23 | 23/00445/UNTIDY | 6 Chatsworth RoadHunstantonNorfolkPE36 5DJ | Alleged Untidy Land | Pending Consideration |

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| Hunstanton | 17-Aug-23 | 23/00498/UNOPDE | 1 Peddars Drive Hunstanton Norfolk PE36 6HF | Alleged Unauthorised Operational Development | Pending Consideration |
| Hunstanton | 13-Sep-23 | 23/00548/BOC | 9 Cliff Terrace Hunstanton Norfolk PE36 6DY | Alleged breach of planning condition | Pending Consideration |
| Ingoldisthorpe | 17-Jan-22 | 22/00053/BOC | 6 Davy Field Lynn Road Ingoldisthorpe KINGS LYNN Norfolk PE31 6TR | Alleged Breach of Planning Condition | DC Application Submitted |
| Ingoldisthorpe | 13-May-22 | 22/00209/OTHER | Land N 130 Lynn Road And E 147 Lynn Road Lynn Road Ingoldisthorpe Norfolk PE31 6NS | Alleged breach | Pending Consideration |
| Ingoldisthorpe | 06-Mar-23 | 23/00139/BOC | 5 Davy Field Hill Road Ingoldisthorpe KINGS LYNN Norfolk PE31 6TE | Alleged Breach of Planning Condition | DC Application Submitted |

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| Ingoldisthorpe | 06-Mar-23 | 23/00140/BOC | Field House4 Davy FieldHill RoadIngoldisthorpeKINGS LYNNNorfolkPE31 6TE | Alleged Breach of Planning Condition | Pending Consideration |
| Ingoldisthorpe | 21-Mar-23 | 23/00164/BOC | Land AtHill View CloseIngoldisthorpeNorfolk | Alleged Breach of Planning Condition | Notice Issued |
| Ingoldisthorpe | 27-Mar-23 | 23/00176/BOC | 2 Davy FieldHill RoadIngoldisthorpeKINGS LYNNNorfolkPE31 6TE | Alleged Breach of Planning Condition | DC Application Submitted |
| Ingoldisthorpe | 27-Mar-23 | 23/00177/BOC | 3 Davy FieldHill RoadIngoldisthorpeKINGS LYNNNorfolkPE31 6TE | Alleged Breach of Planning Condition | DC Application Submitted |
| Ingoldisthorpe | 27-Mar-23 | 23/00179/BOC | Tuesday House8 Davy FieldLynn RoadIngoldisthorpeKINGS LYNNNorfolkPE31 6TR | Alleged Breach of Planning Condition | Pending Consideration |

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| Ingoldisthorpe | 27-Mar-23 | 23/00180/BOC | 9 Davy FieldLynn RoadIngoldisthorpeKINGS LYNNorfolkPE31 6TR | Alleged Breach of Planning Condition | DC Application Submitted |
| Ingoldisthorpe | 27-Mar-23 | 23/00181/BOC | 10 Davy FieldLynn RoadIngoldisthorpeKINGS LYNNorfolkPE31 6TR | Alleged Breach of Planning Condition | DC Application Submitted |
| Ingoldisthorpe | 27-Mar-23 | 23/00182/BOC | 11 Davy FieldLynn RoadIngoldisthorpeKINGS LYNNorfolkPE31 6TR | Alleged Breach of Planning Condition | DC Application Submitted |
| King's Lynn | 01-Mar-23 | 23/00130/UNAUTU | Dairy FarmSaddlebowPE34 3AP | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 12-Jun-14 | 14/00316/UNTIDY | Ferryside4 Ferry SquareWest LynnKing's LynnNorfolkPE34 3JQ | alleged untidy land | Notice Issued |

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| King's Lynn | 29-Jan-19 | 19/00055/UNOPDE | Land NE of 12 Saltpans Close King's Lynn Norfolk PE30 2AT | Alleged unauthorised operational development | Notice Issued |
| King's Lynn | 14-Feb-19 | 19/00087/BOC | Wennis8 Saturday Market Place King's Lynn Norfolk PE30 5DQ | | Pending Consideration |
| King's Lynn | 30-Jul-19 | 19/00400/HHC | 36 Suffield Way King's Lynn Norfolk PE30 3DE | High Hedge Notice | Notice Issued |
| King's Lynn | 07-Nov-19 | 19/00577/UNTIDY | Formally Riverside Dental Surgery 7B King Street King's Lynn Norfolk PE30 1ET | Alleged untidy land | Pending Consideration |
| King's Lynn | 12-Nov-19 | 19/00582/UWLB | The White Hart Inn 1 St James Street King's Lynn Norfolk PE30 5DA | Alleged unauthorised works to a Listed Building | Notice Issued |

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| King's Lynn | 08-Jun-20 | 20/00204/UWCA | 36 Windsor Road King's Lynn Norfolk PE30 5PL | Alleged unauthorised works | Appeal Lodged |
| King's Lynn | 24-Jun-20 | 20/00225/UWLB | Premier Whites Newsagent 32 London Road King's Lynn Norfolk PE30 5QE | Alleged unauthorised works to listed building | Pending Consideration |
| King's Lynn | 02-Oct-20 | 20/00411/UNOPDE | Rajasthan 61 Railway Road King's Lynn Norfolk PE30 1NE | Alleged unauthorised operational development | Pending Consideration |
| King's Lynn | 09-Nov-20 | 20/00466/UWLB | St Ann's Fort North Street King's Lynn Norfolk | Alleged unauthorised works to a listed building | Pending Consideration |
| King's Lynn | 18-Nov-20 | 20/00487/BOC | Barry's Cars & Commercials Ltd Oldmedow Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4HY | Alleged breach of condition | Pending Consideration |

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| King's Lynn | 10-Dec-20 | 20/00488/UWLB | 5 And 6 Burkitt HomesQueen StreetKing's LynnNorfolkPE30 1HU | Alleged unauthorised works to listed buildings | Pending Consideration |
| King's Lynn | 11-Jan-21 | 21/00024/UNOPDE | 122-123 London RoadKing's LynnNorfolkPE30 5ES | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 19-Jan-21 | 21/00037/UNOPDE | 31 Bader CloseKing's LynnNorfolkPE30 4GA | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 04-Mar-21 | 21/00094/BOC | 51 London RoadKing's LynnNorfolkPE30 5QH | Alleged Breach of Condition - 18/01741/F refers | Pending Consideration |
| King's Lynn | 23-Mar-21 | 21/00130/UNAUTU | 8 Homeland RoadKing's LynnNorfolkPE30 2PP | Alleged unauthorised use | Pending Consideration |

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| King's Lynn | 01-Apr-21 | 21/00169/UNOPDE | 19 Goodwins RoadKing's LynnNorfolkPE30 5QX | Alleged unauthorised operational development | Pending Consideration |
| King's Lynn | 22-Apr-21 | 21/00186/UNAUTU | 23 Magnolia DriveKing's LynnNorfolkPE30 3FA | Alleged unauthorised use | Pending Consideration |
| King's Lynn | 04-May-21 | 21/00198/NIA | The Cockle House3 Purfleet QuayKing's LynnNorfolkPE30 1HP | Alleged not in accordance with approved plans | Pending Consideration |
| King's Lynn | 02-Jun-21 | 21/00253/UNTIDY | 34 King StreetKing's LynnNorfolkPE30 1ES | Alleged Untidy Land | Pending Consideration |
| King's Lynn | 03-Jun-21 | 21/00256/UNAUTU | Hanse HouseSt Margarets LaneKing's LynnNorfolk | Alleged Unauthorised Use | Pending Consideration |

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| King's Lynn | 10-Jun-21 | 21/00272/UNAUTU | Flat 5 Macmillan Court Telford Close King's Lynn Norfolk PE30 4TJ | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 21-Jun-21 | 21/00288/UNAUTU | 43 Queens Avenue King's Lynn Norfolk PE30 5LR | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 08-Jul-21 | 21/00324/UNAUTU | Land NE of St Nicholas Business Park Edward Benefer Way King's Lynn Norfolk PE30 2HW | Alleged Unauthorised Use. | DC Application Submitted |
| King's Lynn | 14-Jul-21 | 21/00329/UNOPDE | MG Building Maintenance 136 Norfolk Street King's Lynn Norfolk PE30 1AU | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 27-Jul-21 | 21/00373/UNAUTU | 9 Elizabeth Court 10 Winston Churchill Drive King's Lynn Norfolk PE30 4UR | Alleged Unauthorised Use | Pending Consideration |

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| King's Lynn | 02-Aug-21 | 21/00384/UNAUTU | Unit 4CR MotorsHereford WayHardwick NarrowsKing's LynnNorfolkPE30 4JD | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 13-Sep-21 | 21/00446/UNAUTU | 25 Caxton CourtKing's LynnNorfolkPE30 4UU | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 02-Nov-21 | 21/00515/BOC | Gem's Peri PeriWisbech RoadKing's LynnNorfolkPE30 5JH | Breach of Condition | Pending Consideration |
| King's Lynn | 03-Nov-21 | 21/00519/UNTIDY | Land North of 21 Clifford Burman CloseKing's LynnNorfolk | Alleged untidy land | Pending Consideration |
| King's Lynn | 10-Jan-22 | 21/00570/BOC | Eastgate House Residential Home17 Littleport StreetKing's LynnNorfolkPE30 1PP | Alleged Breach of Planning Condition | Pending Consideration |

