

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



Planning Committee

Agenda

**Monday, 5th June, 2017
at 9.30 am**

in the

**Assembly Room
Town Hall
Saturday Market Place
King's Lynn**



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

PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 5th June, 2017

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

TIME: 9.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 8 May 2017.

3. DECLARATIONS OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. URGENT BUSINESS UNDER STANDING ORDER 7

To consider any business, which by reason of special circumstances, the Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

(a) Decisions on Applications (Pages 8 - 101)

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

9. PLANNING ENFORCEMENT SERVICE - QUARTERLY REPORT (Pages 102 - 133)

To provide the Committee with the quarterly report covering performance for the period 1 January 2017 – 31 March 2017.

10. PLANNING AND ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 134 - 140)

To provide the Committee with the quarterly report covering performance for the period 1 January 2017 – 31 March 2017.

11. UPDATE ON TREE MATTERS (Pages 141 - 144)

The Committee will receive an update on tree matters.

12. DELEGATED DECISIONS (Pages 145 - 195)

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

To: Members of the Planning Committee

Councillors A Bubb, Mrs S Buck, C J Crofts, Mrs S Fraser, G Hipperson, A Morrison, T Parish, M Peake (Vice-Chairman), Miss S Sandell, Mrs V Spikings (Chairman), M Storey, D Tyler, G Wareham, Mrs E Watson, A White, Mrs A Wright and Mrs S Young

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 8 June 2017** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 2 June 2017**. Please contact Planningadmin@west-norfolk.gov.uk or call (01553) 616443 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

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

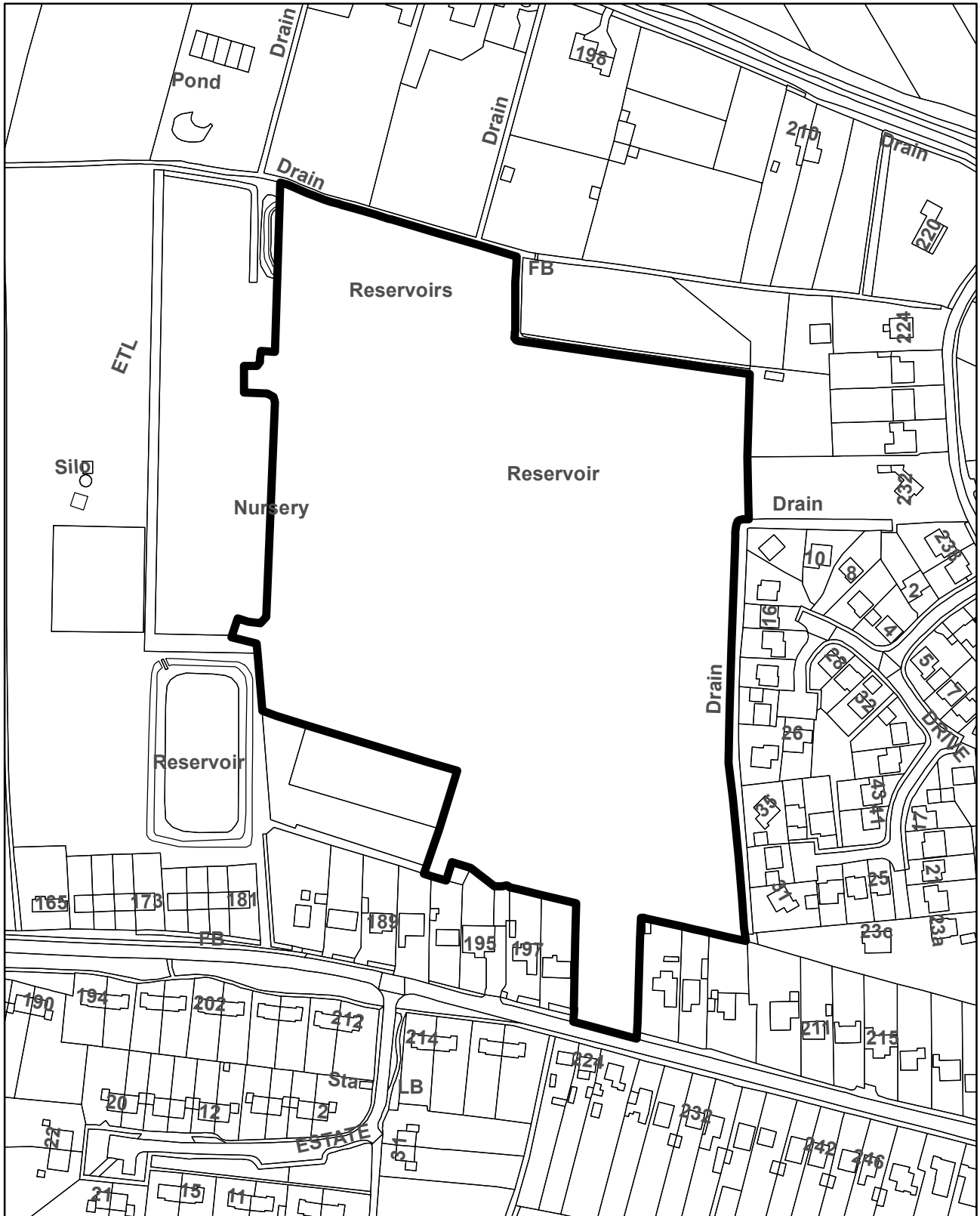
**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 5 JUNE 2017**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	16/00813/OM Tamar Nurseries School Road Outline Application: Residential development including construction of village store and post office.	WEST WALTON	APPROVE	9
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	17/00294/F Shining Tree Healthy Living Centre Ltd Downham Road Salters Lode Completion and retention of conversion of gym into dwelling (amended design to 13/01149/F approval) and Continued Use of associated extended health and leisure facilities including eco unit for clinic	DOWNHAM WEST	APPROVE	31
8/2(b)	17/00593/F Land North of 46 Lodge Road New dwelling.	FELTWELL	REFUSE	39
8/2(c)	16/02081/F 8 The Barns Bircham Road Change of Use of redundant barn into a dwelling house including raising the roof by 1500 mm. Wall to east to be demolished and moved back to create a refuge for people on foot, or cycle and bin collection area.	FRING	REFUSE	44
8/2(d)	17/00466/F 99 South Beach Road Removal of Condition 16 of Planning Permission 16/01550/F to allow 12 months unrestricted occupancy.	HUNSTANTON	REFUSE	54

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(e)	17/00515/F Willowdale Farm Moyses Bank Variation of Condition 4 of Planning Permission 08/02596/CU: To allow use of kennels for rescue dogs and emergency boarding of rescue dogs.	MARSHLAND ST JAMES	APPROVE	65
8/2(f)	17/00445/F 1 Sea Lane New vehicular access.	OLD HUNSTANTON	APPROVE	72
8/2(g)	17/00444/F 1 Sea Lane Removal of Condition 2 of Planning Reference number 2/85/3706/CU/F/BR to enable the two storey dwelling and the annex to form two separate planning units.	OLD HUNSTANTON	APPROVE	80
8/2(h)	17/00537/RM Sonda-Del-Mar 7 Golf Course Road Reserved Matters Application: Construction of two dwellings following demolition of existing dwelling.	OLD HUNSTANTON	APPROVE	95

16/00813/OM

Tamar Nurseries School Road West Walton



1:2,500

AGENDA ITEM NO: 8/1(a)

Parish:	West Walton	
Proposal:	OUTLINE APPLICATION: Residential development including construction of village store and post office	
Location:	Tamar Nurseries School Road West Walton Wisbech	
Applicant:	C/O Agent	
Case No:	16/00813/OM (Outline Application – Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 2 September 2016 Extension of Time Expiry Date: 6 September 2017

Reason for Referral to Planning Committee – S106 Agreement not signed within 4 month deadline

Members Update

Members may recall this application coming before them at the Planning Committee Meeting in February (06.02.2017) in combination with application 16/00812/FM for a new nursery at West Drove, Walton Highway.

The Committee resolved to approve the application (following approval of application 16/00812/FM) subject to the completion of a suitable S106 Agreement within four months of the date of resolution (06.06.2017). Unfortunately, due to the complexities of the S106 Agreement, it has not been possible to finalise it within this timeframe.

This report is therefore coming before Committee to seek an extension to deal with the S106 Agreement. A further 3 months is sought from the date of resolution.

Planning Considerations

Negotiations have been ongoing regarding the S106 Agreement. There have been difficulties around aspects of the S106, including the provision of the shop, and there is now not enough time for a completed S106 to be circulated and signed by the relevant parties.

If a further extension of time is not agreed, the application will need to be refused. This would result in the inability of the nursery to fund its relocation as permitted under application 16/00812/FM.

The original report is attached as Appendix 1. It should be noted that any reference in that report to the requirement of application 16/00812/FM being approved is no longer relevant as that application was approved at February's committee meeting, and the decision notice has been issued.

Recommendation

APPROVE – subject to:

A) The conditions listed at the end of the original report as shown on Appendix 1 and;

B) The completion of a suitable Section 106 Agreement (for the provision of on-site affordable housing, on-site open space, provision of an on-site village store, SUDS maintenance and management, and to tie this application with application 16/00812/FM within 3 months of the date of this resolution to approve.

AGENDA ITEM NO: 8/2(e)

Parish:	West Walton	
Proposal:	OUTLINE APPLICATION: Residential development including construction of village store and post office	
Location:	Tamar Nurseries School Road West Walton Wisbech	
Applicant:	C/o Agent	
Case No:	16/00813/OM (Outline Application - Major Development)	
Case Officer:	Mrs N Osler	Date for Determination: 2 September 2016 Extension of Time Expiry Date: 10 February 2017

Reason for Referral to Planning Committee – Referred by the Executive Director and raises issues of wider concern.

Case Summary

Outline consent with all matters reserved except access is sought for residential development of the site and provision of a village shop and Post Office. The indicative plan shows 49 dwellings around a central area of open space. The development is required to facilitate the relocation, expansion and modernisation of the existing wholesale and retail nursery that currently occupies the site (Tamar Nurseries). The relocation application is also before Committee today.

The site lies outside of the development boundary for West Walton, a Joint Key Rural Service Centre (with West Walton Highway) and therefore in land designated as countryside. However, in this case specific material considerations are considered to outweigh the general policy objection to housing on this site. In addition a recommendation of approval is reliant on approval of application 16/00812/FM to be considered earlier on this agenda.

The site lies within flood zones 2 and 3.

Key Issues

Principle of Development
Form and Character
Residential Amenity
Highway Safety
Flood Risk
Affordable Housing, Other Contributions and CIL
Other Material Considerations

Recommendation

A) APPROVE – subject to:

the approval of application 16/00812/FM (relocation of existing nursery),
the conditions listed at the end of this report, and

the completion of a suitable Section 106 Agreement (for the provision of on-site affordable housing, on-site open space, provision of a retail unit, SUDS maintenance and to tie this application with application 16/00812/F) within 4 months of the date of the resolution to approve

B) REFUSE In the event that application 16/00812/FM (relocation of existing nursery) is refused, then on the basis that the application is contrary to established policy seeking to protect the countryside.

THE APPLICATION

The site, that is shown to measure approximately 5.18ha, forms the majority of the Tamar Nurseries site that lies to the north of School Road, West Walton. The site accommodates a number of buildings, glass houses, growing beds, areas of hardstanding, internal access roads (hard) and reservoir. There is also a substantial network of irrigation pipework across the site.

The application seeks outline consent with all matters except access reserved for future consideration for residential development of the site including the construction of a village shop and post office. Indicative plans show 49 dwellings positioned around a central area of open space.

The application states that residential development of the site is required to finance the relocation and expansion of the existing nursery business (refer to application 16/00812/FM).

Part of the wider nursery site (to the west of the development site and shown as blue land on the location plan) will remain in its current use to provide transitional arrangements.

The site lies within flood zones 2 and 3 and outside the development boundary for West Walton and is therefore designated as countryside in the development plan.

The applicant asserts the site is 'brownfield' or 'previously developed land'. However, horticulture, the science and art of growing fruits, vegetables, flowers, or ornamental plants, falls within the definition of agriculture given in Section 336 of the Town and Country Planning Act 1990. Agriculture is excluded from the definition of previously developed land given in the NPPF. One could argue that the retail element does not fall within this definition; although it could also be argued that this element is ancillary to the main horticultural element. The latter is the position your officers have taken. It is therefore concluded that the site is not brownfield / previously developed land but falls within the definition of agriculture.

SUPPORTING CASE

The Planning Statement that accompanied the application states: The material submitted with this application demonstrates the site's suitability and achievability for residential development, and these reports should be referred to in this respect. More specifically consideration should be given to the following:

- Economic Case for the Relocation of Tamar Nurseries
- Flood Risk Assessment

- Transport and Access Assessment
- Environmental Impact Statement
- Design and Access Statement

Site Achievability:

Supporting material has demonstrated that the development of the application site is deliverable within the forthcoming 5 year period.

Delivering Sustainable Development:

The overarching objective of the Framework [the NPPF] is to deliver sustainable development; including, a presumption in favour of sustainable development, requiring local authorities to approve such proposals 'without delay'. There being little question of the need for the proposed development, it is appropriate to consider the specifics of the proposed development and its relative suitability. This is addressed against the 'three dimension' set out below, the saved policies of the Local Plan and the NPPF.

Economically Sustainable:

An important aspect of the economic consideration of the proposed development is the delivery of new homes, which in turn will result in inward investment and job creation in a deprived rural area. In the short-term the development will result in additional construction jobs, which are created across the supply chain, directly and indirectly. The proposal also has the additional benefit of a new village store and Post Office resulting in new, long-term employment, with the prospect of an additional retail unit/area.

The Localism Act of 2011 addresses local finance considerations which are a material consideration in the determination of planning applications. The key local finance consideration arising from the proposal is that arising from the increase in Council Tax receipts, including any uplift derived from the New Homes Bonus.

Whilst the proposed development is at the Outline stage and individual house types will not be determined until a Reserved Matters application is made, it is possible for the Local Authority to make an assumption of the likely receipts achievable over the following 6 years from the information provided.

The result is significant finance consideration in support of the proposed development and demonstrates further significant economic benefits deriving from this approving application.

The design aspects of the proposal will not be confirmed until such time as a Reserved Matters application is submitted. However the Outline Application does seek to provide a strong indication of the ethos and intent of any final design in order to allow the Council to consider the proposal's suitability – this is particularly relevant in terms of dwelling and public amenity space. This illustrative 'master plan' has regard to crime prevention, child safety, and public health.

Social Sustainability:

In addition to the overall supply of housing the proposal facilitates the delivery of affordable housing.

As the business has grown organically its success has brought with it problems associated with running a commercial enterprise in a predominantly residential location. The operation of a '2 shift system' necessary in a competitive market and due to site constraints, has

understandably meant an increase in noise and vehicle movements at less social hours – the result being an increase in inconvenience and upset amongst immediate neighbours. Wedded to this has been the increase in HGVs using the access and encountering issues with residents and their visitors parking in School Rd.