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| King's Lynn | 17-Dec-21 | 22/00047/UNTIDY | 2A Friars Street King's Lynn Norfolk PE30 5AP | Alleged Untidy Land | Pending Consideration |
| King's Lynn | 04-Mar-22 | 22/00099/UNOPDE | 43 Guanock Terrace King's Lynn Norfolk PE30 5QT | Alleged unauthorised operational development | Pending Consideration |
| King's Lynn | 16-Mar-22 | 22/00117/UNAUTU | Osmos Stores Kings Lynn 123 - 124 Norfolk Street King's Lynn Norfolk PE30 1AP | Alleged unauthorised use | Pending Consideration |
| King's Lynn | 06-Jul-22 | 22/00332/UADV | 9-11 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4NE | Alleged Unauthorised Advertisements along the verge of Paxman Road in area fronting no.s 9-11 | Pending Consideration |
| King's Lynn | 15-Jul-22 | 22/00338/UADV | Burger & Social 15 - 19 Tower Street King's Lynn KINGS LYNN Norfolk PE30 1EJ | Alleged unauthorised advertisement | Pending Consideration |

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| King's Lynn | 27-Jul-22 | 22/00364/UNTIDY | 6 Eastgate Street King's Lynn Norfolk PE30 1QX | Alleged Untidy Land | Notice Issued |
| King's Lynn | 29-Jul-22 | 22/00369/UNOPDE | Trinity Quay Page Stair Lane King's Lynn Norfolk PE30 1NQ | Alleged Unauthorised Development (Replacement of Communal doors) | Pending Consideration |
| King's Lynn | 31-Aug-22 | 22/00423/NIA | Glendevon Terrace Wellesley Street King's Lynn Norfolk | Alleged works not in accordance with approved plans, namely installation of doors. | Pending Consideration |
| King's Lynn | 30-Sep-22 | 22/00492/UNTIDY | 5 Raby Avenue King's Lynn Norfolk PE30 2BL | Alleged Untidy Land | Pending Consideration |
| King's Lynn | 18-Oct-22 | 22/00527/UNAUTU | Land S of Nar Hideaway W of The River Nar Thiefgate Lane Saddlebow Norfolk PE34 3AP | Alleged Unauthorised Use | Pending Consideration |

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| King's Lynn | 26-Oct-22 | 22/00537/UADV | The Street Bar And Restaurant 109 - 110 High Street King's Lynn Norfolk PE30 1DA | Alleged unauthorised advertisement | Pending Consideration |
| King's Lynn | 03-Nov-22 | 22/00541/UNOPDE | 36 Mariners Way King's Lynn Norfolk PE30 2NX | Alleged unauthorised operational development | Pending Consideration |
| King's Lynn | 07-Nov-22 | 22/00555/UADV | Ultimate Workforce Ltd 7 - 8 Guanock Place King's Lynn Norfolk PE30 5QJ | Alleged - UADV - Unauthorised Advertisement | Pending Consideration |
| King's Lynn | 16-Nov-22 | 22/00581/UNOPDE | The Dental Design Studio 6 St Anns Street King's Lynn Norfolk PE30 1LT | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 22-Nov-22 | 22/00591/UADV | Christina Offord Beauty 9-11 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4NE | Alleged Unauthorised Advertisement | Pending Consideration |

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| King's Lynn | 22-Nov-22 | 22/00592/UNAUTU | Christina Offord Beauty 9-11 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4NE | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 17-Jan-23 | 23/00024/BOC | The Pear Tree 58 London Road King's Lynn Norfolk PE30 5QH | Alleged Breach of Planning Condition | Pending Consideration |
| King's Lynn | 13-Jan-23 | 23/00029/UNTIDY | 68 London Road King's Lynn Norfolk PE30 5EU | Alleged Untidy Land | Notice Issued |
| King's Lynn | 28-Mar-23 | 23/00183/UADV | Tea And The Gang Artisan Tea Shop 3 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4NE | Alleged Unauthorised Advertisement | Pending Consideration |
| King's Lynn | 28-Mar-23 | 23/00184/UADV | Aerial Fitness & Fun 5 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4NE | Alleged Unauthorised Advertisement | Pending Consideration |

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| King's Lynn | 28-Mar-23 | 23/00185/UADV | MCE Heatcool13 Paxman RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4NE | Alleged Unauthorised Advertisement | Pending Consideration |
| King's Lynn | 28-Mar-23 | 23/00187/UNOPDE | 12 Three OaksKing's LynnNorfolkPE30 4QU | Alleged Unauthorised Operational Development | Notice Issued |
| King's Lynn | 26-Apr-23 | 23/00252/UNOPDE | 50 Russett CloseKing's LynnNorfolkPE30 3HB | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 24-May-23 | 23/00313/UADV | 53A High StreetKing's LynnNorfolkPE30 1BE | Alleged Unauthorised Works - L Bldg | DC Application Submitted |
| King's Lynn | 25-May-23 | 23/00316/UWLB | Medieval Merchant House9 King StreetKing's LynnNorfolkPE30 1ET | Alleged Unauthorised Works - L Bldg | Pending Consideration |

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| King's Lynn | 05-Jun-23 | 23/00325/UWLB | The Swan Gayton Road Gaywood King's Lynn Norfolk PE30 4EA | Alleged Unauthorised Works - L Bldg | Pending Consideration |
| King's Lynn | 06-Jun-23 | 23/00327/BOC | Land S of Extons Place And E of Kings Avenue Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk | Alleged Breach of Planning Condition | Pending Consideration |
| King's Lynn | 09-Jun-23 | 23/00347/UWLB | 7 King Street King's Lynn Norfolk PE30 1ET | Alleged Unauthorised Works - L Bldg | Pending Consideration |
| King's Lynn | 12-Jun-23 | 23/00359/BOC | Purfleet Brasserie 19 Purfleet Street King's Lynn Norfolk PE30 1ER | Alleged Breach of Planning Condition | Pending Consideration |
| King's Lynn | 30-Jun-23 | 23/00400/UNOPDE | Labas Mini Market 41 Norfolk Street King's Lynn Norfolk PE30 1AH | Alleged Unauthorised Operational Development | Pending Consideration |

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| King's Lynn | 11-Jul-23 | 23/00415/UNTIDY | Land North of 32 Railway Road King's Lynn Norfolk PE30 1NF | Alleged Untidy Land | Pending Consideration |
| King's Lynn | 14-Jul-23 | 23/00424/UNOPDE | 17 Wisbech Road King's Lynn Norfolk PE30 5JP | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 18-Jul-23 | 23/00428/UNOPDE | 1 Mariners Way King's Lynn Norfolk PE30 2NY | Alleged Unauthorised Operational Development | DC Application Submitted |
| King's Lynn | 24-Jul-23 | 23/00441/UNAUTU | 10 Lindens King's Lynn Norfolk PE30 4SP | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 26-Jul-23 | 23/00448/UNOPDE | Allotment Land Rope Walk PE30 2AU | Alleged Unauthorised Operational Development | Pending Consideration |

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| King's Lynn | 31-Jul-23 | 23/00461/BOC | 27 LowfieldKing's LynnNorfolkPE30 4RH | Alleged Breach of Planning Condition | Pending Consideration |
| King's Lynn | 02-Aug-23 | 23/00469/UNOPDE | 9 Crown SquareKing's LynnNorfolkPE30 2LY | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 08-Aug-23 | 23/00478/UNOPDE | 32 South Everard StreetKing's LynnNorfolkPE30 5HJ | | Pending Consideration |
| King's Lynn | 09-Aug-23 | 23/00483/UNAUTU | 13B St James StreetKing's LynnNorfolkPE30 5DA | | Pending Consideration |
| King's Lynn | 16-Aug-23 | 23/00495/UNOPDE | 30 Windsor RoadKing's LynnNorfolkPE30 5PL | Alleged Unauthorised Operational Development | Pending Consideration |

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| King's Lynn | 01-Sep-23 | 23/00512/BOC | WhataHoot Distillery7A King StreetKing's LynnNorfolkPE30 1ET | Premises Licence Application | DC Application Submitted |
| King's Lynn | 12-Sep-23 | 23/00526/UNAUTU | Buckingham Terrace70 London RoadKing's LynnNorfolkPE30 5EU | Alleged unauthorised use | Pending Consideration |
| King's Lynn | 21-Sep-23 | 23/00549/UWLB | The White Hart Inn1 St James StreetKing's LynnNorfolkPE30 5DA | Alleged unauthorised works to a Listed Building | Pending Consideration |
| King's Lynn | 21-Sep-23 | 23/00560/UNOPDE | 47 South Everard StreetKing's LynnNorfolkPE30 5HJ | Alleged Unauthorised Operational Development | Pending Consideration |
| King's Lynn | 22-Sep-23 | 23/00566/BOC | A J Coggles 44 London RoadKing's LynnNorfolkPE30 5QH | Alleged Breach of Planning Condition | Pending Consideration |

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| King's Lynn | 28-Sep-23 | 23/00575/UNAUTU | 29 Beulah StreetGaywoodKing's LynnNorfolkPE30 4DN | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 02-Oct-23 | 23/00581/UNTIDY | 27 Bunnett AvenueKing's LynnNorfolkPE30 5JY | Alleged Untidy Land | Pending Consideration |
| King's Lynn | 03-Oct-23 | 23/00586/UNAUTU | Hand Car WashOld Berol CourtScania WayHardwick Industrial EstateKing's LynnNorfolk | Alleged Unauthorised Use | Pending Consideration |
| King's Lynn | 03-Oct-23 | 23/00587/UADV | Qd Stores128 - 132 Norfolk StreetKing's LynnNorfolkPE30 1AP | Alleged Unauthorised Advertisement | Pending Consideration |
| King's Lynn | 03-Oct-23 | 23/00590/UNAUTU | Your NRGHamlin WayHardwick NarrowsKing's LynnNorfolkPE30 4NG | Alleged Unauthorised Use | Pending Consideration |

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| King's Lynn | 03-Oct-23 | 23/00591/UNTIDY | 12 Yoxford Court King's Lynn Norfolk PE30 5PP | Alleged Untidy Land | Pending Consideration |
| King's Lynn | 05-Oct-23 | 23/00600/BOC | Majestic Cinema 2 Tower Street King's Lynn Norfolk PE30 1EJ | Alleged Breach of Planning Condition | Pending Consideration |
| Leziate | 05-Mar-21 | 21/00101/UNAUTU | Land S W of 96 To 102 Church Lane Ashwicken Norfolk PE32 1LL | Alleged Unauthorised Use | Pending Consideration |
| Leziate | 12-Sep-23 | 23/00528/UNOPDE | Stoneyways 27 East Winch Road Ashwicken King's Lynn Norfolk PE32 1LX | Alleged unauthorised development | Pending Consideration |
| Little Massingham | 11-Apr-22 | 22/00177/UNOPDE | Land N of Electrical Sub Station And NW of Red Roofs Station Road Little Massingham Norfolk | alleged unauthorised operational development | Pending Consideration |

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| Little Massingham | 12-Mar-23 | 23/00151/UNOPDE | Little Massingham Manor Station Road Little Massingham King's Lynn Norfolk PE32 2JU | Alleged Unauthorised Operational Development | Pending Consideration |
| Little Massingham | 27-Apr-23 | 23/00256/UNAUTU | Little Massingham Manor Station Road Little Massingham King's Lynn Norfolk PE32 2JU | Alleged Unauthorised Use | DC Application Submitted |
| Little Massingham | 04-Sep-23 | 23/00517/UNAUTU | Amber's Bell Tent Camping Church Lane Little Massingham Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Little Massingham | 02-Oct-23 | 23/00579/UNAUTU | Land N of Electrical Sub Station And NW of Red Roofs Station Road Little Massingham Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Marham | 04-Jul-22 | 22/00319/UNOPDE | Homeleigh The Street Marham King's Lynn Norfolk PE33 9JN | Alleged Unauthorised Development. Traffic line of sight issue. | Notice Issued |

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| Marshland St James | 21-Aug-19 | 19/00456/UNOPDE | Land At AvalonLong LotsMarshland St JamesNorfolk | Alleged unauthorised operational development | Pending Consideration |
| Marshland St James | 16-Jan-23 | 23/00015/UNOPDE | Station HouseMiddle DroveMarshland St JamesWisbechNorfolkPE14 8JP | Alleged Unauthorised Operational Development | Pending Consideration |
| Marshland St James | 20-Feb-23 | 23/00114/UNOPDE | 21 Walton RoadMarshland St JamesWisbechNorfolkPE14 8DP | Alleged Unauthorised Operational Development | DC Application Submitted |
| Marshland St James | 08-Mar-23 | 23/00145/UNAUTU | Erraghaidhael19 Walton RoadMarshland St JamesWisbechNorfolkPE14 8DP | Alleged Unauthorised Use (caravan) | DC Application Submitted |
| Marshland St James | 08-Mar-23 | 23/00146/UNOPDE | 17 Walton RoadMarshland St JamesWisbechNorfolkPE14 8DP | Alleged Unauthorised Operational Development Fence/wall exceeding 2m in height | DC Application Submitted |

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| Marshland St James | 13-Jul-23 | 23/00420/UNOPDE | Land To The West of Marshland Villa Barn School Road Marshland St James Wisbech Norfolk PE14 8JR | Alleged Unauthorised Operational Development | Pending Consideration |
| Marshland St James | 13-Jul-23 | 23/00422/UNOPDE | Norton House Middle Drove Marshland St James Wisbech Norfolk PE14 8JT | Alleged Unauthorised Operational Development | Pending Consideration |
| Marshland St James | 31-Jul-23 | 23/00460/UNAUTU | Land At Corner of Gooses Lane And Long Lots Marshland St James Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Marshland St James | 12-Sep-23 | 23/00522/UNOPDE | The Nursery 334 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP | Alleged unauthorised development | Pending Consideration |
| Marshland St James | 12-Sep-23 | 23/00531/UNTIDY | 249 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES | Alleged untidy land | Pending Consideration |

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| Methwold | 04-Dec-19 | 19/00604/BOC | Formerly RAF Methwold Brandon Road Methwold Norfolk IP26 4RL | Alleged breach of planning condition | Pending Consideration |
| Methwold | 05-Dec-22 | 22/00610/BOC | The Green Man 1 Whiteplot Road Methwold Hythe Norfolk IP26 4QP | Alleged Breach of Planning Condition of Planning Consent 20/01467/F | Notice Issued |
| Methwold | 10-Jan-23 | 23/00013/BTCA | Red House 1 Hythe Road Methwold Thetford Norfolk IP26 4PP | Alleged Breach of Tree works in a conservation area | Pending Consideration |
| Methwold | 06-Feb-23 | 23/00068/BOC | 42 High Street Methwold Thetford Norfolk IP26 4NT | Alleged Breach of Planning Condition | Pending Consideration |
| Methwold | 16-Feb-23 | 23/00106/UWLB | Land At Crown Street Methwold Norfolk IP26 4PN | Alleged Unauthorised Works - L Bldg | DC Application Submitted |

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| Methwold | 12-May-23 | 23/00287/UNOPDE | 14 Stoke RoadMethwoldThetfordNorfolkIP26 4PE | Alleged Unauthorised Operational Development | Pending Consideration |
| Methwold | 11-Sep-23 | 23/00519/HHC | Land Rear of 27Main RoadBrookvilleNorfolk | High Hedge Complaint | Pending Consideration |
| Methwold | 12-Sep-23 | 23/00537/NIA | The Squirrels1 Mundford RoadMethwoldThetfordNorfolkIP26 4PD | Alleged construction not in accordance with approved plans | Pending Consideration |
| Middleton | 13-Jan-21 | 21/00032/UNAUTU | Land Between Sandy Lane And East Winch Road N of AllotmentsSandy LaneBlackborough EndNorfolk | Alleged Unauthorised Use | Pending Consideration |
| Middleton | 15-Apr-21 | 21/00157/UNAUTU | Agricultural Building W of Sunset And Weedy CottageSchool RoadMiddletonNorfolkPE32 1SA | Alleged unauthorised use | Pending Consideration |

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| Middleton | 26-Aug-21 | 21/00421/UNAUTU | Louies Hand Car Wash Norwich Road Middleton Norfolk PE32 1RH | Alleged Unauthorised Use | Pending Consideration |
| Middleton | 29-Mar-22 | 22/00139/UNOPDE | Middleton Hall Golf Club Hall Orchards Middleton King's Lynn Norfolk PE32 1RY | Alleged unauthorised operational development | Appeal Lodged |
| Middleton | 19-Apr-23 | 23/00234/UNOPDE | Middleton Hall Golf Club Hall Orchards Middleton King's Lynn Norfolk PE32 1RY | Alleged Unauthorised Operational Development | Pending Consideration |
| Nordelph | 03-May-23 | 23/00263/UNOPDE | White Wing Cottage Silt Road Nordelph DOWNHAM MARKET Norfolk PE38 0BW | Alleged Unauthorised Operational Development | Pending Consideration |
| North Creake | 18-Jul-23 | 23/00426/UNAUTU | Holkham View 115 Burnham Road North Creake Norfolk NR21 9LB | Alleged Unauthorised Use | DC Application Submitted |

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| North Creake | 11-Sep-23 | 23/00520/UNAUTU | East Normans Lane North Creake Fakenham Norfolk NR21 9LD | Alleged Unauthorised Use | Pending Consideration |
| North Runcton | 14-Jun-23 | 23/00365/UNAUTU | Church Farm 21 The Green North Runcton King's Lynn Norfolk PE33 0RB | Alleged Unauthorised Use | DC Application Submitted |
| North Runcton | 18-Jul-23 | 23/00432/UNOPDE | Deanscroft 7 West Winch Road West Winch King's Lynn Norfolk PE33 0NF | Alleged Unauthorised Operational Development | Pending Consideration |
| North Runcton | 28-Sep-23 | 23/00574/BOC | Hay's Wood Retreat Setch Road Blackborough End KINGS LYNN Norfolk PE32 1XU | Alleged breach of planning condition | Pending Consideration |
| North Runcton | 10-Oct-23 | 23/00610/UNOPDE | 27 Common Lane North Runcton King's Lynn Norfolk PE33 0RD | Alleged Unauthorised Operational Development | Pending Consideration |

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| North Wootton | 20-Jun-23 | 23/00386/UNOPDE | 27 Little Carr Road North Wootton King's Lynn Norfolk PE30 3RQ | Alleged Unauthorised Operational Development | DC Application Submitted |
| Northwold | 08-Apr-21 | 21/00143/UNAUTU | Ashlee 31 Methwold Road Whittington King's Lynn Norfolk PE33 9RX | Alleged unauthorised use | Pending Consideration |
| Northwold | 06-Dec-21 | 22/00012/UNAUTU | The Reception Fendicks Fisheries And Caravan Park Methwold Road Whittington Norfolk PE33 9GP | Alleged Unauthorised Use | Pending Consideration |
| Northwold | 13-Dec-22 | 22/00626/UNAUTU | Waterfall Barn 49 Hovells Lane Northwold THETFORD Norfolk IP26 5LX | Alleged Unauthorised Use | DC Application Submitted |
| Northwold | 09-Jan-23 | 23/00032/UNAUTU | 25 High Street Northwold Norfolk IP26 5LA | Alleged Unauthorised Use | DC Application Submitted |

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| Northwold | 31-Jan-23 | 23/00051/UNAUTU | Ashlee31 Methwold RoadWhittingtonKing's LynnNorfolkPE33 9RX | Alleged Unauthorised Use | Pending Consideration |
| Northwold | 14-Feb-23 | 23/00096/BOC | Jensons WayWhittingtonNorfolkPE33 9FT | Alleged Breach of Planning Condition | Pending Consideration |
| Northwold | 28-Mar-23 | 23/00186/BOC | 69 High StreetNorthwoldThetfordNorfolkIP26 5NF | Alleged Breach of Planning Condition | Pending Consideration |
| Northwold | 06-Apr-23 | 23/00212/UNOPDE | 61 West EndNorthwoldThetfordNorfolkIP26 5LG | Alleged Unauthorised Operational Development | Pending Consideration |
| Northwold | 12-Jul-23 | 23/00419/BOC | The Barns101 Methwold RoadWhittingtonThetfordNorfolkPE33 9TH | Alleged Breach of Planning Condition | Pending Consideration |