Environmental Sustainability:

The application site is situated in a highly sustainable location with West Walton and Walton Highway forming a Joint Key Rural Service Centre. There is a bus stop a short walk from the access to the proposal site which gives immediate access to both Wisbech and King's Lynn at all times of the day/evening for employment, shopping and entertainment purposes. The village contains both primary and secondary schools. Due to the existing intensive commercial activity on site it is considered to be of very low ecological value. As such the proposed development, incorporating as it does significant areas for additional planting and garden development, new amenity areas, removal of mechanical and commercial plant and operations, provides for the ecological improvement and enhancement of the site.

Economic Sustainability:

The site is used in its entirety for the operation of Tamar Nurseries; it can therefore be argued that the site is brownfield – particularly given the potential for the change of use of the warehousing. Currently the business has the projected prospect to decline unless there is major inward investment. This investment would need to be significantly greater in terms of the re-design of the current site than that which would be required under re-location, as proposed. In any event it is considered that the disruption necessary to achieve the required working layout and facilities would prove too costly to the day to day running and productivity of the business, in turn risking damaging the supply and service chains. In addition the business has now outgrown the current site, requiring not only a larger, purpose built enterprise, but the prospect of additional land for future expansion, which is not available at the current location.

Notwithstanding the creation of jobs referred to via construction of the residential development, and those subsequent to the establishment of the retail outlet and Post Office, it is the current staff of Tamar Nurseries which the applicant wishes to not only safeguard but add to in the coming years.

SUMMARY AND CONCLUSIONS

The proposal serves not only the economic viability of an existing rural employer but also represents a suitable development location for housing.

With reference to the accompanying Financial Statement there is an overwhelming statement of case in support of the redevelopment of this site for housing to support the growth and development of an ambitious and successful employer within an area of economic deprivation.

With reference to the Client Statement and Tamar Business Model it is evident that this business needs to move forwards simply to consolidate its recent expansion and to survive 5 years hence.

The proposal accords with the 4 strategic objectives of The West Norfolk Economic Strategy, Shaping Norfolk's Future The Vision for 2015, East of England Regional Economic Strategy, and the Borough Council of King's Lynn & West Norfolk Corporate Business Plan 2015/16-2019/20. By facilitating the relocation, expansion and diversification of the business the

success of the proposal will lead to wider support of the aims and principals of the West Norfolk Tourism Strategy.

The proposal brings with it considerable community gain, principally in the form of:

- Safe, attractive environment for new homes – many of them 'affordable'
- Secure & accessible children's play area where none currently exists in the village
- The introduction of a village shop
- The introduction of a Post Office
- Removal of significant numbers of HGVs from School Road
- Removal of a commercial enterprise from within a predominantly residential location

PLANNING HISTORY

2/96/0606/F: Application Permitted: 01/07/96 - Construction of offices for existing nursery business

2/97/0376/CU: Application Permitted: 13/06/97 - Change of use of part of barn to retail

RESPONSE TO CONSULTATION

Parish Council: West Walton Parish Council **SUPPORT** the application for the following reasons:

- (1) The proposed development will provide housing for local families;
- (2) The proposed village store and Post Office will be a welcome amenity for the village;
- (3) the additional play space will supplement that already located on the Village playing field and will again be a welcome amenity for the village;
- (4) the number of units proposed (circa 50) is a comfortable number of units for the land area proposed for development. However, if more than 50 units are built, this would be a concern.

West Walton Parish Council states that they will not assume responsibility for the additional street lighting and green spaces which would be installed in the development. This additional lighting and green spaces must be adopted and maintained by the Borough Council.

Highways Authority: I have now been provided with sufficient detail to show adequate visibility can be provided. In the circumstance I have **NO OBJECTION** subject to conditions

Internal Drainage Board: **NO OBJECTION.** However, given the lack of information relating to drainage (due to the outline nature of the application) further information is requested by pre-commencement condition

Environmental Health & Housing – Environmental Quality: **NO OBJECTION** subject to conditions relating to contamination and the submission of a construction management plan

Environmental Health & Housing – CSNN: **NO OBJECTION** subject to conditions relating to drainage, the submission of a construction management plan and lighting

Environment Agency: **NO OBJECTION** subject to condition

Natural England: No comments to make

Housing Enabling Officer: The site area and no of dwellings trigger the threshold for affordable housing which in this instance would require 10 on site units to be secured by S106 Agreement

Anglian Water: NO OBJECTION – the sewerage system has available capacity for the flows.

District Emergency Planning Officer: NO OBJECTION – recommends conditions

Historic Environment Service: NO OBJECTION subject to conditions

District Emergency Planning Officer: NO OBJECTION – recommends conditions

Lead Local Flood Authority: No comments to make

Arboricultural Officer: **NO OBJECTION**, but a detailed tree protection plan will be required in relation to the tree belt on the northeast boundary of the site and a detailed landscaping plan will be required

Infrastructure and Growth Team (NCC): Contributions will be required in relation to extending the primary school and to library stock and equipment

Norfolk Constabulary: NO OBJECTION – comments made to applicant

REPRESENTATIONS Two letters of support have been received, one from a neighbour who:

- Welcomes the provision of a shop and post office,
- The play area would make a great contribution,
- Would like to see the retention of some of the boundary trees,
- and one from the Ward Councillor (Cllr Roy Groom) who states: "As Ward Councillor I wish to record my support for the application, principally to assist in the further progress and expansion of the company as a local employer, in the provision of homes within a high quality environment, the return of a village store and the removal of an intensely operated commercial unit from a well-developed residential area. In pursuit of the last point I also would like to record my support for application 16/00812/FM for the relocation of the business".

Three letters neither objecting nor supporting have been received:

- Wonders whether local school and nursery provision could be extended,
- Would like the applicant to sign over the watercourse to neighbouring properties
- Expressed some concern relating to the loss / reduction in height of border trees

Nine letters of objection have been received:

- Object to the pathway linking the new site to Salts Road,
- Overlooking / loss of privacy,
- Increase in traffic and impact on highway safety,
- Decrease in property values,
- The existing tree line and dyke / watercourse should be gifted to neighbours properties,
- Security (would be more vulnerable to burglars),

- What will happen to the area of land the applicant is seeking to retain for transitional arrangements – would not be surprised to see a further application for residential development of this land,
- The decision should be put on hold until detailed plans are submitted,
- Scale of development too great for the village,
- This is agricultural land and should not be built on,
- There may be a covenant on the land preventing development,
- Impact on bungalow opposite the site's entrance from the increase in vehicular activity.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

CS13 - Community and Culture

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Form and Character
- Residential Amenity
- Highway Safety
- Flood Risk
- Affordable Housing, Other Contributions and CIL
- Other Material Considerations

Principle of Development

The NPPF draws attention to the requirements of planning law that states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Borough Council of King's Lynn & West Norfolk has an up-to-date Development Plan namely the Core Strategy (CS), 2011 and Site Allocations and Development Management Policies Plan (SADMP), 2016.

The site lies outside of the development boundary for West Walton and currently accommodates Tamar Nurseries, a successful rural enterprise. Application 16/00812/FM (also before Committee today) seeks approval to relocate the business to allow for its further expansion.

If the current application was before Committee as a standalone application for housing the officer recommendation would be to refuse it. This is because the site lies outside of the development boundary and the proposal would result in the loss of an existing employment use. The proposal would therefore be contrary to the NPPF, Core Strategy Policies CS06 and CS10 and SADMP Policies DM1 and DM2.

However in this case there are important material considerations to consider in that a successful expanding business wants to relocate to another site within the borough, using the money received from this application to finance the move. In addition, the current site is in a residential area and the operation of the site, primarily in terms of vehicular activity / access, is far from ideal.

It is clear that Tamar Nurseries is a successful rural enterprise. Both national and local policies seek to support a prosperous rural economy and therefore the planning system has an economic role in supporting this business (as far as it accords with other planning policy and guidance). The business has outgrown the current site and therefore to continue to prosper it needs to relocate to a larger site. To be able to finance this relocation the applicant needs to sell the current site and the most viable use for the site is residential.

Local policies CS06 and CS10 seek to retain existing rural employment uses unless it can be clearly demonstrated that continued use for employment (including tourism or leisure) of the site is economically unviable, or cannot overcome an overriding environmental objection, or a mixed use could not continue to provide local employment opportunities and also meet other local needs.

In this instance one could argue that the proposed development would not result in the loss of an employment use because the business is being relocated. However, on the other hand, the use of the site itself as a business use would be lost. Perhaps a smaller nursery

or an alternative business could be found to take over the site. Whilst one cannot totally rule such scenarios out, any business use would have to be compatible with the adjacent residential uses. This significantly reduces the types of businesses that would be acceptable. Furthermore the proceeds would not finance the relocation of the existing use, which is a particular factor to be taken into account with this application.

A balanced decision therefore needs to be taken as to whether the specific material considerations suggest that the development plan policies can be set aside.

In relation to the proposed development, which the applicant suggests is the only use that would generate the funds for the relocation; the site is physically well located to existing residential development and to services and the facilities in the locality. Additionally the proposal includes the provision of a new village shop and post office, and the applicant has confirmation from the post office that it is interested in the scheme.

SADMP Policy DM9 (Community Facilities) relates to this aspect and states 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.... Clearly such facilities would benefit not only the proposed development but the wider community. However, it is important to note that the LPA cannot make the developers of the site supply a shop or post office. What the LPA can do though is include a clause in the S106 Agreement preventing any development of a specific part/size of the site, for any use other than for retail, for a set period of time (for example 5 years). This would give developer's time to market that part of the site for retail use.

It is also pertinent to note that the site was put forward as part of the allocation process and scored very highly. Indeed it would appear that the main downfall of allocating the site would have been the loss of the existing employment use; a scenario that is potentially no longer the case. Furthermore the applicant suggests that if the existing business cannot continue to be competitive then its future is questionable.

Another 'in principle' consideration relates to the scale of the proposed development and whether it is appropriate in a Key Rural Service Centre (KRSC). The scale of development in the 21 KRSCs ranges from 10 dwellings (East Rudham) up to 105 dwellings (Feltwell). West Walton with Walton Highway was allocated 20 dwellings in the SADMP. The guideline figure based on its population size was higher (23 dwellings), but the 2 sites were not considered capable of accommodating more than 20. All figures in the plan were changed to 'at least' in line with the Core Strategy approach and to provide for flexibility in meeting our housing requirements. It is therefore reasonable to conclude that the scale of development is not disproportionate when compared to the scale of development in other KRSCs.

This application would not be acceptable if it were not necessary to enable the relocation of an existing business and if the site were not so well located within an existing settlement. With this in mind, this application cannot be justified if the preceding application for the relocation has been refused. On a practical note, if permission were granted for both, they would need to be suitably 'tied' by Legal Agreement to prevent residential development of this site without development of the new nursery.

Taking the above issues into account it is considered that there are specific and extraordinary material considerations that indicate that this application could be determined contrary to the development plan.

Form and Character

Whilst the predominant form of residential development in the locality is linear development fronting the road there are examples of cul-de-sac and estate type development in the locality. An example of which is the development to the immediate east of the site (Orchard Drive).

Dwellings on the site would have to be at least 1.5 storeys in height to address the risks associated with flooding. Given the form and character of development in the locality (a mix of single and two-storey dwellings) this would be acceptable. However it is considered that dwellings of greater than two-storeys in height would be inappropriate in this semi-rural setting. Whilst appearance is a reserved matter, it would be appropriate to condition the height of the proposed dwellings at this outline stage and your officers suggests that the dwellings should be no lower than 1.5-storeys in height and no higher than two-storeys in height.

The indicative plans show a proposed development of very low density (10dph). Given the semi-rural location of the site this is considered appropriate, and any permission could restrict the number of dwellings to the 49 indicated on the plan.

It is therefore considered that residential development of the site (with the restrictions outlined above) would be acceptable in this location in terms of impact on the character of the locality.

Residential Amenity

Whilst indicative only, the submitted plans show that considerable distances could be achieved between proposed and existing dwellings. This suggests that, contrary to some third party views, there would be no material overlooking / loss of privacy.

It is true to say that there would be intensification in vehicular activity associated with the site. However, the vehicular activity would be largely domestic not HGV movements as is the case currently. Furthermore, and of particular note, is that the existing use does not have restrictive conditions relating to hours of operation. This could result in the operation of vehicles throughout the night both to and within the site. Members will need to consider whether there is the potential for the current use of the site to have a greater negative impact on neighbouring amenity than the proposed residential development. With this in mind it should be noted that no complaints have been received by the Community Safety and Neighbourhood Nuisance Team in relation to the current operation of the site by nearby residents in the past 19 years.

Highway Safety

The Transport Statement that accompanied the application suggests that the existing site generates up to 150 daily vehicle movements at peak times and that the proposed development (residential and retail combined) would generate 443 vehicle movements per day.

The LHA does not believe this intensification would lead to highway safety issues and the applicant has worked closely with the Local Highway Authority (LHA) to address the LHA's initial concerns with visibility. The LHA has no objection to the proposed development, and your officers have no reason to question this assessment.

Flood Risk

The site lies with flood zones 2 and 3.

Both national (the NPPF and NPPG) and local (the Development Plan Policies) seek to steer new development away from areas at risk of flooding by virtue of applying the sequential test.

However, the application relates to the relocation of an existing use on an existing site. This proposal can therefore only take place on this site. Furthermore there are no sites at a lower risk of flooding of a size that could accommodate the proposed development.

The exception test must also be passed. For the exception test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where, possible, will reduce flood risk overall.

In relation to the first element, for the reasons raised previously (Principle of Development) it is considered that there are wider sustainability benefits that outweigh the risks associated with flooding.

In relation to the second element, the Environment Agency has no objection to the proposed development believing that it could be made safe and would not increase flood risk elsewhere.

In relation to making the development safe, the Flood Risk Assessment (FRA) that accompanied the application suggests that:

- finished floor levels should be set 500mm above existing ground levels (at 1.70m aOD),
- flood resilient measures should be incorporated into the buildings up to 300mm above finished floor level, and
- there should be no ground floor sleeping accommodation (i.e. all dwellings must be at least 1.5 storeys in height).

It is therefore concluded that the exception test is passed and that the proposed development accords with the overarching aims of planning policy and guidance in relation to development in areas at risk of flooding.

Affordable Housing, Other Contributions and CIL

Affordable housing in line with current standards (10 on-site units) will be secured via S106 Agreement as will: open space provision, the provision of a retail unit and SUDS management and maintenance. In the event of approval of both applications, the S106 Agreement will also be used to tie them together to prevent residential development of the existing site without implementing the relocation.

Whilst the proposal is CIL liable (as the S106 will not be finalised until well after the 15 February implementation date for CIL), due to the outline nature of the application, CIL is not triggered until the Reserved Matters stage.

Other Material Considerations

In relation to Crime and Disorder the applicant has indicated willingness to work with Norfolk Constabulary to 'design out crime'.