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| Northwold | 18-Jul-23 | 23/00430/NIA | Whittington MillWhittington HillWhittingtonKing's LynnNorfolkPE33 9TE | Alleged Not in accordance with approved plans | Pending Consideration |
| Northwold | 31-Jul-23 | 23/00456/BOC | 69 High StreetNorthwoldThetfordNorfolkIP26 5NF | Alleged Breach of Planning Condition | Pending Consideration |
| Northwold | 15-Aug-23 | 23/00493/UNOPDE | 28 High StreetNorthwoldTHETFORDNorfolkIP26 5LA | Alleged Unauthorised Operational Development | Pending Consideration |
| Northwold | 22-Sep-23 | 23/00562/UNAUTU | 28 High StreetNorthwoldTHETFORDNorfolkIP26 5LA | Alleged unauthorised use | Pending Consideration |
| Old Hunstanton | 01-Nov-21 | 21/00509/UNTIDY | 12 Wodehouse RoadOld HunstantonHunstantonNorfolkPE36 6JD | Alleged untidy land | Notice Issued |

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| Old Hunstanton | 11-Jul-22 | 22/00323/UNOPDE | Sea Drift Waterworks Road Old Hunstanton HUNSTANTON Norfolk PE36 6JE | Alleged Unauthorised Development. Summer House under construction. | Pending Consideration |
| Old Hunstanton | 12-Oct-22 | 22/00525/UWLB | Cliff Farmhouse 62 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk PE36 6HX | Alleged Unauthorised works to a listed building | Pending Consideration |
| Old Hunstanton | 25-May-23 | 23/00315/UNAUTU | Land At Rear of Village Hall Old Hunstanton HUNSTANTON Norfolk PE36 6HS | Alleged Unauthorised Use | Pending Consideration |
| Old Hunstanton | 02-Aug-23 | 23/00470/BOC | 33 Wodehouse Road Old Hunstanton HUNSTANTON Norfolk PE36 6JW | Alleged Breach of Planning Condition | DC Application Submitted |
| Old Hunstanton | 03-Aug-23 | 23/00473/UNOPDE | Land Near STREET RECORD HUNSTANTON FOOTPATH 13 Hunstanton Norfolk PE36 6JN | Alleged Unauthorised Operational Development | Pending Consideration |

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| Outwell | 14-May-19 | 19/00247/NIA | Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk | Alleged built not in accordance with approved plans | Notice Issued |
| Outwell | 11-Aug-22 | 22/00396/UNOPDE | Langhorn House Langhorns Lane Outwell Wisbech Norfolk PE14 8SH | Alleged Unauthorised Development. Wooden construction and number of caravans. | Pending Consideration |
| Outwell | 01-Mar-23 | 23/00129/UNAUTU | Beaupre Barns Marsh Road Outwell Norfolk PE14 8PW | Alleged Unauthorised Use | DC Application Submitted |
| Outwell | 01-May-23 | 23/00261/UNAUTU | 1 Liege Cottages Basin Road Outwell Wisbech Norfolk PE14 8TQ | Alleged Unauthorised Use | Pending Consideration |
| Outwell | 11-May-23 | 23/00282/UNAUTU | Finesse Motorsport Ltd The Common Upwell Norfolk PE14 9AP | Alleged Unauthorised Use | Pending Consideration |

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| Outwell | 12-Jun-23 | 23/00353/UNAUTU | Victoria BarnBasin RoadOutwellWisbechNorfolkPE14 8TH | Alleged Unauthorised Advertisement | Pending Consideration |
| Outwell | 21-Jul-23 | 23/00437/UNAUTU | Land Lying To The West of The CottonsUpwellWisbechNorfolkPE14 9AW | Alleged Unauthorised Use | Pending Consideration |
| Outwell | 01-Sep-23 | 23/00503/UNOPDE | 2 The CottonsOutwellWisbechNorfolkPE14 8TP | Alleged Unauthorised Operational Development. | Pending Consideration |
| Pentney | 30-Jun-21 | 21/00314/UNAUTU | Pumping Station AtBilney RoadPentneyNorfolk | Alleged Unauthorised Use | Pending Consideration |
| Pentney | 12-May-22 | 22/00229/BOC | Pentney LanePentneyNorfolk | Alleged Breach of Condition 16/00015/O | Pending Consideration |

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| Pentney | 03-Aug-22 | 22/00299/UNOPDE | 52 Pentney Lakes Common Road Pentney Norfolk | Alledged Unauthorised Operational Development (New build) | Pending Consideration |
| Pentney | 23-Aug-22 | 22/00416/UNAUTU | Farm Land South of Street Record Narborough Road Pentney Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Pentney | 17-Nov-22 | 22/00586/UNAUTU | Charolais Low Road Pentney King's Lynn Norfolk PE32 1JF | Alleged Unauthorised Use | Pending Consideration |
| Pentney | 29-Nov-22 | 22/00595/UNAUTU | Land E of Woodside Narborough Road Pentney Norfolk | Alleged unauthorised Use | Pending Consideration |
| Pentney | 16-Mar-23 | 23/00157/UNOPDE | Charolais Low Road Pentney King's Lynn Norfolk PE32 1JF | Alleged Unauthorised Operational Development | Pending Consideration |

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| Pentney | 20-Mar-23 | 23/00163/UNOPDE | 64 Pentney LakesCommon RoadPentneyNorfolkPE32 1LE | Alleged Unauthorised Operational Development | DC Application Submitted |
| Pentney | 21-Apr-23 | 23/00240/NIA | Land S of 1 To 18 W of Foxes LairNarborough RoadPentneyNorfolk | Alleged Not in accordance | DC Application Submitted |
| Pentney | 04-May-23 | 23/00264/UNAUTU | 4 Harvestile LanePentneyKing's LynnNorfolkPE32 1JS | Alleged Unauthorised Use | Pending Consideration |
| Ringstead | 17-Aug-22 | 22/00437/UNOPDE | 14 Golds PightleRingsteadHunstantonNorfolkPE 36 5LD | Alleged Unauthorised Development | Pending Consideration |
| Ringstead | 11-Apr-23 | 23/00213/UNOPDE | Westgate House17 Chapel LaneRingsteadNorfolkPE36 5JX | Alleged Unauthorised Operational Development | Pending Consideration |

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| Ringstead | 31-Jul-23 | 23/00457/BOC | Jacobs Yard Ringstead Norfolk | Alleged Breach of Planning Condition | Pending Consideration |
| Ringstead | 31-Jul-23 | 23/00458/UNAUTU | Primrose Cottage 34 Docking Road Ringstead HUNSTANTON Norfolk PE31 5LA | Alleged Unauthorised Use | DC Application Submitted |
| Ringstead | 06-Oct-23 | 23/00605/BTCA | Trees Corner of High Street And Chapel Lane Ringstead HUNSTANTON Norfolk PE36 5JX | Alleged Breach - Tree in Cons Area | Pending Consideration |
| Ringstead | 06-Oct-23 | 23/00607/UNAUTU | Land West of Sedgeford Road Farm Sedgeford Road Ringstead Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Roydon | 15-May-21 | 21/00228/UNAUTU | 20 Church Lane Roydon King's Lynn Norfolk PE32 1AR | Alleged Unauthorised Use | Pending Consideration |

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| Runcton Holme | 30-Nov-22 | 22/00602/UNOPDE | Woodlakes Leisure Ltd Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX | Alleged Unauthorised Operational Development | Pending Consideration |
| Runcton Holme | 01-Sep-23 | 23/00509/UNAUTU | Woodlakes Leisure Ltd Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX | Animal welfare licence | Pending Consideration |
| Sandringham | 21-Sep-23 | 23/00551/UNAUTU | R Ward Vehicle & Machinery Repairs Wolferton Stud Station Road Wolferton KINGS LYNN Norfolk PE31 6HA | Alleged unauthorised use | Pending Consideration |
| Sedgeford | 22-Jan-20 | 20/00016/BOC | Conifer Lodge Ringstead Road Sedgeford Hunstanton Norfolk PE36 5NQ | Alleged breach of planning condition | DC Application Submitted |
| Sedgeford | 11-May-23 | 23/00276/BOC | Glovers Farm Fring Road Sedgeford Norfolk PE36 5LT | Alleged Breach of Planning Condition | DC Application Submitted |

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| Sedgeford | 14-Jun-23 | 23/00370/UWCA | Sedge Cottage Docking Road Sedgeford Hunstanton Norfolk PE3 6 5LR | Alleged Unauthorised Works - Cons Area | DC Application Submitted |
| Shouldham | 16-Mar-23 | 23/00161/UNOPDE | 18 Orchard Park Caravan Site The Green Shouldham KINGS LYNN Norfolk PE33 0BZ | Alleged Unauthorised Operational Development | DC Application Submitted |
| Shouldham | 17-May-23 | 23/00296/UNOPDE | Labyrinth 9 Westgate Street Shouldham King's Lynn Norfolk PE33 0BN | Alleged Unauthorised Operational Development | Pending Consideration |
| Snettisham | 31-Oct-16 | 16/00506/BOC | 18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA | Alleged breach of condition | Notice Issued |
| Snettisham | 23-Jul-21 | 21/00355/UWLB | The Coach House Snettisham House St Thomas Lane Snettisham Norfolk PE31 7RZ | Alleged Unauthorised Works - L Bldg | Notice Issued |

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| Snettisham | 25-Jul-22 | 22/00352/UNTIDY | 9 Styleman WaySnettishamKing's LynnNorfolkPE31 7NT | Alleged Untidy land | Pending Consideration |
| Snettisham | 24-Aug-22 | 22/00458/UNAUTU | Land West of 6 Teal CloseSnettishamKINGS LYNNNorfolkPE31 7RE | Alleged Unauthorised Use | Pending Consideration |
| Snettisham | 06-Jul-23 | 23/00410/UNOPDE | 49 KensideSnettishamNorfolkPE31 7PB | Alleged Unauthorised Operational Development | DC Application Submitted |
| Snettisham | 02-Oct-23 | 23/00582/UNOPDE | The Coach HouseSnettisham HouseSt Thomas LaneSnettishamNorfolkPE31 7RZ | Alleged Unauthorised Operational Development | Pending Consideration |
| Snettisham | 18-Oct-23 | 23/00615/UNAUTU | Street RecordBeach RoadSnettishamNorfolkPE31 7RA | Alleged Unauthorised Use | Pending Consideration |

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| South Creake | 08-Apr-21 | 21/00142/BOC | Land At The OaksThe CommonSouth CreakeNorfolkNR21 9JB | Alleged breach of planning condition | Pending Consideration |
| South Creake | 15-Jul-21 | 21/00349/UNAUTU | Land S of Unit 3 Creake Business ParkThe CommonSouth CreakeNorfolk | Alleged Unauthorised Use | Pending Consideration |
| South Creake | 23-Jul-21 | 21/00368/UNOPDE | The Ostrich Inn1 Fakenham RoadSouth CreakeFAKENHAMNorfolkNR21 9PB | Alleged Unauthorised Plan | Pending Consideration |
| South Creake | 02-Nov-21 | 21/00513/UNOPDE | Horseshoe FarmRoman RoadSouth CreakeNorfolkNR21 9PR | Alleged unoperational development | Pending Consideration |
| South Creake | 21-Mar-23 | 23/00165/UNOPDE | The Old Chequers37 Front StreetSouth CreakeFakenhamNorfolkNR21 9PF | Alleged Unauthorised Operational Development | Pending Consideration |

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| South Creake | 03-Oct-23 | 23/00585/UNTIDY | Goldcrest House Avondale Road South Creake Norfolk NR21 9PH | Alleged Untidy Land | Pending Consideration |
| South Wootton | 09-Dec-20 | 20/00481/NIA | Four Winds 166 Grimston Road South Wootton King's Lynn Norfolk PE30 3PB | Alleged not in accordance with approved plans | Pending Consideration |
| South Wootton | 11-Jan-21 | 21/00020/BOC | Chelwood 172 Grimston Road South Wootton King's Lynn Norfolk PE30 3PB | Alleged Breach of Condition 19/02059/F | Pending Consideration |
| South Wootton | 08-Dec-22 | 22/00612/BOC | Land W of The Gardens Edward Benefer Way King's Lynn Norfolk | Alleged Breach of Planning Condition of Planning Consent 21/00995/FM | Pending Consideration |
| South Wootton | 16-Feb-23 | 23/00102/BTPO | 12 Green Lane South Wootton King's Lynn Norfolk PE30 3NT | Alleged Breach of Tree Preservation Order | Pending Consideration |

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| South Wootton | 22-Feb-23 | 23/00117/UNAUTU | Land East of 25 Wimpole Drive South Wootton King's Lynn Norfolk PE30 3UH | Unauthorised Use | Pending Consideration |
| South Wootton | 12-Apr-23 | 23/00216/UNAUTU | 3 Castleacre Close South Wootton King's Lynn Norfolk PE30 3TD | Alleged Unauthorised Use | Pending Consideration |
| South Wootton | 06-Jun-23 | 23/00339/UNOPDE | 55 Ullswater Avenue South Wootton King's Lynn Norfolk PE30 3NJ | Alleged Unauthorised Operational Development | Pending Consideration |
| South Wootton | 06-Jun-23 | 23/00340/BOC | 1 Ullswater Avenue South Wootton King's Lynn Norfolk PE30 3NJ | Alleged Breach of Planning Condition | Pending Consideration |
| South Wootton | 14-Jun-23 | 23/00366/UNOPDE | 17 Wimpole Drive South Wootton King's Lynn Norfolk PE30 3UH | Alleged Unauthorised Operational Development | DC Application Submitted |

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| South Wootton | 14-Aug-23 | 23/00489/UNOPDE | Fairacres56 Castle Rising RoadSouth WoottonKing's LynnNorfolkPE30 3JD | Alleged Unauthorised Operational Development | Pending Consideration |
| South Wootton | 22-Sep-23 | 23/00565/BOC | ASDA Service StationRainbow CentreUnit 6Langley RoadSouth WoottonNorfolkPE30 3UG | Alleged Breach of Planning Condition | Pending Consideration |
| South Wootton | 28-Sep-23 | 23/00572/BOC | Land W of South Wootton School OffEdward Benefer WayKing's LynnNorfolk | Alleged Breach of Planning Condition | Pending Consideration |
| Southery | 08-Jan-14 | 14/00005/UNAUTU | Land Known As Pells FarmFarthing DroveSoutheryNorfolkPE38 0PR | alleged unauthorised use | Notice Issued |
| Southery | 30-Nov-22 | 22/00601/UNAUTU | 71B Feltwell RoadSoutheryDOWNHAM MARKETNorfolkPE38 0NR | Alleged Unauthorised Use | Pending Consideration |

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| Southery | 08-Dec-22 | 22/00617/UNAUTU | Nicholson Machinery 1 Westgate Street Southery Downham Market Norfolk PE38 0PA | Alleged unauthorised use | Pending Consideration |
| Southery | 12-Sep-23 | 23/00540/UNOPDE | 65 Recreation Drive Southery Downham Market Norfolk PE38 0NB | Alleged unauthorised use | DC Application Submitted |
| Southery | 22-Sep-23 | 23/00563/UNAUTU | Aviary House Mill Drove Southery DOWNHAM MARKET Norfolk PE38 0PJ | Alleged Unauthorised Use | Pending Consideration |
| Southery | 05-Oct-23 | 23/00597/UNOPDE | 4 Campsey Road Southery Downham Market Norfolk PE38 0NG | Alleged unauthorised operational development | Pending Consideration |
| Stanhoe | 23-Aug-19 | 19/00462/UNAUTU | Land South East of Station Farm Cottage Station Road Stanhoe King's Lynn Norfolk PE31 8QN | Alleged unauthorised use | Pending Consideration |

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| Stanhoe | 10-Oct-23 | 23/00609/NIA | Ivydil Cross Lane Stanhoe King's Lynn Norfolk PE31 8PS | Alleged not in accordance with approved plans. | Pending Consideration |
| Stoke Ferry | 12-Jan-23 | 23/00017/UNAUTU | Land N of the Old Bull Bridge Road Stoke Ferry Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Stoke Ferry | 15-Feb-23 | 23/00099/UNAUTU | Boughton Farm Boughton Road North Stoke Ferry KINGS LYNN Norfolk PE33 9BF | Alleged Unauthorised Use | Pending Consideration |
| Stoke Ferry | 09-Mar-23 | 23/00149/UNTIDY | All Saints Cottage High Street Stoke Ferry King's Lynn Norfolk PE33 9SF | Alleged Untidy Land | Pending Consideration |
| Stoke Ferry | 30-Mar-23 | 23/00196/UNAUTU | Rhododendrons Greatmans Way Stoke Ferry KINGS LYNN Norfolk PE33 9SZ | Alleged Unauthorised Use | Pending Consideration |

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| Stoke Ferry | 30-Mar-23 | 23/00197/UNAUTU | The Water RailRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ | Alleged Unauthorised Use | Pending Consideration |
| Stoke Ferry | 22-May-23 | 23/00304/UNAUTU | The SlipwayRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ | Alleged Unauthorised Use | Pending Consideration |
| Stoke Ferry | 22-May-23 | 23/00305/UNAUTU | The CouchRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ | Alleged Unauthorised Use | Pending Consideration |
| Stoke Ferry | 22-May-23 | 23/00306/UNAUTU | Chain FerryRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ | Alleged Unauthorised Use | Pending Consideration |
| Stoke Ferry | 22-May-23 | 23/00307/UNAUTU | SerendipityRiver WalkStoke FerryKINGS LYNNNorfolkPE33 9FJ | Alleged Unauthorised Use | Pending Consideration |

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| Stoke Ferry | 06-Jun-23 | 23/00331/UNOPDE | Salruck8 Bridge RoadStoke FerryKing's LynnNorfolkPE33 9TB | Alleged Unauthorised Operational Development | Pending Consideration |
| Stoke Ferry | 27-Jun-23 | 23/00393/UNAUTU | Salruck8 Bridge RoadStoke FerryKing's LynnNorfolkPE33 9TB | Alleged unauthorised change of use to garden land | Pending Consideration |
| Stoke Ferry | 21-Sep-23 | 23/00558/NIA | SandralanLynn RoadStoke FerryKing's LynnNorfolkPE33 9SW | Alleged development not in accordance with approved plans. | Pending Consideration |
| Stow Bardolph | 26-Jul-23 | 23/00446/BOC | Plots South West of Eastfields173 The DroveBarroway DroveDOWNHAM MARKETNorfolkPE38 0AL | Alleged Breach of Planning Condition | Pending Consideration |
| Stow Bardolph | 05-Feb-20 | 20/00053/BOC | Wilks Place34 The DroveBarroway DroveNorfolkPE38 0AJ | Alleged breach of planning condition | Pending Consideration |