In relation to points raised by third parties that have not already been covered the LPA responds as follows:

- local school and nursery provision– Norfolk County Council has indicated that a financial contribution would be required to go towards expanding the primary school. This would be captured by CIL at reserved matters stage,
- Object to the pathway linking the new site to Salts Road - this has been removed from the scheme,
- Decrease in property values – this is not a material planning consideration,
- The existing tree line and dyke / watercourse should be gifted to neighbours – the trees are not considered necessary in relation to prevent overlooking (given the indicative distances shown). As such there would be no planning requirement to retain the conifer trees. If the applicant wishes to pass ownership of the trees and the watercourse to existing neighbours it is not a material consideration in the determination of this application and should be pursued outside of the planning process.
- Would not be surprised to see a further application for residential development of the land to the west of the site – any proposal for residential development of this land would need to be considered on its merits.
- The decision should be put on hold until detailed plans are submitted – this is an outline application,
- There may be a covenant on the land preventing development – this is a civil matter.

CONCLUSION

The proposed development for housing in this location outside the settlement boundary is in principle contrary to the Development Plan. However, there are important material considerations to consider and take into account when determining this application.

Firstly Tamar Nurseries is an expanding business which has outgrown its site. It wishes to relocate to a new site which will allow the business to expand, and is closer to the A47 for transporting goods. This application for housing on the current site would allow that move to be financed. This application for housing is of course reliant on the application for the relocation being approved, and this is considered separately on the agenda.

It is of note that the current nursery site has grown within a predominately residential area; and given the number of HGV and other vehicle movements associated with this expanded business in this residential area, and the fact there are no restrictions on the operation of the business, it could be argued that this is also a material consideration to be given weight in the determination of this application.

These could be argued to be the unacceptable environmental or accessibility problems identified as allowing the loss of employment uses in Policy CS10 of the Core Strategy. Should another business use come forward, these problems will also likely arise, and it is clear that residential will provide more value in seeking to finance the move to a new site.

Indicative plans have shown that the site could be developed in a manner that would not give rise to material neighbour amenity or highway safety issues, and the applicants have

also offered to provide site for a village shop as part of the overall scheme. This can be secured as part of the S106 agreement

It is therefore concluded, on balance, that there are significant material considerations that suggest the benefits of approving this application (in combination with application 16/00812/FM) outweigh the departure from the development plan.

In the event that application 16/00812/FM for the relocated nursery business is approved, it is therefore recommended that this application be approved subject to a S106 which must secure amongst other things the development of the relocated business ahead of the housing coming forward, and subject to the following conditions.

RECOMMENDATION:

A) APPROVE – subject to:

- the approval of application 16/00812/FM (relocation of existing nursery),
 - the conditions listed at the end of this report, and
 - the completion of a suitable Section 106 Agreement (for the provision of on-site affordable housing, on-site open space, provision of a retail unit, SUDS maintenance and to tie this application with application 16/00812/F) within 4 months of the date of the resolution to approve
- 1 Condition Approval of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
 - 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
 - 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
 - 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
 - 5 Condition No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved

management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

- 5 Reason To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.
- 6 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, and the foul and surface water drainage of these specific areas 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 To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 7 Condition Prior to the first occupation of the development hereby permitted the vehicular crossing over the ditch (shown on drawing 0933 003 C) shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority.
- 7 Reason To ensure construction of a satisfactory access and in the interests of highway safety.
- 8 Condition Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway (as shown on drawing no 0933 003 C) and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the commencement of any works a Construction Traffic Management Plan incorporating wheel washing facilities and parking provision for construction works shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using a "Construction Traffic Access Route". For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan.
- 9 Reason In the interests of maintaining highway efficiency and safety.
- 10 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works comprising footway provision; dropped kerbs and tactile paving have been submitted to and approved in writing by the Local Planning Authority.
- 10 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 11 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 10 of this permission shall be completed to the written satisfaction of the Local Planning Authority.

11 Reason To ensure that the highway network is adequate to cater for the development proposed.

12 Condition No development shall commence until full details of the foul 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.

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

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

13 Condition The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA), February 2016, GCB/Hereward, Geoff Beel Consultancy, and the following mitigation measures specifically detailed within the FRA:

1. Finished floor levels are to be set no lower than 1.70 m above Ordnance Datum (AOD).
2. Flood resilient measures are to be incorporated into the buildings up to 300mm above finished floor level wherever practicable.
3. No sleeping accommodation at ground floor level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

14 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:

1. human health,
2. property (existing or proposed) including buildings, crops, livestock, pets,
3. woodland and service lines and pipes,
4. adjoining land,
5. groundwaters and surface waters,
6. ecological systems,
7. 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 DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 14 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.
- 15 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.
- 15 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.
- 16 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.

- 16 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.
- 17 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 14, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 15, 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 16.

- 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 Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 18 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to 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 land after remediation.

This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 19 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 19 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to 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 land after remediation.
- 20 Condition No demolition / development shall take place / commence within each phase of development until a 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.
- 20 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.
- 21 Condition No demolition / development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 20.

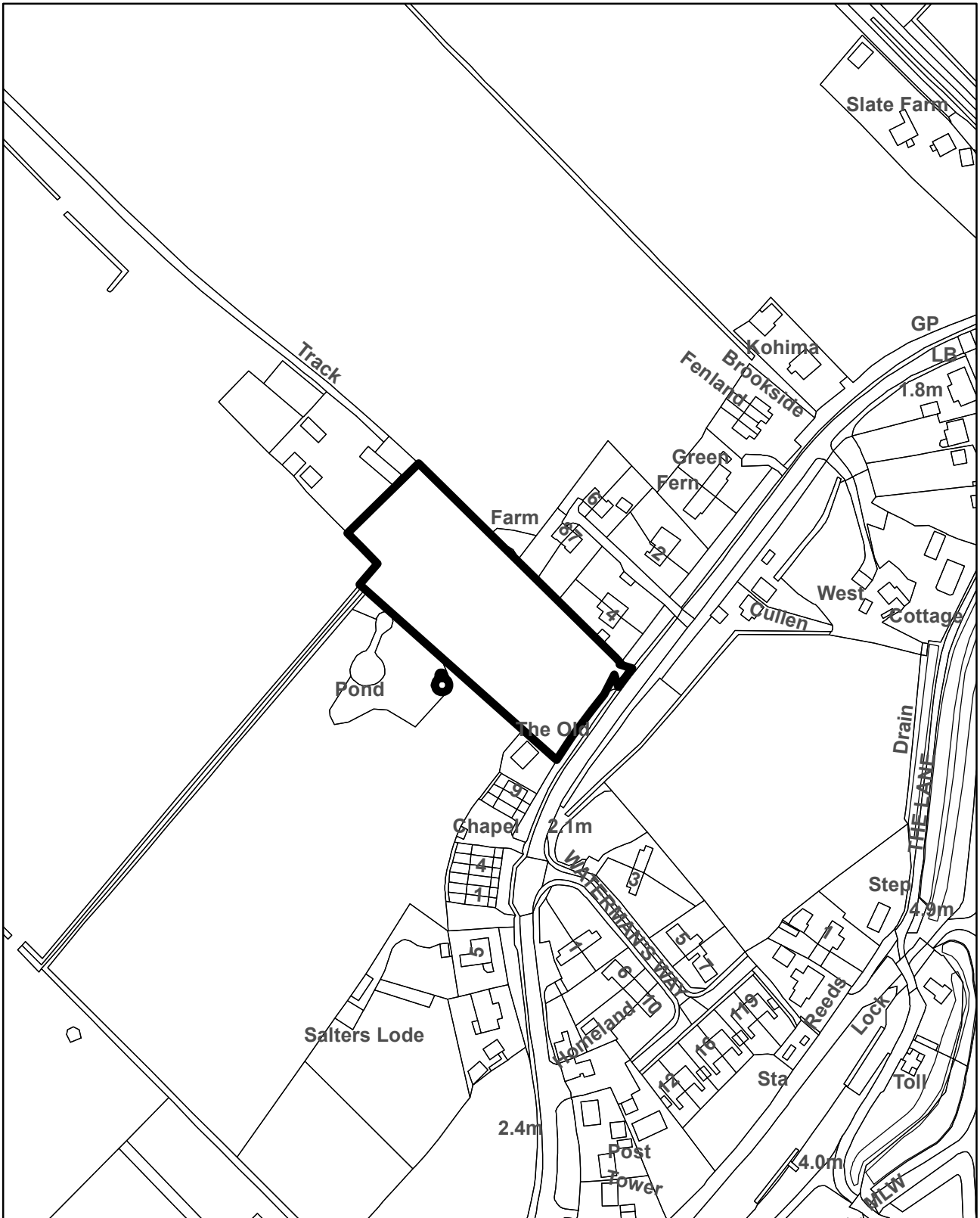
- 21 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 22 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 20 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 22 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 23 Condition Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also provide the location of any fixed machinery, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.
- 23 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 24 Condition Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 24 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 25 Condition The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 25 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 26 Condition The development hereby permitted shall comprise of no more than 49 dwellings.
- 26 Reason To define the terms of the permission.
- 27 Condition The dwellings hereby permitted shall be at least 1.5 storeys in height and no higher than 2 storeys in height.
- 27 Reason To reduce the risks associated with flooding and in the interests of the amenities of the locality in accordance with the NPPF and Development Plan.
- 28 Condition In relation to access only the development hereby permitted shall be carried out in accordance with approved plan drawing no: 0933 003 C.
- 28 Reason For the avoidance of doubt and in the interests of proper planning.

- 29 Condition Prior to the first occupation of the development hereby approved, details of the method of lighting, the management and maintenance of the proposed lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development or any phase of the development to which it relates and thereafter maintained and retained as agreed.
- 29 Reason In the interests of proper planning and the future occupiers of the dwellings in accordance with the NPPF and Development Plan.
- 30 Condition No development or other operations shall commence on site until the tree belt on the northeast boundary of the site has been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of the trees 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.
- 30 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

B) REFUSE In the event that application 16/00812/FM (relocation of existing nursery) is refused, then on the basis that the application is contrary to established policy seeking to protect the countryside.

17/00294/F

Shining Tree Healthy Living Centre Ltd
Downham Road Salters Lode



1:2,500

AGENDA ITEM NO: 8/2(a)

Parish:	Downham West	
Proposal:	Completion and retention of conversion of gym into dwelling (amended design to 13/01149/F approval) and continued use of associated extended health and leisure facilities including eco unit for clinic	
Location:	Shining Tree Healthy Living Centre Ltd Downham Road Salters Lode Norfolk	
Applicant:	Shining Tree Healthy Living Centre Ltd	
Case No:	17/00294/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 13 April 2017 Extension of Time Expiry Date: 9 June 2017

Reasons for referral to Planning Committee - The views of Downham Market Town Council are contrary to the Officer recommendation

Case Summary

The Shining Tree Healthy Living Centre lies on the north-western side of the A1122 in Salters Lode, midway between its junctions with Kemp's Close (to the north) and Waterman's Way (to the south). The settlement is categorised as a Smaller Village and Hamlet in the Settlement Hierarchy of the Core Strategy, and it lies approximately 2.3km southwest of Downham Market. The site lies in Flood Zone 3 and a Hazard Zone as depicted in the Local Authority's Strategic Flood Risk Assessment.

Permission is sought for the completion and retention of conversion of gym into dwelling (amended design to 13/01149/F approval) and continued use of associated extended health and leisure facilities including eco-unit for clinic purposes.

Key Issues

Principle of development
Impact upon appearance of the countryside
Impact upon amenities of adjoining properties
Flood risk and
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The Shining Tree Healthy Living Centre lies on the north-western side of the A1122 in Salters Lode, midway between its junctions with Kemp's Close (to the north) and Waterman's Way (to the south).

17/00294/F

Planning Committee
5 June 2017

The settlement is categorised as a Smaller Village and Hamlet in the Settlement Hierarchy of the Core Strategy, and it lies approximately 2.3km southwest of Downham Market. The site lies in Flood Zone 3 and a Hazard Zone as depicted in the Local Authority's Strategic Flood Risk Assessment.

Permission is sought for the completion and retention of conversion of gym into dwelling (amended design to 13/01149/F approval) and continued use of associated extended health and leisure facilities including eco-hab unit for clinic purposes.

Permission was granted in October 2013 for the conversion of the buildings containing the leisure facility into a dwelling – the high vaulted gym building to the rear of the complex being converted into two storey accommodation to negate flood risk issues (4 bedrooms created at first floor level). The dwelling retained the swimming pool and the restaurant/dining area became a gym for domestic use – this was prevented from commercial use by condition in the interests of residential amenity.

This application seeks to complete and retain the gym conversion with modifications to windows and continue using the swimming pool, other gym and extended relaxation area (enclosing decked area leading off the pool) plus the relocated eco-hab unit (sited within the wildlife meadow area) for commercial purposes.

SUPPORTING CASE

The applicant's agent raises the following comments in support of the proposed development:

"This application is to regularise the buildings and associated work at The Shining Tree Healthy Living Centre Ltd at Salters Lode.

The owner of the site is Mr James Wong and over the past 13 years has developed the site and built up a successful business which is both an asset to the village of Salters Lode and the surrounding area.

Shining Tree has some 90 full time members, 40 students and has clinic open to the general public for 5 days a week.

The thought behind the covered area built off the patio is for members & patients to sit and relax after the various activities & treatment they have had during their visit.

The patio was adequate on sunny & warm days but an area was needed for use throughout the year, hence the covered area has evolved.

The pod was moved after criticism of its appearance & is now situated in the wildlife meadow & surrounded by mature trees.

The planning permission for its new location is being sought as part of this planning application.

The use of the pod is similar to the use of the covered patio, that is somewhere for relaxation out of the inclement weather.

I have enclosed another copy of the signatures of member & clients who fully support the Shining Tree Healthy Living Centre."

PLANNING HISTORY

15/00693/F: Application Withdrawn: 26/06/15 - Retrospective application for the standing of an eco-pod building in wild life meadow for use as shelter

14/00249/F: Application Permitted: 14/04/14 - Widening of existing access

13/01149/F: Application Permitted: 02/10/13 - Conversion of business premises to dwelling

11/00293/F: Application Permitted: 20/04/11 - Retention and completion of Eco-Hab unit

09/01506/F: Application Permitted: 02/11/09 - Erection of eco hab unit

04/00953/F: Application Permitted: 07/09/04 - Creation of overflow car park- new vehicular access and 2 clinic/reception buildings

2/04/0474/F: Application Permitted: 14/04/04 - Construction of reception area additional toilets and dining room

2/04/0135/F: Application Permitted: 20/04/04 - Siting of portable building for conference seminar room and standing of caravan

2/03/2464/F: Application Permitted: 20/01/04 - Extension to create swimming pool cover

2/02/2022/F: Application Permitted: 14/01/03 - Construction of detached building as treatment centre (revised proposal)

2/02/0611/F: Application Permitted: 20/06/02 - Construction of detached building as treatment centre

2/01/1718/CU: Application Permitted: 20/12/01 - Change of Use of premises from residential to residential and health clinic including alterations to outbuildings and construction of gymnasium pool and jacuzzi

CONSULTATIONS

Parish Council: OBJECT - To date this Council has not seen or commented on a planning application for a change of use or re-siting of the 'pod'. Clarification is therefore needed as to when the plan was originally received and approval given for the re-siting of the pod.

It should also be noted that the pod is outside of the current development area and therefore is felt should be seen as a separate planning application.