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| Stow Bardolph | 18-Aug-22 | 22/00417/UNAUTU | Land At16 The DroveBarroway DroveNorfolkPE38 0AJ | Alleged Unauthorised use for Dog Breeding. | Pending Consideration |
| Stow Bardolph | 16-Sep-22 | 22/00456/UNAUTU | Mortons FarmOutwell RoadStow BridgeNorfolkPE34 3NU | Alleged Unauthorised Use | Pending Consideration |
| Stow Bardolph | 21-Dec-22 | 22/00633/UNAUTU | 2A The DroveBarroway DroveNorfolkPE38 0AJ | Alleged unauthorised use | Pending Consideration |
| Stow Bardolph | 08-Feb-23 | 23/00075/BOC | Land Formally Adjacent To196 The DroveBarroway DroveNorfolkPE38 0AL | Alleged Breach of Planning Condition | Pending Consideration |
| Stow Bardolph | 20-Apr-23 | 23/00232/UNAUTU | Wish Cottage62 The DroveBarroway DroveDOWNHAM MARKETNorfolkPE38 0AJ | Alleged Unauthorised Use | Pending Consideration |

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| Stow Bardolph | 15-Jun-23 | 23/00376/BOC | 2A The DroveBarroway DroveNorfolkPE38 0AJ | Alleged Breach of Planning Condition | Pending Consideration |
| Stow Bardolph | 21-Jul-23 | 23/00440/UNOPDE | 17 Hootens RowBarroway DroveDownham MarketNorfolkPE38 0AH | Alleged Unauthorised Operational Development | Pending Consideration |
| Stow Bardolph | 12-Sep-23 | 23/00533/NIA | Dolver FarmhouseCuckoo RoadStow BridgeNorfolkPE34 3NY | Alleged construction not in accordance with approved plans. | DC Application Submitted |
| Syderstone | 22-Jan-20 | 20/00020/UNOPDE | 21 BroadlandsThe StreetSyderstoneKing's LynnNorfolkPE31 8ST | Alleged unauthorised operational development | Notice Issued |
| Syderstone | 13-Mar-21 | 21/00114/UNAUTU | Land To The R/O Fieldfare HouseCreake RoadSyderstoneNorfolkPE31 8SF | Alleged Unauthorised Use | Pending Consideration |

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| Syderstone | 10-Aug-21 | 21/00401/UNTIDY | Tarn Hows T Graces CottagesThe StreetSyderstoneKing's LynnNorfolkPE31 8SD | Alleged Untidy Land | Notice Issued |
| Syderstone | 14-Oct-21 | 21/00488/UNOPDE | Land N of 13 BroadlandsThe StreetSyderstoneKing's LynnNorfolkPE31 8ST | Alleged Unauthorised Operational Development | Pending Consideration |
| Syderstone | 23-Jan-22 | 22/00051/UNAUTU | Land South of Nursery Lodge FarmThe StreetSyderstoneNorfolkPE31 8SD | Alleged Unauthorised Use | Pending Consideration |
| Syderstone | 04-Sep-23 | 23/00515/UNAUTU | Nursery Lodge FarmThe StreetSyderstoneNorfolkPE31 8SD | Alleged Unauthorised Use | Pending Consideration |
| Syderstone | 17-Oct-23 | 23/00613/UNOPDE | 21 The BroadlandsThe StreetSyderstoneKINGS LYNNNorfolkPE31 8ST | Alleged Unauthorised Operational Development | Pending Consideration |

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| Terrington St Clement | 18-Oct-21 | 21/00496/UNOPDE | Westfield Gardens81 Market LaneTerrington St ClementKINGS LYNNNorfolkPE34 4HR | Alleged Unauthorised Operational Development | Pending Consideration |
| Terrington St Clement | 25-Mar-22 | 22/00132/UNAUTU | 2 Long RoadTerrington St ClementKing's LynnNorfolkPE34 4JL | Alleged unauthorised use | Pending Consideration |
| Terrington St Clement | 03-May-22 | 22/00219/UNOPDE | HomefieldsLow LaneTerrington St ClementNorfolkPE34 4NW | Alleged unauthorised operational development | Pending Consideration |
| Terrington St Clement | 26-May-22 | 22/00253/UNOPDE | Homefields FarmLow LaneTerrington St ClementNorfolkPE34 4NW | Alleged Unauthorised Operational Development | Pending Consideration |
| Terrington St Clement | 24-Jun-22 | 22/00310/UNOPDE | Land Adjacent To Clear ViewLong RoadTerrington St ClementKing's LynnNorfolkPE34 4JL | Alleged Unauthorised Development + encroachment on neighbour's land | Pending Consideration |

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| Terrington St Clement | 18-Aug-22 | 22/00379/UNAUTU | 3 Anchor Road Terrington St Clement King's Lynn Norfolk PE34 4HL | Alleged Unauthorised use for Dog breeding business. | Pending Consideration |
| Terrington St Clement | 12-Aug-22 | 22/00395/UNAUTU | Clements 69 - 75 Churchgate Way Terrington St Clement KINGS LYNN Norfolk PE34 4LZ | Alleged Unauthorised use. Planning application 19/01498/F | Pending Consideration |
| Terrington St Clement | 06-Oct-22 | 22/00517/UNAUTU | 111 Hay Green Road South Terrington St Clement King's Lynn Norfolk PE34 4PU | Alleged Unauthorised Use | Pending Consideration |
| Terrington St Clement | 08-Nov-22 | 22/00563/BOC | 43 Hay Green Road North Terrington St Clement King's Lynn Norfolk PE34 4PY | Alleged - BOC - Breach of Planning Condition | Pending Consideration |
| Terrington St Clement | 23-Feb-23 | 23/00122/UNAUTU | 128 Old Roman Bank Terrington St Clement King's Lynn Norfolk PE34 4JP | Alleged Unauthorised Use | Pending Consideration |

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| Terrington St Clement | 07-Mar-23 | 23/00144/UNOPDE | Willowshade56 Lynn RoadTerrington St ClementKing's LynnNorfolkPE34 4JX | Alleged Unauthorised Operational Development | Pending Consideration |
| Terrington St Clement | 03-Apr-23 | 23/00206/UNAUTU | Roman Bank Farm61 Old Roman BankTerrington St ClementKINGS LYNNNorfolkPE34 4JP | Alleged Unauthorised Use | Pending Consideration |
| Terrington St Clement | 05-Jun-23 | 23/00320/BOC | HILLGATE NURSERIES LTD Sutton RoadTerrington St ClementNorfolkPE34 4PA | Alleged Breach of Planning Condition | Pending Consideration |
| Terrington St Clement | 06-Jun-23 | 23/00333/UNAUTU | Delamore Farms Ltd Moat RoadTerrington St ClementNorfolkPE34 4PN | Alleged Unauthorised Use | DC Application Submitted |
| Terrington St Clement | 12-Jun-23 | 23/00354/UADV | Terrington Veterinary Centre24 Marshland StreetTerrington St ClementNorfolkPE34 4NE | Alleged Unauthorised Advertisement | DC Application Submitted |

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| Terrington St Clement | 21-Aug-23 | 23/00490/BOC | Green Marsh Farmhouse Green Marsh Road Terrington St Clement KINGS LYNN Norfolk PE34 4JJ | Alleged Breach of Condition 21/00712/F | Pending Consideration |
| Terrington St Clement | 18-Aug-23 | 23/00501/UNOPDE | 5 Alma Avenue Terrington St Clement King's Lynn Norfolk PE34 4LN | Alleged Unauthorised Operational Development | Pending Consideration |
| Terrington St Clement | 13-Sep-23 | 23/00543/UNAUTU | 35B Hay Green Road North Terrington St Clement Norfolk PE34 4PY | Alleged unauthorised use | Pending Consideration |
| Terrington St John | 28-Mar-23 | 23/00188/UNOPDE | The Ridings 94 School Road Terrington St John Norfolk PE14 7SG | Alleged Unauthorised Operational Development | Pending Consideration |
| Terrington St John | 01-Sep-23 | 23/00511/BOC | Land W of Fenland Lodge School Road Terrington St John Norfolk | Alleged breach of planning condition 15 | Pending Consideration |

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| Thornham | 16-Aug-18 | 18/00393/UNAUTU | Land North of The Coach House High Street Thornham Norfolk PE36 6LY | Alleged unauthorised use | Notice Issued |
| Thornham | 16-May-22 | 22/00216/UWCA | Land East of Marsh House The Green Thornham Norfolk PE36 6NH | Alleged unauthorised works in a Conservation Area | Pending Consideration |
| Thornham | 12-Jul-22 | 22/00335/UNOPDE | Land Beyond The Rear of 14 Shepherds Pightle Thornham Hunstanton Norfolk PE36 6NA | Alleged Unauthorised development. | Pending Consideration |
| Thornham | 01-Nov-22 | 22/00545/UNAUTU | The Chequers Inn High Street Thornham Norfolk PE36 6LY | Alleged-UNAUTU - Unauthorised Use | Pending Consideration |
| Thornham | 01-Sep-23 | 23/00502/UNOPDE | Stratton House 12 St Georges Court Thornham HUNSTANTON Norfolk PE36 6NR | Alleged unauthorised operational development | Pending Consideration |

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| Tilney All Saints | 21-Oct-22 | 22/00531/UNTIDY | Foxglove Cottage Shepherdsgate Road Tilney All Saints King's Lynn Norfolk PE34 4RP | Alleged Untidy Land | Pending Consideration |
| Tilney St Lawrence | 12-Nov-19 | 19/00581/UNAUTU | Waterworks House 16 St Johns Road Tilney St Lawrence Norfolk PE34 4QL | Alleged unauthorised use | Notice Issued |
| Tilney St Lawrence | 20-Dec-22 | 22/00631/UNAUTU | Highfields Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU | Alleged Unauthorised Use | Pending Consideration |
| Tilney St Lawrence | 10-Jul-23 | 23/00414/UNTIDY | Land SE of 2B Westfields Close Tilney St Lawrence Norfolk PE34 4QW | Alleged Untidy Land | Pending Consideration |
| Titchwell | 19-Jul-21 | 21/00360/UNAUTU | Land NW of Junction With Choseley Road And E of Track N of Orchard Cottage Main Road Titchwell Norfolk | Alleged Unauthorised Use | Pending Consideration |