Local Highway Authority (NCC): NO OBJECTION

Environment Agency: No response to consultation received at the time of writing this report, but **NO OBJECTION** expected as per earlier application for change of use to a dwelling, subject to conditions relating to mitigation measures

Emergency Planning Officer: NO OBJECTION subject to conditions relating to signing up to EA's 'Floodline' and an evacuation plan being produced

Downham & Stow Bardolph Internal Drainage Board: NO OBJECTION subject to compliance with Byelaws

CSNN: NO OBJECTION – suggest foul water drainage condition

Environmental Health & Housing – Environmental Quality: No Comments regarding contaminated land or air quality

REPRESENTATIONS

The application is accompanied by a **NINETY EIGHT** signature petition expressing **SUPPORT** for the continued operation of the centre.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Downham Market by Design

PLANNING CONSIDERATIONS

The main issues in considering this application are as follows:

- Principle of development
- Impact upon appearance of the countryside
- Impact upon amenities of adjoining properties
- Flood risk and
- Other material considerations

Principle of Development:

It will be noted from the planning history of the site, that permission was granted for the conversion of the entire business premises into a single dwelling, including conversion of the large gym into two storey accommodation. This has been commenced and works of conversion have been undertaken.

This application effectively seeks to authorise a mixed residential and leisure use and continued use of an eco-hab unit sited within the wildlife meadow and woodland area in connection with the health and leisure centre, plus retention of an extended relaxation area (enclosing decked area leading off the pool).

With the adoption of the Site Allocations & Development Management Policy Plan (SADMPP), Salters Lode effectively lies within the countryside and there is no longer a village development area due to the settlement being classed as a Smaller Village or Hamlet.

The principle of a mixed use accords with the provisions of both Policy CS06 conversion of existing buildings and Policy CS10 which states that the Council will seek to retain land or premises currently or last used for employment uses. Policy DM9 of the SADMPP also encourages the retention of existing community facilities.

It will also be noted that there is support from current patrons to continue the use of the health and leisure facility.

Impact upon appearance of the countryside:

The existing buildings are to be retained with minor alterations to the fenestration on the converted gym element. The extended relaxation area, enclosing a decked area leading off the pool, is discretely positioned and not open to public view. It is in light-weight materials complimentary to the existing buildings and maintains the rustic character of this collection of buildings.

The eco-hab unit was considered to be acceptable and previously approved adjacent to the farmhouse at the front of the complex. It is now discretely positioned within the wildlife meadow and woodland. It is surrounded by established trees and mature landscaping and is considered to not have a significant, nor adverse effect upon the character and appearance of the countryside.

The proposal therefore accords with Core Strategy Policies CS06 & CS08.

Impact on amenities of adjoining properties:

The inter-relationship between the adjoining properties and the proposed mixed use is considered to be acceptable. There are no overlooking issues given that the rear of the site adjoins agricultural land and buildings.

In terms of the amenities to be afforded to the new dwelling, this would have to share the parking and garden facilities with the health and leisure centre. It is therefore considered to be necessary to tie the accommodation with the associated business. This course of action has been agreed with the agent.

The eco-hab unit is sited some distance (35m) away from the unrelated dwellings on Downham Road, with intervening mature trees and landscaping. It will be noted that there are no local objections to this application.

Flood Risk:

The site lies within Flood Zone 3 and a Hazard Zone and the application was accompanied by an appropriate flood risk assessment. At the time of writing this report, the Environment Agency has not responded to consultation. However it is anticipated, as with the earlier approval, there will be no objection as long as any permission granted is conditioned to be carried out in accordance with the mitigation proposed, plus an additional condition, preventing sleeping accommodation on the ground floor of the development plus none in the eco-hab unit.

The proposed development is not considered to increase the risks of flooding elsewhere.

Other Material Considerations:

The Local Highway Authority raises no concerns in regards highway safety. There is adequate parking associated with the mixed use and the new access arrangement off Downham Road.

The Emergency Planning Officer recommends certain conditions but these will be addressed as informative notes added to any permission, as there are enforceability issues with those recommendations.

Our CSNN team suggest a condition relating to foul water drainage details, however there are no significant changes to that approval for use of the whole facility as a dwelling where this was not required. An advisory note would cover this matter to be attached to any planning consent.

There are no significant Crime and Disorder issues raised by this proposed development.

CONCLUSION

The application has been referred to committee for decision in light of the concerns of the Parish Council. Their views are slightly confusing regarding the eco-hab unit in that this is a retrospective application effectively seeking to regularise its retention and use in conjunction with the centre. There is no requirement, as they suggest, that this should be dealt with as a separate planning application.

Reference is also made to the 'pod' being "outside of the current development area". As stated above, with the adoption of the SADMPP there is no longer a village development area, however if they mean that the unit lies outside the authorised site for the commercial use and in 'countryside' the development plan encourages the expansion of existing facilities and businesses providing they are not detrimental to the natural environment - this has been addressed in the main body of this report.

In light of the above it is concluded that the proposed development accords with the provisions of the NPPF & NPPG, Core Strategy Policies CS06, CS08, CS10 & CS11 and policies DM9, DM15 & DM17 of the SADMPP. It is therefore recommended that the application be approved subject to the following conditions.

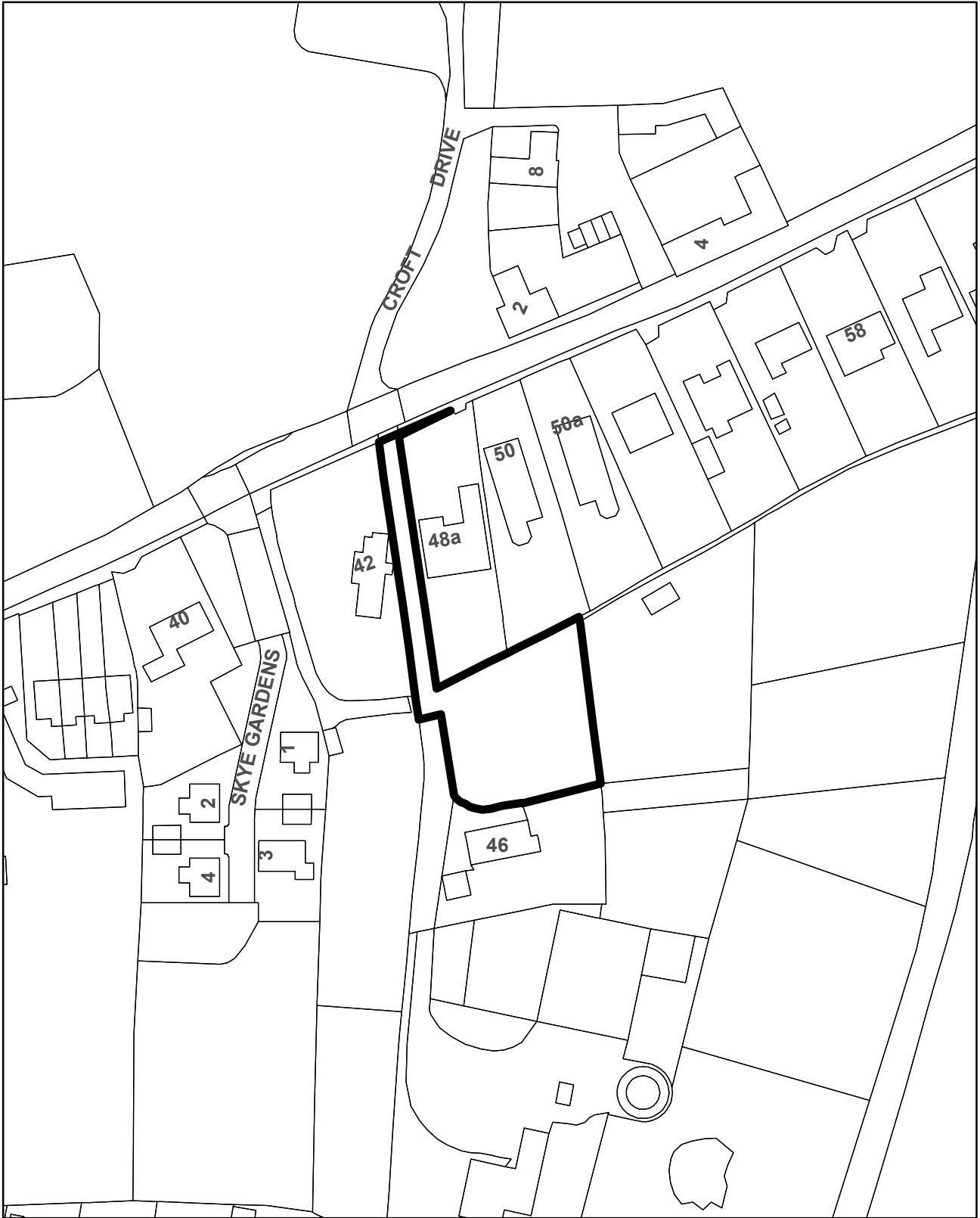
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 17/2/2032/1 Revision A, 17/2/2032/2 Revision A, 17/2/2032/3 Revision B & 17/2/2032/5.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition The residential accommodation hereby approved shall be held and occupied in conjunction with the leisure use, currently known as Shining Tree Healthy Living Centre, and not used as a separate dwelling unit.
- 2 Reason The residential accommodation does not have adequate/separate private amenity space and parking facilities as they are shared with the leisure use; in order to accord with the provisions of Policy DM15 of the SADMPP.
- 3 Condition The eco-hab unit shall be used in association with the leisure facility presently known as Shining Tree Healthy Living Centre and shall not be used as a separate commercial unit or for residential purposes.
- 3 Reason To define the use of the building as ancillary to the associated leisure use on the site and avoid flood risk implications to accord with the provisions of the NPPF and Core Strategy Policy CS08.
- 4 Condition The development hereby permitted shall be carried out in accordance with the mitigation proposed in the Flood Risk Assessment and Flood Contingency Plan that accompanied the application.
- 4 Reason To reduce the risks associated with flooding in accordance with the NPPF, the Technical Guidance to the NPPF and Development Plan Policies CS01 and CS08.
- 5 Condition No sleeping accommodation shall be provided on the ground floor of the development hereby approved.
- 5 Reason To reduce the risks associated with flooding in accordance with the NPPF, the Technical Guidance to the NPPF and Development Plan Policies CS01 and CS08.

17/00593/F

Land North of 46 Lodge Road Feltwell



AGENDA ITEM NO: 8/2(b)

Parish:	Feltwell	
Proposal:	New dwelling	
Location:	Land North of 46 Lodge Road Lodge Road Feltwell Norfolk	
Applicant:	Mr P Hills	
Case No:	17/00593/F (Full Application)	
Case Officer:	Mr Tim Slater	Date for Determination: 29 May 2017 Extension of Time Expiry Date: 9 June 2017

Reason for Referral to Planning Committee – Referred by Cllr. Lawrence

Case Summary

The application is made for full planning permission for the erection of a single 3 bed bungalow.

The bungalow proposed measures 11m by 16m with eaves at 2.5m and an overall ridge height of 5.4m.

It is proposed to be faced in brick with a pantile roof- details of which are requested to be conditioned.

The application site lies outside of the development boundary for Feltwell.

Key Issues

Principle of development
Access
Impact on residential amenity

Recommendation

REFUSE

THE APPLICATION

The application is made for full planning permission for the erection of a single 3 bed bungalow on land forming part of the garden of No 46 Lodge Road.

The site is located to the south of Lodge Road (B1112) which is a radial road projecting in a north easterly direct away from the village centre.

There is a linear form of housing along the south of Lodge Road with small residential cul-de-sacs punching through at Addison Close and Skye Gardens to the west of the site.

The application site forms part of the garden of No 46 which is set back from the linear form of development and shares an access with the Harley Stud which is situated to its south.

The site itself is flat and currently grassed and is rectangular in shape measuring approximately 32m by 35m.

There are no physical constraints to development on the site.

SUPPORTING CASE

The application does not include supporting documents.

PLANNING HISTORY

Planning application 16/01556/F was made for erection of a bungalow on the same site last year, the application was withdrawn prior to determination.

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: NO OBJECTION subject to the additional visibility splay being available.

Environmental Health & Housing – Environmental Quality: No adverse comments.

Natural England: NO OBJECTION

REPRESENTATIONS

No third party comments or objections received.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

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

PLANNING CONSIDERATIONS

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

- Principle of development
- Access
- Impact on residential amenity

Principle of Development:

Feltwell is defined in the development plan (along with Hockwold cum Wilton) as a key rural service centre in recognition of the wide range of local services and facilities within the wider settlement.

Policy CS02 states that 'limited growth of a scale appropriate to secure the sustainability of each settlement will be supported within the development limits of key rural service centres.'

It is noted that the application site is located adjacent to, but outside the development boundary for Feltwell as defined in the SADMP inset plan 35 for Feltwell.

This being the case the site policies of rural restraint for new housing are applicable under policies CS06, DM6 and NPPF para 55.

Countryside is defined as land outside of the defined development boundary of a settlement for the purposes of the development plan.

In countryside planning policy at both local and national levels seek to restrict new dwellings in the countryside to those essential for agricultural or rural workers. The current application does not include a justification to support the essential agricultural or rural workers need for the dwelling and as such no exemption is sought.

In the absence of a justification under DM6 or Para 55 of the NPPF the application seeks a new dwelling outside of the defined village boundary which is contrary to the provisions of CS02, CS06, DM1, DM2 and the NPPF.

Access:

Initially the highway authority sought to object to the proposal in terms of inadequate visibility within the applicant control or ownership.

In the interim the application has secured a legal right from the neighbour to enable the requisite visibility splay to be secured and as such this can now be subject to a condition.

NCC highways are now content that adequate access and visibility is available and have amended the recommendation to no objection.

Impact on residential amenity:

Given the design of the proposed bungalow it is not considered that the design would lead to any material adverse impact on the residential amenity of adjoining properties and as such is consistent with the requirements of DM15.

The site is not in an area at significant risk of flooding.

CONCLUSIONS

The site is located outside of the development boundary of Feltwell as defined in the recently adopted SADMP and as such policies of rural restraint for new housing are applicable under policies CS06,DM6 and NPPF para 55. There are no material considerations put forward to denote from this policy position, and therefore a recommendation of refusal is made.

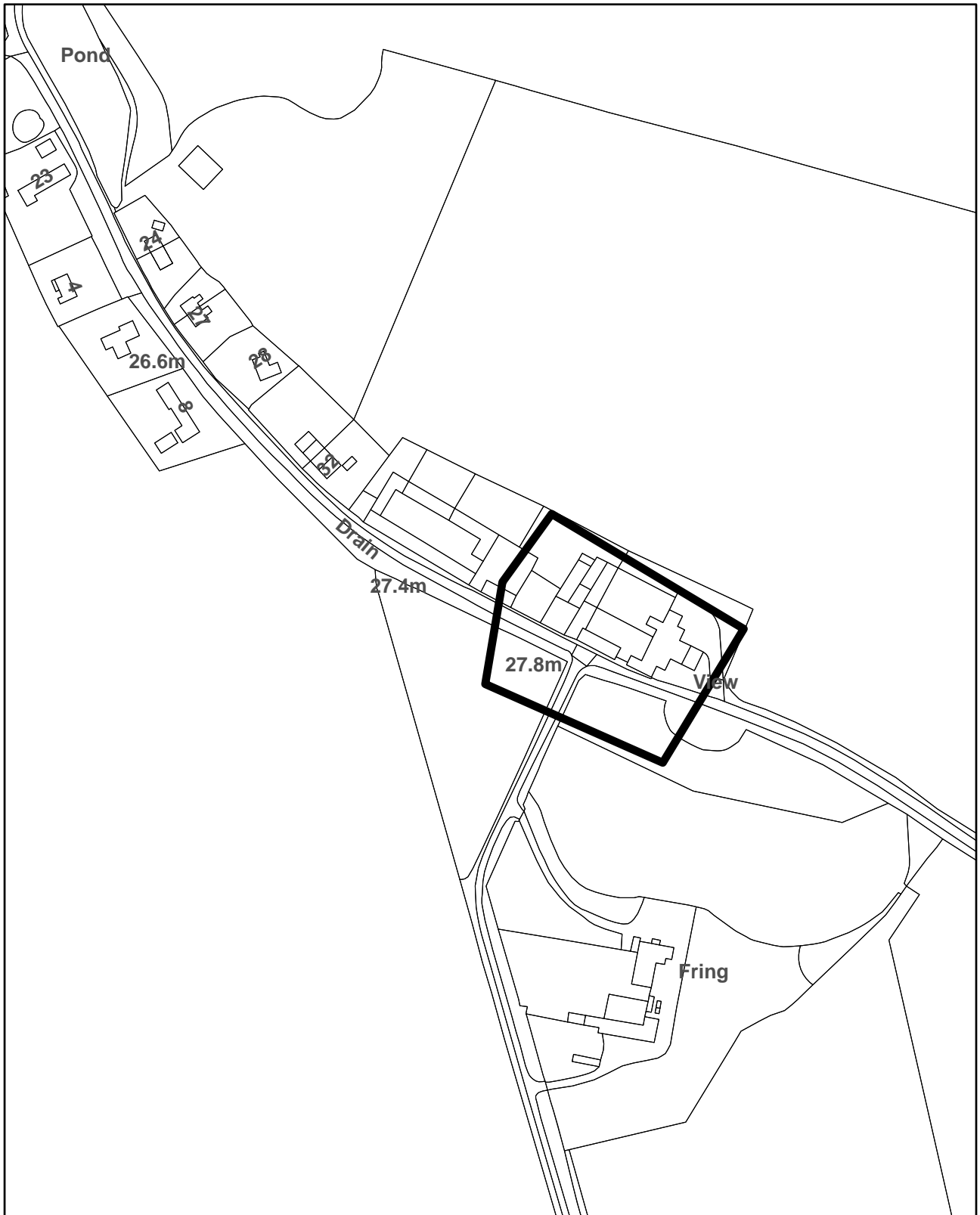
RECOMMENDATION:

REFUSE for the following reason(s):

1. The site lies outside of the development boundary for Feltwell as shown within the Site Allocations and Development Management Policies Plan, September 2016 (SADMPP). The proposed development is therefore contrary to the provisions of the NPPF (paragraph 55), Core Strategy Policy CS06 (2011) and Policy DM2 of the SADMPP (2016) and no material considerations have been put forward to outweigh this policy objection.

16/02081/F

8 The Barns Bircham Road Fring



AGENDA ITEM NO: 8/2(c)

Parish:	Fring	
Proposal:	Change of use of barn into a dwellinghouse including raising the roof by 1000 mm. Change of use of part of agricultural field for parking and turning to serve the new dwelling. Minor works to barn to create a refuge for people on foot, or cycle and bin collection area	
Location:	8 the Barns Bircham Road Fring King's Lynn	
Applicant:	Mr & Mrs P Henry	
Case No:	16/02081/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 7 February 2017 Extension of Time Expiry Date: 13 June 2017

Reason for Referral to Planning Committee – Called in by Councillor Mrs Avril Wright.

Case Summary

This application for full planning permission proposes the change of use of an existing barn into a dwellinghouse, including raising the roof to incorporate a first floor. Parking and turning facilities to serve the new dwellinghouse are proposed to be provided in the corner of a field on the opposite side of Bircham Road.

Consequently the application site comprises two components; the barn and garden land on the northern side of Bircham Road and the corner of an agricultural field to the south of Bircham Road.

The site is within the village of Fring, which is a 'Smaller Village and Hamlet'.

Key Issues

Principle of Development;
Form and Character & impact upon the Conservation Area;
Impact upon Neighbour Amenity;
Highway Issues;
Other Matters

Recommendation

REFUSE

THE APPLICATION

This application seeks full planning permission for the change of use of an existing barn into a dwellinghouse, including raising the roof to incorporate a first floor. Parking and turning

facilities to serve the new dwellinghouse are proposed to be provided in the corner of a field on the opposite side of Bircham Road.

Consequently the application site comprises two components; the barn and garden land on the northern side of Bircham Road and the corner of an agricultural field to the south of Bircham Road.

The site is within the village of Fring, which is a 'Smaller Village and Hamlet'.

SUPPORTING CASE

The application has been supported by a Design and Access Statement (DAS), a Flood Risk Assessment, a Structural Survey, a Protected Species Survey and a Contamination Questionnaire.

Excerpts from the DAS refer:-

'The 'barn' is a single storey barn with some loft space.

The barn was constructed probably in the early to mid-1800's and has been used in the early part of the twentieth century to a house lavender distilling enterprise as part of the local lavender farming.

Lately the barn has become redundant, as the local lavender processing has been in Heacham for some time now.

The barn's current use is as a garden shed / domestic storage

The barn is in the applicants' ownership they wish to downsize and remain in the village.

As it is the barn is an underused resource

The philosophy behind the proposal is the creation of a dwelling from a redundant building.

The dwelling is for residents who would like to remain within the community yet downsize to a smaller home.

The land surrounding the barn is small, but there is an opportunity to create a small area for parking on the other side of the road opposite the barn. This may seem a bit unusual but given the circumstances it is appropriate and provides a neat safe solution for vehicular access and parking. The parking area has upon it no building or structure and will be surrounded by a newly planted Hawthorne hedge, with the option of two native species of tree, say one Ash, (If and when the resistant strain is available) and one English Sweet Chestnut.

From the side road the parking area will have a five bar field gate being the only access point, and there will be more than sufficient turning space within. This latter point is important, and it has to be noted that Bircham road is very quiet with little traffic, and we are within a 30 MPH zone.

Cars parked within the car parking area will be hardly visible as the hedge will be set at 1.5 metres high growth/ clipping level.

This solution is very apt in the circumstances providing the safest means of parking, entering and exiting the area to the road.

On the barn side of the road the wall is moved to the mid-point of the barn providing a safe refuge for people on foot or cycle and of course a safe place when bins are put out.

There is no demonstrable harm with the car park area, but so many advantages.

As a conversion it fits with Local and National policies, with the NPPF having a presumption for sustainability this proposal fits very well.

This proposal offers a unique opportunity to add another dwelling to a community taking advantage of the services in place already. Its contemporary mix with the older buildings will look well and there are shared materials, it will improve the existing aspect. Limitations are overcome with no detrimental effects to the village.'

PLANNING HISTORY

09/00995/F - Proposed barn conversion - application withdrawn

09/02065/F - Proposed barn conversion - application withdrawn

RESPONSE TO CONSULTATION

Parish Meeting: Initial plans – **OBJECT** - Concerns regarding the increase in ridge height; this stretch of road is hazardous to pedestrians and cyclists; alterations to other properties along this elevation have either been refused or had to be amended in order to protect the heritage of these buildings.

Highways Authority: NO OBJECTION - conditionally

Environmental Health & Housing - Environmental Quality: No comments re: contaminated land or air quality

Conservation Team: NO OBJECTION - conditionally

REPRESENTATIONS

Comments have been received from 2 addresses referring to the following:-

- We are concerned about the increase in height of the property and the fact this will overshadow our home and garden;
- We are also concerned about the use of grey cladding which we think is out of character with the rest of the area and neighbouring barns;
- If the plans are amended to reduce the height and change the materials we will accept the plans
- Support the proposal as is a shame to see the barn standing empty
- Raising the roof and allowing windows to let in natural light is a good idea
- Having a concealed parking area opposite the barn seems to fit well
- The converted Pond View Barn will continue to enhance the appearance of Bircham Road.
- Fring is an idyllic hamlet to live in, but at the same time it must not completely stand still. Over time it has lost its school, shop, public house, social club and transport so my wife and I feel that this project to convert Pond View Barn into modern home will help to keep Fring moving forward.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The key issues identified in the consideration of this application are as follows:

- Principle of Development;
- Form and Character & impact upon the Conservation Area;
- Impact upon Neighbour Amenity;
- Highway Issues;
- Other Matters

Principle of Development

The application site is an existing barn on the northern side of Bircham Road, Fring and the corner of a field on the opposite side of the road. The site is within the village of Fring.

In the hierarchy of villages Fring is defined as a ‘Smaller Village and Hamlet’ in the Council’s LDF Core Strategy where development is limited to specific identified needs only as judged against the range of policies in the Core Strategy and the Development Management Policies (particularly DM3). As such it does not have any site specific allocations or a

development boundary. That said, in this case, the barn exists and the proposal seeks a conversion of an existing building.

One of the key objectives of the NPPF is that the planning system should facilitate and promote sustainable and inclusive patterns of rural development by ensuring that new development is located where it would enhance or maintain the vitality of existing communities.

There have been two previous pre-application enquiries on the site and two withdrawn planning applications (Ipa refs: 09/00995/F and 09/02065/F).

These applications raised several key issues: one of overlooking of neighbours from first floor north facing windows; one of the visual impact of the proposed works to the barn required to achieve the conversion; and highway safety concerns relating to the need to provide parking facilities for the site.

In principle the use of the barn for residential purposes is in keeping with the surrounding uses and accords with planning policy for the conversion of barns in a rural area. However, there are practical constraints which have previously prevented support of the scheme, relating to the provision of off-street parking and turning facilities.

Currently there is no land immediately adjacent to the barn able to accommodate parking and turning facilities. Accordingly this current submission proposes to use a corner of a field on the opposite side of the road from the barns for parking and turning facilities to serve the proposed residential unit. This rectangular shaped area is approximately 350m² (18m x 20m at its widest)

Form and Character & impact upon the Conservation Area

The proposal shows the conversion of the existing barn. Previous schemes have proposed the raising of the roof to achieve more workable space to the upper floor. This additional height was not considered appropriate in terms of its impact in the streetscene or impact upon the amenity of the adjoining neighbours.

Initially this current proposal showed the roof raised in height along with an oversized glazed front gabled section to the principal elevation of the barn, facing the road. It was considered that this would adversely affect the character of the building, destroying its existing proportion, and so amended plans have now removed this dominant glazed area, simplifying the proposed works.

The amended scheme now shows the eaves and ridge raised by 1m to achieve head height for a second floor. High level glazed windows are proposed to sit just beneath the eaves on the principal elevation (south) with no rooflights. New rooflights are, however, proposed to the rear roof slope.

The rooflights are in keeping with others in the vicinity and the proposed new windows to the streetscene are of modest scale and do not interrupt the traditional style of the existing barn.

It is considered that the proposed fenestration is now acceptable, and the increase in the height of the barn shown on the plans would no longer have an unduly harmful impact upon the character of the streetscene and the village in general.

The Conservation Officer has confirmed these changes are acceptable and that no harm would be caused to the character of the Conservation Area in terms of the proposed changes to the barn.

However, the introduction of a domestic parking arrangement in the field on the opposite side of the road where no residential use currently exists would have an impact upon the Conservation Area. Although the Conservation Area boundary follows the southern side of Bircham Road so that the parking area is not within the Conservation Area, the change of use would have a harmful impact upon its setting.

Paragraph 55 of the NPPF advises that isolated new homes in the countryside should be avoided. However it identifies a number of special circumstances in which isolated new homes in the countryside would be justified. One such special circumstance is that it would involve the reuse of a disused building, but this should only be supported where it would lead to an enhancement to the immediate setting.

Policy CS06 confirms that development strategy will be supportive of farm diversification schemes and conversion of existing buildings for business purposes in accordance with Policy CS10. Conversion to residential use will only be considered where the existing building makes a positive contribution to the landscape; a non-residential use is proven to be unviable; the accommodation to be provided is commensurate to the site's relationship to the settlement pattern; and the building is easily accessible to existing housing, employment and services.

Policy DM3 allows for the conversion of existing buildings in appropriate circumstances in accordance with Policy CS06.

Policy DM15 states that development should respond sensitively to the local setting.

In this respect the existing barn can be said to make a positive contribution to the landscape as it is one of a group of barn buildings. However, information on the viability of a non-residential use has not formed part of the application. Whilst the scale of the property can be said to be comparable with the other residential properties in this group of dwellings, the barn is not easily accessible to existing housing, employment or services.

Further, the application proposes the use of the corner of the field on the opposite side of the road from the barn for the parking and turning of vehicles in association with the barn.

It is accepted that the field is lined on two sides by hedgerow and that this goes some way to alleviate direct views of this part of the field from Bircham Road, but the severing off of the corner of a larger field and the introduction of domestic related vehicles would introduce an alien feature into the landscape. There are long, public views of the site across the fields from the west and south west and this would be seen as an extension of domestic use out into open countryside.

The amount of daily activity associated with a domestic use on this field would be noticeably different to the limited activities associated with the current agricultural use.

Further, the use of the site for parking associated with the proposed dwelling would be classed as a domestic use and would have all the benefits associated with garden land. The site could become domesticated through the addition of residential paraphernalia e.g. washing lines, children's' play equipment, bin stores, manicured domestic planting, hanging baskets etc., which would have a very different appearance to the open, grassed field which currently prevails.

Permitted development rights could be removed to prevent the construction of domestic structures on this land by way of planning condition should the application be supported. However, it would not be possible to control all domestic uses on this site as most of the domestic changes referred to above cannot be covered by planning regulation. The

applicant has offered to enter into a legal agreement to reinforce the undertaking that the parking area will not be compromised by domestic elements such as washing lines and other structures, but it is considered this would go beyond the statutory tests for planning obligations. Attempting to prevent such elements, which do not amount to development under planning definitions, would be unreasonable and difficult to enforce.

Consequently, regardless of the intention of the applicant, it is considered that the introduction of the proposed use of part of a field for parking and turning in association with the change of use of the barn to a dwellinghouse would have a harmful effect on the character of the countryside and the setting of the Conservation Area. This would be contrary to national guidance and local plan policy, in particular Policy CS06 which seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all.

Accordingly in this case the proposed conversion of the barn does not accord with development policy for the conversion of buildings to residential use in the countryside. The proposed development would conflict with the main aims and objectives of CS06 and Development Management Policies DM3 and DM15. In addition, it would be contrary to advice contained in paragraphs 55, 131 and 134 of the NPPF as it would not lead to an enhancement to the immediate setting and the public benefits of the proposed scheme would not outweigh the harm to the setting of the Conservation Area.