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| Titchwell | 06-Jun-23 | 23/00337/UNOPDE | Haddon House6 Church LaneTitchwellNorfolkPE31 8BA | Alleged Unauthorised Operational Development | DC Application Submitted |
| Titchwell | 18-Sep-23 | 23/00553/NIA | Orchard CottageMain RoadTitchwellKing's LynnNorfolkPE31 8BB | NIA - Not in accordance with approved plans. | Pending Consideration |
| Upwell | 16-Oct-20 | 20/00436/UNOPDE | Orchard View7 Baptist RoadUpwellWisbechNorfolkPE14 9EY | Alleged unathorised operational development | Notice Issued |
| Upwell | 06-Jun-22 | 22/00265/UNAUTU | Last BungalowSquires DroveThree HolesWisbechNorfolkPE14 9JY | Alleged Unauthorised Use | Pending Consideration |
| Upwell | 17-Nov-22 | 22/00582/BOC | Primrose Farm181 Small LodeUpwellNorfolkPE14 9BL | Alleged Breach of Condition | Pending Consideration |

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| Upwell | 05-Jun-23 | 23/00319/BOC | Land And Buildings On The South Side of Small Lode Upwell Norfolk PE14 9BL | Alleged Breach of Planning Condition | Pending Consideration |
| Upwell | 06-Jun-23 | 23/00341/UNOPDE | The Grapery Main Road Lott's Bridge Three Holes Norfolk PE14 9JG | Alleged Unauthorised Operational Development | Pending Consideration |
| Upwell | 09-Oct-23 | 23/00608/HHC | Willows 88 New Road Upwell Wisbech Norfolk PE14 9BP | Alleged High Hedge Complaint | Pending Consideration |
| Walpole | 05-Aug-21 | 21/00377/UNOPDE | Cley Cottage The Marsh Walpole St Andrew WISBECH Norfolk PE14 7JG | Alleged Unauthorised Operational Development | Pending Consideration |
| Walpole | 30-Nov-22 | 22/00600/UNAUTU | Mansefield Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN | Alleged unauthorised Use | DC Application Submitted |

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| Walpole | 03-Jan-23 | 23/00003/UNOPDE | ThornmoorFolgate LaneWalpole St AndrewWisbechNorfolkPE14 7HS | Alleged Unauthorised Operational Development. (Construction of a wall exceeding 1m in height adjacent to a highway) | DC Application Submitted |
| Walpole | 01-Feb-23 | 23/00057/NIA | MansefieldMarsh RoadWalpole St AndrewWisbechNorfolkPE14 7JN | Alleged Not in accordance with approved plans | Pending Consideration |
| Walpole | 06-Apr-23 | 23/00208/UNOPDE | Townshend Farm CottageChurch RoadWalpole St PeterWISBECHNorfolkPE14 7NS | Alleged Unauthorised Operational Development | Pending Consideration |
| Walpole | 18-Apr-23 | 23/00229/UNOPDE | 10 Folgate LaneWalpole St AndrewWisbechNorfolkPE14 7HY | Alleged Unauthorised Operational Development | Pending Consideration |
| Walpole | 18-Apr-23 | 23/00230/UNOPDE | WindywillowsMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LR | Alleged Unauthorised Operational Development | DC Application Submitted |

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| Walpole | 21-Sep-23 | 23/00555/BOC | Land S of Walpole Substation Walpole Bank Walpole St Andrew Norfolk | Alleged breach of planning condition | Pending Consideration |
| Walpole Cross Keys | 29-Nov-22 | 22/00599/UADV | Samuel's Family Farm Shop And Butchers Market Lane Walpole St Andrew WISBECH Norfolk PE14 7LT | Alleged Unauthorised Advertisement | Pending Consideration |
| Walpole Cross Keys | 05-Jun-23 | 23/00317/UNOPDE | 15 Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LT | Alleged Unauthorised Operational Development | Pending Consideration |
| Walpole Cross Keys | 16-Jun-23 | 23/00379/UNOPDE | Agricultural Building SE of Bradford House Bustards Lane Walpole St Andrew Norfolk | Alleged Unauthorised Operational Development | Pending Consideration |
| Walpole Cross Keys | 19-Jun-23 | 23/00384/UNAUTU | 15 Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LT | Alleged Unauthorised Use | Pending Consideration |

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| Walpole Cross Keys | 21-Jun-23 | 23/00390/UNAUTU | 13 Market LaneWalpole St AndrewWisbechNorfolkPE14 7LT | Alleged Unauthorised Use | Pending Consideration |
| Walpole Cross Keys | 21-Jun-23 | 23/00391/UNOPDE | 13 Market LaneWalpole St AndrewWisbechNorfolkPE14 7LT | Alleged Unauthorised Operational Development | Pending Consideration |
| Walpole Cross Keys | 24-Jul-23 | 23/00442/BOC | Oak And AshMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LT | Alleged Breach of Planning Condition | Pending Consideration |
| Walpole Cross Keys | 28-Jul-23 | 23/00454/UNAUTU | 17 Market LaneWalpole St AndrewWISBECHNorfolkPE14 7LT | Alleged Unauthorised Use | Pending Consideration |
| Walpole Cross Keys | 28-Jul-23 | 23/00455/UNAUTU | 18 Market LaneWalpole St AndrewWisbechNorfolkPE14 7LT | Alleged Unauthorised Use | Pending Consideration |

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| Walpole Cross Keys | 04-Oct-23 | 23/00595/BOC | Mulberry House Market Lane Walpole St Andrew WISBECH Norfolk PE14 7LT | Alleged Breach of Planning Condition | Pending Consideration |
| Walpole Highway | 29-Mar-23 | 23/00203/UNAUTU | Manor House School Road Walpole Highway Wisbech Norfolk PE14 7QQ | Alleged Unauthorised Use | Pending Consideration |
| Walpole Highway | 03-May-23 | 23/00259/UNAUTU | The Firs Mill Road Walpole Highway Norfolk PE14 7QL | Alleged Unauthorised Use | Pending Consideration |
| Walpole Highway | 22-Sep-23 | 23/00567/UNAUTU | Land South of High House Trinity Road Walpole Highway Norfolk | Alleged Unauthorised Use | Pending Consideration |
| Walsoken | 22-Aug-17 | 17/00357/UNOPDE | Sibley Field Farm Biggs Road Walsoken Wisbech Norfolk PE14 7BD | Alleged unauthorised operational development | Notice Issued |

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| Walsoken | 30-Aug-19 | 19/00467/UNAUTU | Maipop Farm Biggs Road Walsoken Norfolk PE14 7BD | Alleged unauthorised use | Pending Consideration |
| Walsoken | 14-Apr-21 | 21/00154/UNOPDE | Willowdene Biggs Road Walsoken WISBECH Norfolk PE14 7BD | Alleged unauthorised operational development | Pending Consideration |
| Walsoken | 05-Jul-21 | 21/00309/UNAUTU | Tarrazona 16 S-Bend Lynn Road Walsoken Norfolk PE14 7AP | Alleged Unauthorised Use. | Pending Consideration |
| Walsoken | 18-Nov-22 | 22/00589/UNAUTU | Healthfields Nursery Wilkins Road Wisbech PE14 7BG | Alleged - UNAUTU - Unauthorised Use | DC Application Submitted |
| Walsoken | 16-Aug-23 | 23/00494/BOC | Salmar Wilkins Road Walsoken Wisbech Norfolk PE14 8DQ | Alleged Breach of Condition 21/01853/F | Pending Consideration |

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| Walsoken | 21-Sep-23 | 23/00557/UADV | Land N of 4 To 6Lynn RoadWalsokenNorfolk | UADV - Unauthorised Advertisement | Pending Consideration |
| Walsoken | 02-Oct-23 | 23/00577/UADV | 4 Sparrowgate RoadWalsokenWisbechNorfolkPE14 7AY | Alleged unauthorised Advert | Pending Consideration |
| Walsoken | 03-Oct-23 | 23/00589/UNOPDE | Sibly HouseStation RoadWalsokenWisbechNorfolkPE14 8DL | Alleged Unauthorised Operational Development | Pending Consideration |
| Watlington | 12-Mar-20 | 20/00090/UNAUTU | The Angel 41 School RoadWatlingtonKing's LynnNorfolkPE33 OHA | Alleged unauthorised use | Pending Consideration |
| Watlington | 07-Sep-22 | 22/00438/UNAUTU | 72 John Davis WayWatlingtonNorfolkPE33 OTD | Alleged Unauthorised Use. (Extension of boundary without Planning Permission) | DC Application Submitted |

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| Watlington | 12-Sep-23 | 23/00529/UNAUTU | 12 John Davis Way Watlington King's Lynn Norfolk PE33 0TD | Alleged unauthorised use | Pending Consideration |
| Welney | 28-Sep-20 | 20/00397/UNAUTU | Acorn Holiday Park Bedford Bank Welney Norfolk PE14 9RJ | Alleged unauthorised use | Pending Consideration |
| Welney | 30-Jan-23 | 23/00048/UNAUTU | Riverdale 126 Wisbech Road Welney Wisbech Norfolk PE14 9QA | Alleged Unauthorised Use | Pending Consideration |
| Welney | 17-May-23 | 23/00298/BOC | Pisces Country Park Bedford Bank Welney Norfolk PE14 9TB | Alleged Breach of Planning Condition | Notice Issued |
| Wereham | 06-Oct-23 | 23/00606/BOC | Unit Between Manor House And Keepers Lodge Church Road Wereham Norfolk | Alleged Breach of Planning Condition | Pending Consideration |