Impact upon Neighbour Amenity

The main impact on the amenity of neighbours in this case is the potential for overlooking from upper floor windows. Views from ground floor windows can be mitigated by appropriate boundary treatment, but first floor windows can result in overlooking of neighbouring properties.

In this case three rooflights are shown to the northern roof slope facing the gardens of neighbouring properties. A cross section shows that the lowest part of the rooflights would be 2.2m above floor level. This is much higher than eye level so will not result in any significant overlooking.

There are no significant amenity issues as a result of the increased mass from the raising of the roof in this case given the distances and relationship with neighbouring properties.

Highway Issues

The two previous applications for residential use of the site showed parking within the confines of the barn and then parking at an adjoining site within the occupant's ownership.

However, each of these schemes raised objection from the Highways Authority. The first scheme (Ipa ref: 09/00995/F) with the integral parking was rejected due to poor visibility for users of the site and danger to other highway users. This application was withdrawn prior to its determination.

The second scheme (Ipa ref: 09/02065/F) would have resulted in parking on an adjoining site and pedestrians then walking the distance to the residential property. The Highway Authority objected to the lack of pedestrian facilities which would result in residents and visitors to the new dwelling having to walk some 40m along the narrow carriageway.

Additionally, it was considered that any delivery to the dwelling would be likely to result in the vehicles parking on the carriageway outside the property, as it would not be realistic to expect them to park at the neighbouring property and then carry the delivered goods. Due to

the carriageway being narrow at this point at only 3.1- 3.3m wide, parking any vehicle whilst making deliveries would cause a problem to other road users.

As this previous application would have resulted in an intensification of vehicular use of the site via a sub-standard access, a lack of safe means of passage for pedestrians and the potential for service vehicles to obstruct the narrow Bircham Road, the application was recommended for refusal. Ultimately, however, the application was withdrawn prior to determination.

This current application shows parking and turning facilities for the proposed dwelling sited across the road from the barn. In this case the Highways Authority raise no objection on highway safety grounds, subject to a condition that the area be constructed and retained thereafter.

However, for the reasons given above, the siting of the parking facilities to serve the barn conversion on the opposite side of Bircham Road, and the encroachment of a domestic use into the countryside is not supported on visual amenity grounds.

Other matters

The application has been supported by a Protected Species Survey. Due to evidence of bat activity within the barns and possible roosts/feeding stations it was recommended that additional summer emergence and activity surveys be undertaken. These surveys have been conducted and confirmed that no bats were roosting within the barn. Indications are that the barn is not used as a regular hibernation or summer roost site. A small number of foraging and commuting pipistrelle bats were recorded.

In the light of the survey findings some mitigation proposals are proposed on how bats and owls can be given consideration and accommodated within the proposed development. Based on the survey results it is unlikely that a European Protected Species (EPS) license will be required before works commence on the buildings.

The application has also been supported by a Structural Survey and Report which shows that the building is capable of being converted.

Concerns raised by a third party have largely been addressed by the amended plans.

The supporting comments of third parties received are noted.

CONCLUSION

The principle of the conversion of a barn would generally be supported in this area in policy terms, provided it complies with the provisions of Paragraph 55 of the NPPF, Core Strategy Policy CS06 and Development Management Policies DM3 and DM15.

Amended plans have been submitted and, in terms of the proposed changes to the barn, the improved design would no longer have an unduly harmful impact upon the character of the streetscene and the village in general or to the character of the Conservation Area in which it is sited.

However, the conversion would also require off-street parking and in this case the provision of parking facilities in a field opposite the barn is not considered appropriate. It would result in a residential use which would encroach out into open countryside, to the detriment of the

visual appearance and character of the rural area, as well as the setting of the Conservation Area.

Accordingly the proposed development would conflict with the main aims and objectives of CS06 which seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all, Policy DM3 (insofar as it relates to Policy CS06) and Policy DM15 which states that development should respond sensitively to the local setting. In addition, it would be contrary to advice contained in paragraph 55 to the NPPF as it would not lead to an enhancement to the immediate setting.

For these reasons it is recommended that the application is refused.

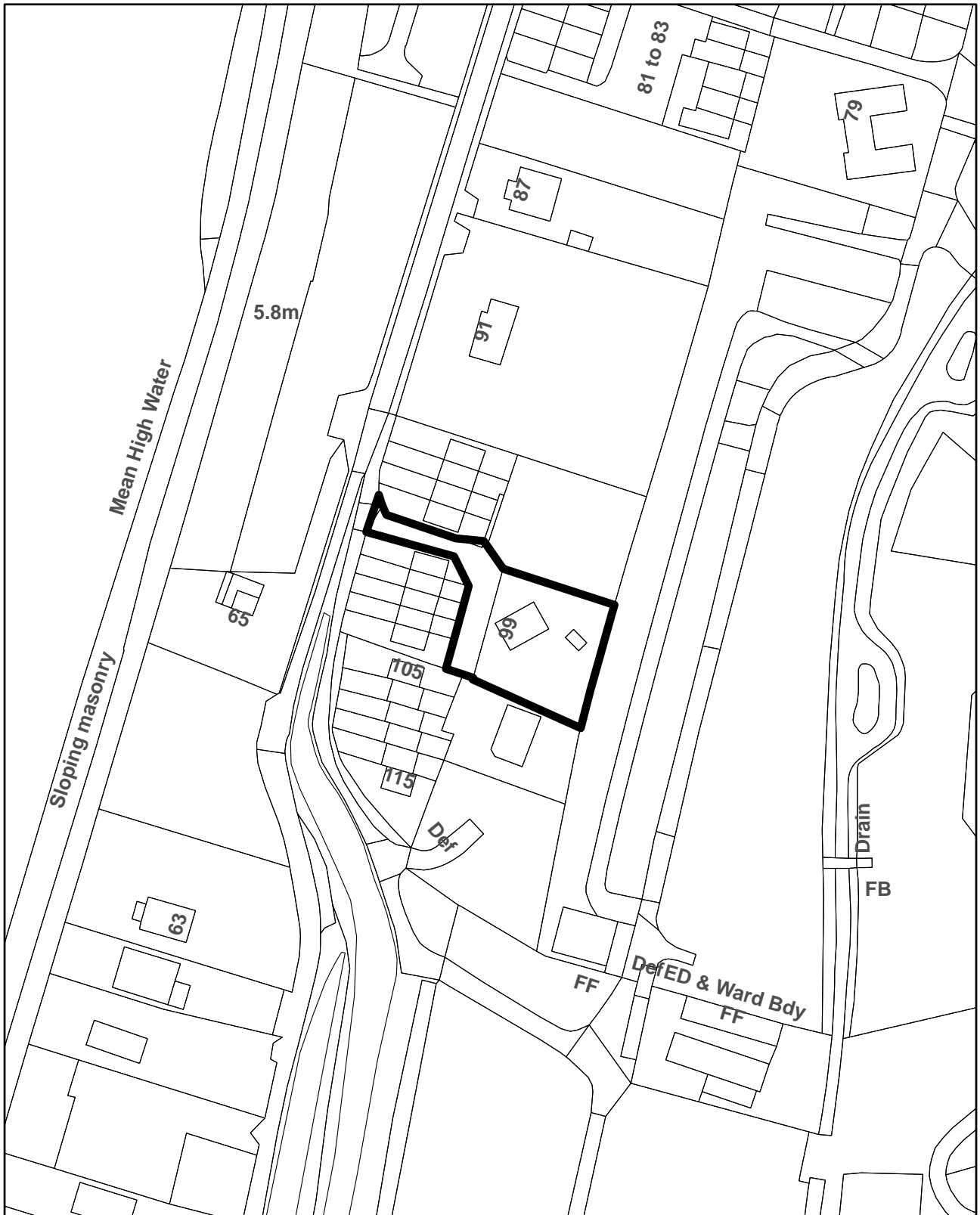
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed development, through the introduction of the proposed change of use of part of a field on the opposite (south) side of Bircham Road for parking and turning facilities to serve the new dwelling, would introduce an alien feature into the landscape and would have a harmful effect on the character of the countryside. The proposal is therefore contrary to national guidance and local plan policy, in particular paragraph 55 to the NPPF as it would not lead to an enhancement to the immediate setting, Core Strategy Policy CS06 which seeks to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all, Development Management Policy DM3 (insofar as it relates to Policy CS06) and Development Management Policy DM15 which states that development should respond sensitively to the local setting.
- 2 The proposed change of use of part of a field on the south side of Bircham Road for parking and turning facilities to serve the proposed would introduce vehicle activity and domestication into an area of open countryside which would neither preserve nor enhance the character of the Conservation Area and its setting. The public benefits of the proposed development do not outweigh the harm to the setting of the Conservation Area, contrary to Paragraphs 131 and 134 of the NPPF and the provisions of Core Strategy Policy CS06, CS12.

17/00466/F

99 South Beach Road Hunstanton



AGENDA ITEM NO: 8/2(d)

Parish:	Hunstanton	
Proposal:	Removal of condition 16 of planning permission 16/01550/F to allow 12 months unrestricted occupancy	
Location:	99 South Beach Road Hunstanton Norfolk PE36 5BA	
Applicant:	Mr Justin Wing	
Case No:	17/00466/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 8 May 2017

Reason for Referral to Planning Committee – Called in by Councillor Bower and the views of the Town Council are contrary to Hunstanton Town Council comments.

Case Summary

The application site, 99 South Beach Road, Hunstanton, lies in the Coastal Hazard Zone (Holme to Wolferton Creek) and Flood Zone 3.

The site has recently benefited from permission for a replacement dwelling which was subject to an occupancy restriction, condition 16, 16/01550/F, in line with Policy DM18 (Coastal Flood Risk Hazard Zone) of the Site Allocation and Development Management Policies Plan.

This application seeks consent to remove condition 16 to allow 12 month occupancy of the new dwelling.

Key Issues

Principle of Development and Planning History
Flood Risk

Recommendation

REFUSE

THE APPLICATION

The application site lies within the Coastal Hazard Zone area, outside of the development boundary for Hunstanton.

The site is on the eastern of South Beach Road, Hunstanton, behind existing dwellings and is accessed by a private access road. The private road serves “no.97” (which comprises of a concrete slab), the application site and no. 95, a bungalow to the south of the site.

The application site has recently had the benefit of permission 16/01550/F for a replacement dwelling, following the demolition of the existing pre-fabricated dwelling. The existing pre-17/00466/F

Planning Committee
5 June 2017

fabricated dwelling has a planning condition that restricted the occupancy between the 1st April and the 31st October in any given year. The dwelling will be contemporary in design and is a significant improvement to what currently exists on the site.

Condition 16 of the permission restricts the occupancy of the new dwelling at no.99 to that stipulated in Policy DM18 of the Site Allocation and Development Management Policies Plan 2016. The condition states the following:-

“The dwelling hereby approved shall not be occupied between 1st October and 31st March in any given year unless otherwise agreed in writing by the local planning authority.”

This application seeks to remove this condition to allow all year round occupancy of the dwelling.

SUPPORTING CASE

The application has been supported by a planning statement:-

- As with other dwellings in the area the applicant wishes to apply for unrestricted occupancy. A remove for this to improve the market value of the property, a 6 month restriction will have a detrimental effect on the saleability of the property in the future.
- In certain cases Policy DM18 has not been adhered to. The present bungalow on the site can be occupied for 11 months of the year during the period when the highest risk of flooding occurs.
- All bedrooms are currently on the ground floor level and the existing timber building is unlikely to withstand hydrostatic pressures it would be subject to in the event of a severe flood.
- The new dwelling has all habitable accommodation at first and second floor level above anticipated flood levels, in accordance with the EA requirements set out in the Coastal Flood Risk Planning Protocol.
- The applicant will abide by the Flood Warning and Evacuation Plan.
- The proposal offers betterment.
- 91 South Beach Road- February 2016, 53 South Beach Road – July 2014, 71 South Beach Road – December 2014, 85 South Beach Road – 29th June 2015 are examples where existing dwellings have been replaced, offering a form of betterment and have appropriate conditions imposed that relate to flood risk.
- Searles Leisure Centre – behind the site, can comprising of static holiday homes can be occupied for 11 months of the year.
- Flood Defences – the Coastal Protocol emphasizes that continued maintenance of the existing flood defences are not guaranteed indefinitely and the intent of the Draft SMP is to maintain the first line of shingle ridge defence until 2020/25 only, subject to government funding.
- There is a concrete and steel piling hard defence within a 5m wide promenade and up stand wall at 7.2m height AOD. on the 5th December 2013 this defence only experienced wave and tidal spray.
- The current intention of the Management strategy is to maintain defences in this area and a relaxation for the occupancy limitation should be deemed acceptable.

PLANNING HISTORY

16/01550/F: Application Permitted: 25/01/17 - Erection of new residential dwelling with integral double garage and associated works

2/81/2563/F – Retention of holiday bungalow – permitted 22.09.81

17/00466/F

Planning Committee
5 June 2017

HU1483 – Retention of holiday bungalow permitted 16.09.69
HU396 – Retention of two holiday bungalows permitted 19.09.66

RESPONSE TO CONSULTATION

Town Council: NO OBJECTION The town council support for 12 month occupancy as it is keeping with the policies to extend the season promoting all year round activities in Hunstanton as approved in the new Hunstanton Prospectus 2017 and Master Plan 2008. Also this new dwelling will be built to a very high standard which will be far more resilient to flooding than the older flats and houses.

Environment Agency: OBJECTION your authorities Coastal Flood Risk Planning Protocol are very clear that “Seasonal Occupancy will be limited to between 1st April and 30th September. Applications to remove, relax or vary (by way of extension) any existing seasonal occupancy condition will be resisted.”

Emergency Planner: OBJECTION Flooding is more likely during the autumn and winter months and this occupancy condition helps reduce the number of properties that may need evacuation. If occupants chose to try and stay in the property and it was then subsequently flooded this would increase risk to life in the area and the number of hazardous water rescues that may need to be performed.

REPRESENTATIONS

No representations received.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS05 - Hunstanton

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

PLANNING CONSIDERATIONS

The main planning considerations in regards to the planning application are:-

- Principle of Development and Planning history
- Flood Risk

Principle of Development and Planning History

The principle of whether a replacement dwelling can be achieved on this site has already been determined under planning application 16/01550/F. Members are only being asked to consider whether the recently permitted dwelling should be allowed to be occupied all year round by removing condition 16 of 16/01550/F.

Flood Risk

Paragraph 99 of the National Planning Policy Framework states that "New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change." The National Planning Policy Framework refers to development having to be steered to areas of lower risk of flooding, through applying to certain types of developments a sequential test and then if necessary an exception test to ensure development is safe for its lifetime.

Policy CS08 of the Local Development Framework Core Strategy states that development proposals in high risk flood areas will need to demonstrate that the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment and that flood risk is fully mitigated through appropriate design and engineering solutions. The National Planning Practice Guidance provides further guidance on flood risk, and interpretation of policies such as the sequential and exception test. In terms of the sequential test, in this case this proposal seeks a replacement dwelling and it is therefore not considered necessary to apply the sequential test, as the level of development (one residential unit) will remain as before.

Clearly this site falls within the coastal strip, and Local Guidance referred to in Policy CS07 - Development in Coastal Areas, has been provided to guide planners and developers on the suitability of development in the Coastal Area.