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| West Acre | 15-Jun-21 | 21/00277/UNAUTU | Duration BreweryAbbey FarmRiver RoadWest AcreNorfolkPE32 1UA | Alleged Unauthorised Use. | Pending Consideration |
| West Acre | 12-Jun-23 | 23/00351/UNOPDE | Ford CottageLow RoadWest AcreKINGS LYNNNorfolkPE32 1TR | Alleged Unauthorised Operational Development | DC Application Submitted |
| West Dereham | 16-Feb-23 | 23/00109/UNAUTU | RobreenThe RowWest DerehamKing's LynnNorfolkPE33 9RH | Alleged Unauthorised Use | Notice Issued |
| West Rudham | 30-Nov-21 | 22/00004/BOC | Hall FarmSchool RoadWest RudhamNorfolkPE31 8TE | Alleged Breach of Planning Condition | Pending Consideration |
| West Walton | 17-Jun-21 | 21/00293/UNAUTU | Land SW of The BungalowCommon RoadWalton HighwayNorfolk | Alleged Unauthorised Use | Notice Issued |

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| West Walton | 23-Jan-23 | 23/00035/UNAUTU | The Willows Lynn Road Walton Highway Norfolk PE14 7DF | Alleged Unauthorised Use | Pending Consideration |
| West Walton | 13-Feb-23 | 23/00091/BOC | Plot 2 North of the Bungalow Bellamys Lane West Walton Norfolk PE14 7EY | Alleged Breach of Planning Condition | Pending Consideration |
| West Walton | 24-Apr-23 | 23/00245/UNAUTU | 22 Trafford Estate West Walton Wisbech Norfolk PE14 7DT | Alleged Unauthorised Use | Pending Consideration |
| West Walton | 21-Sep-23 | 23/00550/UNOPDE | GR Mckenna Alderton House Bellamys Lane West Walton Norfolk PE14 7EY | Unauthorised operational development | Pending Consideration |
| West Walton | 21-Sep-23 | 23/00554/UNAUTU | Lilac Cottage 129 St Pauls Road South Walton Highway Norfolk PE14 7DD | Alleged unauthorised use | Pending Consideration |

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| West Winch | 14-Feb-21 | 21/00059/BOC | Building W of Spinney House Lynn Road Setchey KINGS LYNN Norfolk PE33 0BD | Alleged Breach of Condition 20/00303/FM refers | Notice Issued |
| West Winch | 31-Aug-22 | 22/00421/UNOPDE | 11 Fuller Close West Winch King's Lynn Norfolk PE33 0UD | Alleged Unauthorised development | Pending Consideration |
| West Winch | 12-Dec-22 | 22/00619/UWLB | The Mill 123 Main Road West Winch KINGS LYNN Norfolk PE33 0LP | Alleged Unauthorised works to a Listed Building | Pending Consideration |
| West Winch | 17-Jan-23 | 23/00018/UNOPDE | Lilac Cottage Rectory Lane West Winch King's Lynn Norfolk PE33 0NR | Alleged Unauthorised Operational Development | Pending Consideration |
| West Winch | 31-Jan-23 | 23/00054/UNOPDE | 19 Row Hill West Winch King's Lynn Norfolk PE33 0PE | Alleged Unauthorised Operational Development | Pending Consideration |

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| West Winch | 31-Jan-23 | 23/00055/UNOPDE | 5 Southfield Drive West Winch King's Lynn Norfolk PE33 0PF | Alleged Unauthorised Operational Development | Pending Consideration |
| West Winch | 10-Mar-23 | 23/00150/BOC | Beers of Europe Garage Lane Setchey KINGS LYNN Norfolk PE33 0BE | Alleged Breach of Planning Condition - Fencing | Pending Consideration |
| West Winch | 20-Apr-23 | 23/00237/UWLB | Yew Tree Barn Setchey Road Setchey KINGS LYNN Norfolk PE33 0FB | Alleged Unauthorised Works - L Bldg | Notice Issued |
| West Winch | 10-Jul-23 | 23/00413/UNOPDE | Archdale Manor 14 Back Lane West Winch Norfolk PE33 0LF | Alleged Unauthorised Operational Development | Pending Consideration |
| West Winch | 22-Sep-23 | 23/00569/BOC | The Winch 70 Main Road West Winch Norfolk PE33 0LY | Alleged Breach of Condition | Pending Consideration |

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| West Winch | 05-Oct-23 | 23/00602/BOC | Miller Chicken Farm 80 Main Road West Winch King's Lynn Norfolk PE33 0LY | Alleged Breach of Planning Condition | Pending Consideration |
| Wiggenhall St Germans | 02-Jun-20 | 20/00196/UNAUTU | Land At Peters Drove Wiggenhall St Mary The Virgin WISBECH Norfolk | Alleged unauthorised use | Pending Consideration |
| Wiggenhall St Germans | 21-Sep-20 | 20/00374/UNAUTU | Next To Ruff Barn Common Road Wiggenhall St Mary The Virgin Norfolk PE34 3EW | Alleged unauthorised use | Notice Issued |
| Wiggenhall St Germans | 13-Jan-21 | 21/00031/UNAUTU | 36 Sluice Road Wiggenhall St Germans King's Lynn Norfolk PE34 3EF | Alleged Unauthorised Use | Pending Consideration |
| Wiggenhall St Germans | 25-Mar-21 | 21/00132/UNAUTU | The Stables Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3AT | Alleged unauthorised development | Pending Consideration |

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| Wiggenhall St Germans | 26-Mar-21 | 21/00139/UNOPDE | 11 Lynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT | Alleged unauthorised operational development | Pending Consideration |
| Wiggenhall St Germans | 03-May-23 | 23/00268/UNOPDE | 28 St Peters RoadWiggenhall St GermansNorfolkPE34 3HB | Alleged Unauthorised Operational Development | Pending Consideration |
| Wiggenhall St Germans | 23-May-23 | 23/00310/UNTIDY | 28 St Peters RoadWiggenhall St GermansNorfolkPE34 3HB | Alleged Untidy Land | Pending Consideration |
| Wiggenhall St Germans | 15-Aug-23 | 23/00486/BOC | 48 Common RoadWiggenhall St Mary The VirginKINGS LYNNNorfolkPE34 3EN | | Pending Consideration |
| Wiggenhall St Germans | 04-Sep-23 | 23/00518/UNAUTU | Riverside LodgeHigh RoadSaddlebowKing's LynnNorfolkPE34 3AR | Alleged Unauthorised Use | Pending Consideration |

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| Wiggenhall St Mary Magdalen | 02-Nov-21 | 21/00518/UNOPDE | The Old School Mill Road Wiggenhall St Mary Magdalen King's Lynn Norfolk PE34 3BZ | Alleged unauthorised operational development | Pending Consideration |
| Wiggenhall St Mary Magdalen | 03-Jan-23 | 23/00002/BOC | Plots 7, 8 & 9 Land South of 85 Stow Road Stow Road Wiggenhall St Mary Magdalen Norfolk | Alleged Breach Of Planning Condition Of Planning Consent: 21/00253/F | Pending Consideration |
| Wiggenhall St Mary Magdalen | 20-Feb-23 | 23/00111/UNOPDE | Stow Road Wiggenhall St Mary Magdalen King's Lynn Norfolk PE34 3DJ | Alleged Unauthorised Operational Development | Pending Consideration |
| Wiggenhall St Mary Magdalen | 27-Feb-23 | 23/00127/BOC | Land W of Waxwings Vine Hill Stow Bridge Norfolk | Alleged Breach of Planning Condition | Pending Consideration |
| Wiggenhall St Mary Magdalen | 18-May-23 | 23/00300/UNOPDE | 46A Mill Road Wiggenhall St Mary Magdalen King's Lynn Norfolk PE34 3BZ | Alleged Unauthorised Operational Development | Pending Consideration |

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| Wiggenhall St Mary Magdalen | 26-Jul-23 | 23/00449/UNOPDE | The Nest32 Mill RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3BZ | Alleged Unauthorised Operational Development | Pending Consideration |
| Wiggenhall St Mary Magdalen | 12-Sep-23 | 23/00541/UADV | The Nest32 Mill RoadWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3BZ | Alleged unauthorised advertisement | Pending Consideration |
| Wiggenhall St Mary Magdalen | 02-Oct-23 | 23/00578/UNOPDE | 18 Park CrescentWiggenhall St Mary MagdalenKing's LynnNorfolkPE34 3BU | Alleged unauthorised operational development. | Pending Consideration |
| Wimbotsham | 02-Dec-22 | 22/00607/BOC | Land Rear of 1 To 7Naphans LaneWimbotshamNorfolk | Alleged Breach of Planning Condition of Planning Consent 21/01631/F | Pending Consideration |
| Wimbotsham | 24-May-23 | 23/00312/BOC | Land NE of 7 To 11Bridle LaneDownham MarketNorfolkPE38 9QY | Alleged Breach of Planning Condition | Pending Consideration |

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| Wormegay | 13-Mar-23 | 23/00153/UNAUTU | Downham Cider Unit 15, Park Farm Commercials Castle Road Wormegay KINGS LYNN Norfolk PE33 0SH | Alleged Unauthorised Use | Pending Consideration |
| Wormegay | 13-Apr-23 | 23/00219/UNOPDE | 15 Hill Estate Wormegay King's Lynn Norfolk PE33 0SD | Alleged Unauthorised Operational Development | Notice Issued |
| Wormegay | 03-Jul-23 | 23/00402/UNAUTU | Lake View 1A Nar Valley Lodges Wormegay Road Blackborough End KINGS LYNN Norfolk PE32 1SG | Alleged Unauthorised Use | Pending Consideration |
| Wretton | 15-Jun-23 | 23/00377/UNTIDY | Little Paxton Chequers Road Wretton King's Lynn Norfolk PE33 9QS | Alleged Untidy Land | Pending Consideration |