Policy CS07 states that the Council will, amongst other things, resist new and replacement dwellings and the extensive alteration of dwellings and relaxation of occupancy limitations unless the outcome of the Shoreline Management Plan (SMP) acknowledge the absence of risk or promotes the retention and/or improvement of local defences. The SMP does not acknowledge the lack of risk and improvement to the defences is not assured at present.

Further to the SMP, detailed local guidance has been provided in a joint position statement by the EA and the Council, entitled Coastal Flood Risk - Planning Protocol, Wolferton Creek to Hunstanton.

The protocol is now included within a development control policy in the Local Plan - Policy DM18 - Coastal Flood Risk Hazard Zone where it states that replacement dwellings will only be permitted in Tidal Flood Zone 3 where all of the protocol criteria is met.

The protocol states that in particular in relation to replacement dwellings in this area that "Replacement dwellings will only be permitted in flood zone 3, where all of the following 7 criteria are satisfied"

1. A Flood Risk Assessment must be undertaken
2. All habitable accommodation will be provided above ground floor
3. The dwelling will only be occupied between 1st April and 30th September

4. The dwelling will incorporate flood mitigation and resiliency measures in accordance with CLG publication improving the flood performance of new buildings
5. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences
6. A flood warning and evacuation plan will be prepared for the property and retained on site.
7. The level of habitable accommodation provided by the new dwelling would not be materially greater than provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the original dwelling.

In relation to the 7 points, it is point 3 of the protocol that the applicant's do not wish to comply with and are thus applying for removal of condition 16 of 16/01550/F, which ensures conformity with point 3.

Since the determination of application 16/01550/F, Policy DM18 of the Site Allocation and Development Management Policies Plan has been the subject of an appeal, specifically that in relation to point 3 of the Coastal Protocol. The Inspector, in determining APP/V2635/W/17/3169623, for an extended occupancy of a bungalow at 1F South Beach Road, Heacham, dismissed the appeal on the grounds that the application did not have a detailed Flood Risk Assessment and the comparable provided by that appellant did not directly relate to the site subject to that particular appeal.

The agent states in their supporting statement that the new dwelling can be designed to withstand hydrostatic pressures (conditioned) and has all habitable accommodation above ground floor. The dwelling according to the agent would be a betterment compared to the existing dwelling and cites examples of where replacement dwellings have been permitted, on South Beach Road, on the flood risk betterment basis. According to the agent the existing property benefits from an 11 month occupancy condition.

The agent has also stated that the proposal will lead to an increase in the new dwelling's property value. A brief detail that the development will be safe is stated within the applicant's statement.

Whilst the agent has provided information in regards to flood risk and has described in their supporting statement the other examples for replacement dwellings on South Beach Road, Section 38(6) of the Town and Country Planning Act states that decisions must be taken in accordance with the development plan unless material considerations indicate otherwise", which in this particular case, the agent has failed to acknowledge that the examples provided in their statement pre-dates the Coastal Protocol becoming Policy DM18 of the Site Allocation and Development Management Policies Plan and the original dwellings in those cases were not the subject of occupancy conditions. Additionally, the agent is incorrect in stating that the original dwelling benefits from an 11 month occupancy restriction, the existing bungalow was granted permission to be retained in 1981 (2/81/2563/F), with a 7 month occupancy restriction. It is therefore considered that these examples are not directly comparable with this application site, and thus little weight should be attributed to considering these examples in determining the application. The flood risk defence information in the agent's planning statement, in regards to the two shingle ridge defences and the reinforced concrete wall opposite the site, is acknowledged, however flooding has historically occurred on South Beach Road, through the failure of the flood gates to the north of the site, which is at a lower height than the hard defence wall and the stand wave wall. No detailed Flood Risk Assessment, has been submitted which would demonstrate that extending the occupancy would result in the occupants being safe from flood risk for the lifetime of the development, taking the flood gate defence issues into account.

Given the above and in the absence of a detailed Flood Risk Assessment, the risk of flooding experienced by all year round occupancy would not outweighed by any form of public benefit. The increase the value of the new property is not a form of public benefit and accordingly cannot be given any weight in considering the implications of flood risk. The economic benefit of the occupation of a dwelling to Hunstanton's economy would also not outweigh the risk of flooding in this location.

The Environment Agency and Emergency Planner both object to the extension of the occupancy of the dwelling.

CONCLUSION

Members are being asked to consider an all year round occupancy of the newly permitted dwelling. Whilst it is acknowledged that recent developments on South Beach Road, have been permitted with an emphasis on the dwelling providing betterment in terms of flood risk and conditions imposed in relation to hydrostatic construction methods to withstand the force of waves impacting on the structure, the original dwellings did not have occupancy restrictions and the Coastal Protocol did not form part of the Development Plan. Furthermore no detailed Flood Risk Assessment has been provided to demonstrate that exposure to potential flood risk from all year occupancy would be safe. Even if a Flood Risk Assessment were to be provided, there is no public benefit that would outweigh the harm to occupants from being exposed to Flood Risk.

It is therefore recommended that this application be refused for the following reason.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposal to allow occupancy of the newly permitted dwelling for 12 months of the year would be contrary to the authorities approach to development within the Coastal Management Area of Wolferton Creek to Hunstanton. Furthermore the application has not been accompanied by a Flood Risk Assessment which would demonstrate, to the Environment Agency's satisfaction, that the development will be safe for its lifetime. The proposal is however not considered to provide any public benefit that would outweigh the exposure to flood risk experienced by the future occupants of the dwelling. The proposal is therefore contrary to paragraphs 106, 107, 108 of the National Planning Policy Framework, the National Planning Practice Guidance, Policy CS08 of the Local Development Framework Core Strategy 2011 and Policy DM 18 of the Site Allocation and Development Management Plan Document.

Appeal Decision

Site visit made on 24 April 2017

by **Zoe Raygen Dip URP MRTPI**

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

Decision date: 18 May 2017

Appeal Ref: APP/V2635/W/17/3169623

Plot 1F, South Beach, Heacham, Kings Lynn PE31 7LH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Anthony Peake against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/02089/F, dated 28 November 2016, was refused by notice dated 16 January 2017.
 - The application sought planning permission for construction of a bungalow (amended design) without complying with a condition attached to planning permission Ref 2/98/1559/F, dated 10 December 1998.
 - The condition in dispute is No 2 which states that: The occupation period of the chalet bungalow hereby approved shall be restricted to between 1 April or Maundy Thursday (whichever is the earlier) and 31 October in any year.
 - The reason given for the condition is: To prevent loss of life during winter storm tide events.
-

Decision

1. The appeal is dismissed.

Background

2. Planning permission was granted for the construction of a bungalow at the appeal site (2/98/1559/F) subject to condition 2 which restricts occupancy of the bungalow to 7 months of the year only. The Council applied the condition to prevent loss of life during winter storm tide events. The appellant now wishes to occupy the bungalow on a more permanent basis and therefore the appeal seeks to allow for the variation of Condition 2.

Main Issue

3. The main issue is whether the variation of Condition 2 to allow permanent occupancy would result in a significant and unacceptable risk to life and property.

Reasons

4. Ocean View is a bungalow set within a line of other properties, most of which are caravans. To the west are the seafront and a further line of caravans set at a higher level than the appeal site, incorporating a flood bank. To the east is a river, open land and a second flood bank.

5. The site lies within Flood Zone 3 according to the Environment Agency (EA) and the Coastal Flood Risk Hazard Zone (CFRHZ) of the North Norfolk Coast from Wolferton Creek to Hunstanton. According to the Coastal Planning Protocol (CPP)¹ the area is inadequately defended from coastal flooding. As a result the CPP advises that development within the area is likely to be restricted to water compatible development only. This is reflected in the wording of Policy DM18 of the Site Allocations and Development Management Policies Plan 2016 (SADMPP) which significantly restrict residential development in the area.
6. In particular due to the risks associated with the seasonality of each of the highest astronomical tides, the probability of storm surges and wave action severity the Council's Strategic Flood Risk Assessment (2003 Hunstanton/Snettisham Study) concludes that the only safe period of occupancy is between 1 April and 30 September each year. As a result therefore both Policy DM18 and the CPP restrict seasonal occupancy to this time period. Furthermore Policy DM18 states that applications to remove, relax or vary (by way of extension) any existing seasonal occupancy conditions will be restricted.
7. The appellant has not submitted a site specific Flood Risk Assessment (FRA) with the proposal. The absence of a FRA together with no other substantive evidence from the appellant regarding the potential for flood risk were the property to be occupied within the winter months means I have very limited evidence to refute the Council's position in this respect.
8. I appreciate that the bungalow may be sited above sea and ground level. Furthermore it is of brick built cavity wall construction. Moreover, the appellant is part of the EA Flood Alert Scheme. Nevertheless the area is identified as at high risk of flooding. The National Planning Policy Framework (the Framework) states that inappropriate development in vulnerable coastal areas should be avoided and this is reflected in local Policy. Furthermore, the Framework states that development in a Coastal Change Management area would only be appropriate where it is demonstrated that it would be safe over its planned lifetime.
9. I note that the appellant considers that the proposal is not development as the bungalow has already been constructed. However, the variation of the occupancy condition would lead to the occupation of the bungalow at times of high flood risk making the use more vulnerable than currently exists. In order to ensure that prospective occupiers would be safe over the planned lifetime of the bungalow then a FRA would be required in accordance with paragraph 103 of the Framework. Furthermore, the EA has objected to the development in the absence of a FRA which demonstrates that future occupiers would be safe.
10. The occupiers of Ocean View would use local facilities and pay Council Tax which are benefits of the scheme but given they relate to only one additional dwelling, those benefits would be limited. They would not therefore be sufficient to outweigh the considerable harm that may arise to life and property due to flooding.

¹Coastal Flood Risk – Planning Protocol Wolferton Creek to Hunstanton

Joint Position Statement of the Borough Council of King's Lynn & West Norfolk and Environment Agency

11. The appellant refers to the potential for occupation of Ocean View for 11 months of the year which he states would be similar to that allowed at properties at 3A, 3B and 64. However, I have seen no substantive evidence to justify any variation to the length of occupancy. Furthermore, I have been provided with no further details of the circumstances that may have led to the proposals referred to by the appellant being acceptable and therefore cannot be sure that they represent a direct parallel to the appeal proposal. In any case I have determined the appeal on its own merits.
12. For the reasons above therefore I conclude that the variation of Condition 2 of 2/98/1559/F to allow permanent occupancy would result in a significant and unacceptable risk to life and property. The proposal would therefore be contrary to Policy DM18 of the SADMPP and paragraphs 106, 107, 108 of the Framework. Together these require that seasonal occupancy of development in the CFRHZ be restricted and that inappropriate development in vulnerable areas be avoided.
13. The Council also refer to Policy C12 of the King's Lynn & West Norfolk Borough Council Local Development Framework Core Strategy 2011 which is concerned with Environmental Assets. My attention has not been drawn to any part of the Policy in respect of coastal flooding and therefore it has not been determinative in this respect.

Conclusion

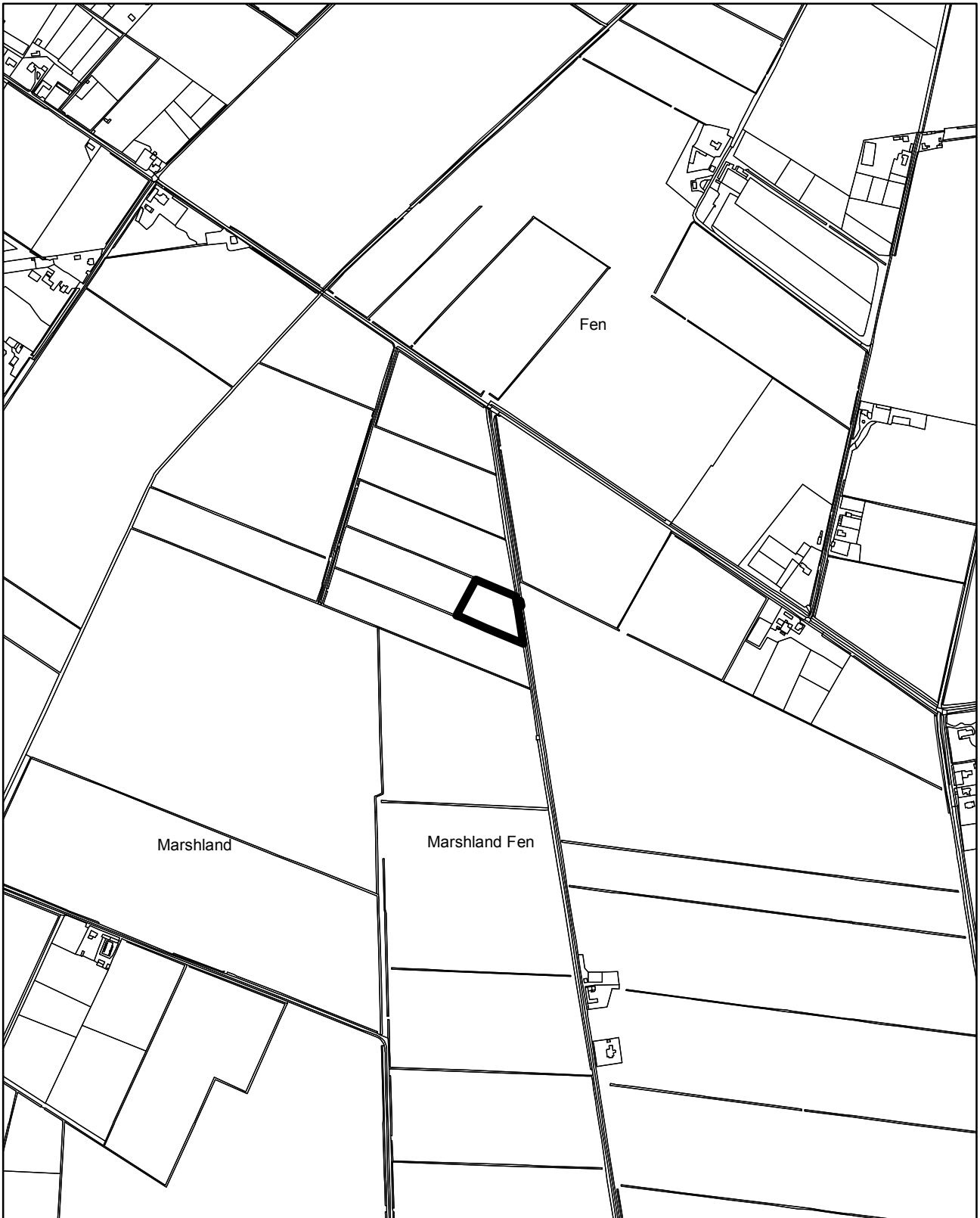
14. For the reasons set out above, having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Zoe Raygen

INSPECTOR

17/00515/F

Willowdale Farm Moyses Bank Marshland St James



1:10,000

AGENDA ITEM NO: 8/2(e)

Parish:	Marshland St James	
Proposal:	Variation of condition 4 of planning permission 08/02596/CU: To allow use of kennels for rescue dogs and emergency boarding of rescue dogs	
Location:	Willowdale Farm Moyses Bank Marshland St James Wisbech	
Applicant:	Ms Louise Timbrell	
Case No:	17/00515/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 16 May 2017 Extension of Time Expiry Date: 12 June 2017

Reasons for Referral to Planning Committee – The views of Marshland St James Parish Council are contrary to the Officer recommendation.

Case Summary

The application site is within the countryside and in a relatively isolated location in relation to other residential dwellings. On site there are existing kennels and a dog exercise area which were granted planning permission in January 2009 (08/02596/CU) with a condition that it should be used for the applicant's own dogs only and not for commercial purposes. The applicant recently bought the property and this application seeks to vary this condition to include the keeping of rescue dogs and the emergency boarding of rescue dogs.

Key Issues

Planning History
Amenity Issues
Highways Issues
Other material considerations
Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

The application site is situated on the western side of Moyses Bank, Marshland St James, approximately 350m south of School Road, in an area of countryside.

The site comprises a bungalow and associated curtilage, with outbuildings, 2 dog kennel buildings in an open fronted yard and an area of fenced land west of the kennels and outbuildings.

Planning permission was granted January 2009 (08/02596/CU) for the change of use of land to residential and the keeping of dogs, including the retention of the two existing dog kennel buildings to house the applicant's own dogs and use of the adjoining land to the west for a dog exercise area.

This application seeks to vary condition 4 of the original planning permission which stated:-

'The kennels hereby approved shall be used to accommodate the applicant's own dogs and shall not be used for any commercial boarding, breeding or training purposes.'

The applicant seeks to vary this condition to enable the use of the kennels for the accommodation of rescue dogs and to provide emergency boarding of rescue dogs.

SUPPORTING CASE

I have been working in animal rescue for the last 10 years in 2013 I started my own rescue which is now a registered charity with the Charities Commission, number 1163839. We are a predominantly foster based rescue so our animals stay within family homes but there are occasions when we need to use kennels for short periods. Our aim is to get animals rehomed in family environments as soon as possible.

I would also like to offer the kennel facilities to other rescues for emergency boarding on the same principal.

I have also been asked if I could help the council with emergency boarding for the local Fenland strays.

I am not looking to become a rescue site that is open to the public all visitors will be by appointment and at reasonable hours where possible (some strays may need to come in in the evening but this would not be a regular occurrence).

I am not looking to have commercial holiday boarding kennels and I would be happy for any stipulation to be put within the planning to keep the kennels tied to the residential property.

We will be having extra fencing put in at the end of May which we will then plant around with some screening/hedging plants to try and help with any travelling sound. We do not have any immediate neighbours the closest is approximately quarter of a mile away.

PLANNING HISTORY

08/02596/CU: Application Permitted: 23/01/09 - Change of Use of land from residential to residential and the keeping of dogs - Willowdale Farm Moyses Bank

08/02596/DISC_A: Discharge of Condition final letter: 20/05/10 - Discharge of Condition 2 and 3: Change of Use of land from residential to residential and the keeping of dogs - Willowdale Farm Moyses Bank

RESPONSE TO CONSULTATION

Parish Council: OBJECT The Parish felt there was insufficient information regarding the number of dogs to be taken in and that they could cause a dis-amenity to the surrounding neighbourhood area. There was also insufficient information regarding whether the taking in of emergency boarding dogs would mean it was a commercial enterprise.

Highways Authority: NO OBJECTION having visited the site and examined the information submitted with the application.

Internal Drainage Board: NO OBJECTION The watercourse to the east of the property is part of a Board-maintained watercourse known as Moyses Drain. Byelaw 10 applies to / alongside Moyses Drain and this prohibits any works being undertaken within 9 metres of the edge of a Board-maintained watercourse unless prior written consent is obtained from the Board.

There are no objections to the change of use of the existing kennels however if the current or succeeding owners wish to carry out any works within 9 metres or which may otherwise have an effect on any watercourse the Board's prior written consent will be required.

Environmental Health & Housing - CSNN: NO OBJECTION having studied the conditions attached to the 2008 planning consent I note we would be interested in condition 2 which was a noise protection scheme. I also note that this condition was met through the design and layout of the site acting as buffers and attenuation and that Environmental Health staff monitored dog barking on site and were able to conclude that this was not an issue, although we have received complaints. Information provided by the original planner to 08/02596/CU from a site visit indicated that there were 25 pet dogs on site.

I note that the applicant intends to kennel a maximum of 24 dogs, one less than the previous application, however the original dogs were all owned and bred by the occupier and the dogs would have been housed with their siblings and parents and be familiar with their environment. In this case the dogs will be rescue dogs which, it could be argued, will be away from familiar surroundings and their owners, possibly scared or stressed. Our experience indicates this will result in higher levels of barking in terms of frequency, duration and volume and additionally this may be more difficult to control with unfamiliar animals.

I can see that there are no residential properties in close proximity (distances in the previous officer report for 08/02596/CU are noted) however this is a rural area with lower background noise levels and the sound from barking could carry and obviously has done so in the past (due to the complaints generated).

Whilst I'm not objecting and cannot find any record of recent complaints I would like an informative attached to any permission regarding the Environmental Health Act 1990 and a condition tying the kennels to the adjacent residential premises to prevent them being in separate ownership in the future.

Environmental Health & Housing – Licensing: Informal comment. The premises would not require licensing as funding is provided through charitable organisations rather than as a commercial enterprise.

REPRESENTATIONS

No letters of representation received

NATIONAL GUIDANCE

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

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Marshland St James Parish Plan

PLANNING CONSIDERATIONS

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

- Planning History
- Amenity Issues
- Highways Issues
- Other material considerations
- Crime and Disorder

Planning History:

Planning permission was granted January 2009 (08/02596/CU) for the change of use of land to residential to residential and the keeping of dogs. Within that application the impact of the proposal on the form and character of the locality, the impact on the countryside as well as the impact on the neighbourhood with regard to noise and disturbance and potential pollution and drainage issues was considered and found to be acceptable subject to conditions.

It was considered that kenneling the large number of dogs in question (25 dogs) would not be acceptable in an urban location, however it was a suitable use for the application site taking into account it was not commercial. It was concluded that the subject of noise was likely to remain an issue but that on balance the level was likely to be acceptable if suitable noise attenuation measures were operative. A condition was placed on the decision notice relating to noise attenuation measures to protect local residents from noise and the attenuation was later agreed (20th May 2010) as the existing buildings provided a ‘buffer’ which was considered acceptable.

There is no change with regard to the structures and uses on site and therefore there will be no material change with regard to the impact upon the surrounding countryside.

Amenity Issues:

The main impact of kennels of this size, as was originally considered is the potential for noise and disturbance, particularly in rural areas with lower background noise and where the sound could carry.

The applicant has confirmed that the maximum amount of kennelled dogs at any one time would be 24 (one less than within the previous application) and that the emergency boarding of dogs would be to include strays being held on behalf of Fenland Council until owners come forward or a rescue space is found and for the short term kenneling of rescue dogs until a foster home or adoption is found.

There are no objections to the proposal from CSNN although it is acknowledged that when the previous dogs were kennelled with their siblings and parents in familiar surroundings there may be fewer disturbances than with dogs that are in unfamiliar surroundings and possibly more stressed due to their circumstances. However, given the distances to other residential properties, the attenuation provided by other buildings on site and the fact that there have not been any recent complaints, on balance the impact upon residential amenity is considered acceptable.

Highways Issues:

There would be no material impact upon the highway and there are no objections from the Highways Officer.

The applicant confirmed that there will not be many visits by members of the public and it will be by appointment only. However, notwithstanding this the access has good visibility and there is plenty of parking on site to the north of the bungalow.

Other Material Considerations:

Conditions were applied on planning permission 08/02586/CU and have been reapplied where relevant to this decision notice. Some of the conditions have been partially or fully discharged and therefore conditions have been altered as necessary.

Crime and Disorder:

There are no issues with regard to Crime and Disorder which arise due to this application.

CONCLUSION

The proposed variation of condition 4 to allow the keeping of rescue dogs and for the emergency boarding of rescue dogs is considered acceptable and complies with the principles of the NPPF, Policy CS06, CS08 and CS11 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016. Members are asked to consider whether the proposal should be approved.

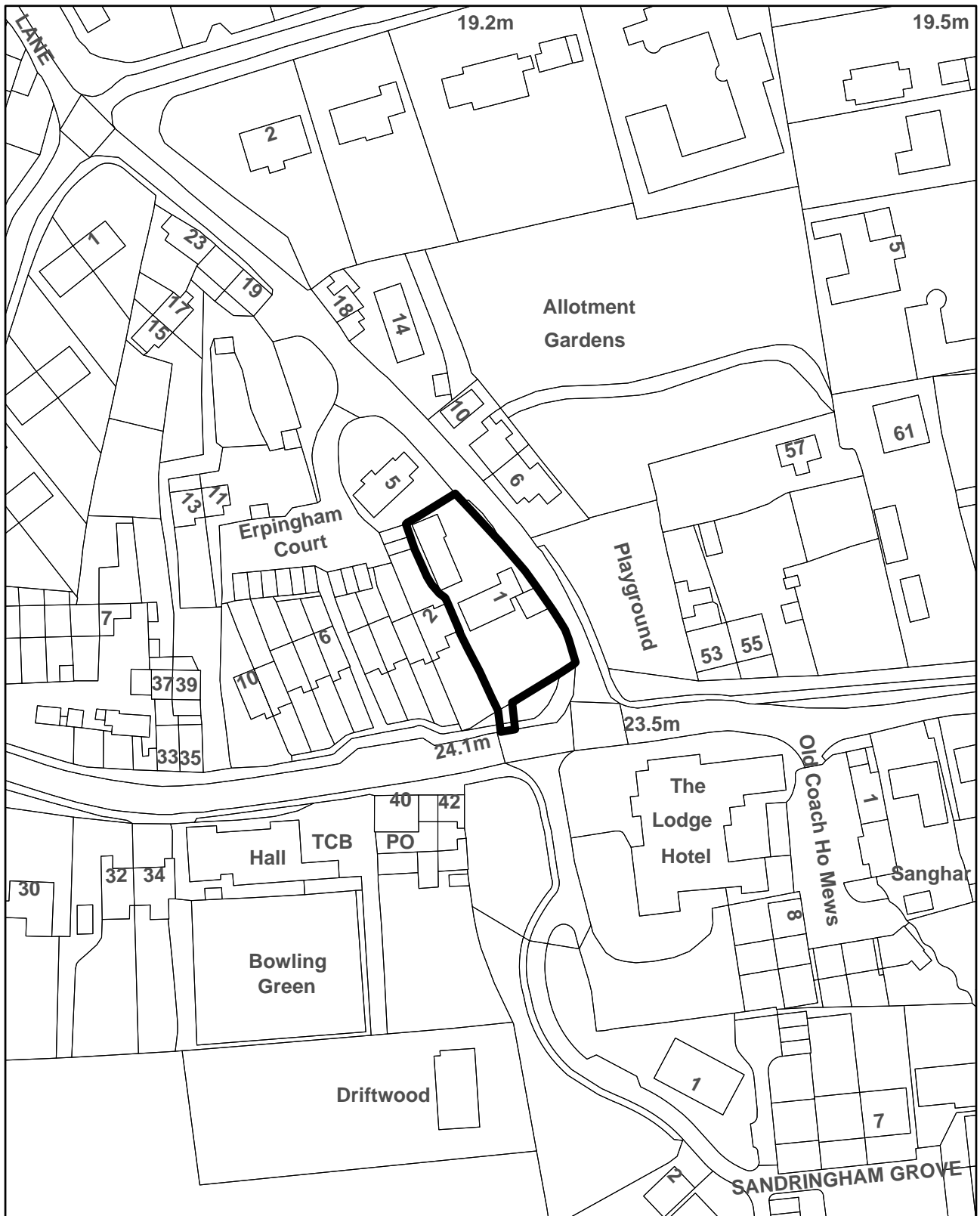
RECOMMENDATION:

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

- 1 Condition The attenuation provided by the layout of the existing kennels and other buildings on site, as partially discharged by letter dated 10th May 2010 (08/02596/Disc_A) shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 1 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 2 Condition The kennels hereby approved shall be used to accommodate the applicant's own dogs, for the kenneling of rescue dogs and the emergency boarding of rescue dogs and shall not be used for any commercial boarding, breeding or training purposes.
- 2 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 3 Condition The kennels hereby approved shall have no more than 24 dogs kenneled within them at any one time.
- 3 Reason For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

17/00445/F

1 Sea Lane Old Hunstanton



AGENDA ITEM NO: 8/2(f)

Parish:	Old Hunstanton	
Proposal:	New vehicular access	
Location:	1 Sea Lane Old Hunstanton Hunstanton Norfolk	
Applicant:	Mr & Mrs Wase	
Case No:	17/00445/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 9 May 2017

Reason for Referral to Planning Committee – The views of Old Hunstanton Parish Council are contrary to the Officer recommendation.

Case Summary

The application site is contained within the development boundary of Old Hunstanton and within the Conservation Area, on the northern side of the Old Hunstanton Road. The application site contains a two storey detached property with an outbuilding to the rear.

The application site has been the subject of an appeal, APP/V2635/A/14/2228705, to planning application 14/01075/F for the change of use of the outbuilding to the rear to provide a single person accommodation and double garage extension, which was dismissed on appeal.

This application is for a new access and parking area to 1 Sea Lane from Old Hunstanton Road.

The following item on the agenda is for the change of use of the outbuilding to the rear of this application site, which will therefore be dealt with separately.

Key Issues

Principle of development and Planning History
Impact upon the Conservation Area
Impact upon Highway Safety
Impact upon Neighbour Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies on the northern side of Old Hunstanton Road, Hunstanton and is contained in both the development boundary and Conservation Area for Old Hunstanton.

17/00445/F

Planning Committee
5 June 2017

The site contains a detached two storey property (1 Sea Lane) and single storey outbuilding to the rear - known as the Old Bakehouse. The property benefits from a raised front garden area which is screened from Old Hunstanton Road by vegetation. The majority of the rear amenity space is taken up by the single storey outbuilding. The existing property benefits from an existing vehicular access from Sea Lane. This access is gated and the turning area is gravelled.

The application site has been the subject of a number of recent planning applications that have either been withdrawn or refused for the subdivision of the site, through removing condition 2 on 2/85/3706/CU/F/BR, which restricted the use of the outbuilding to:-

“This permission relates to the creation of ancillary accommodation to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.”

The latest application for the subdivision of the site, 14/01075/F, was refused under delegated powers for being a cramped form of development and for highway safety reasons in the provision of a new access from Sea Lane. That particular application was dismissed on appeal, APP/V2635/A/14/2228705, upholding the Council's reasons for refusing the planning application.

This application seeks to address the highways reason for refusing the previous application and dismissed on appeal, by proposing a separate access for the existing dwelling, with the outbuilding to the rear utilising the existing access.

SUPPORTING CASE

The application has been supported by a covering letter, which covers both applications has been submitted. It is summarised below:-

- A proposed layout is submitted for how the site can be separated into 2 separated dwellings. The annex is proposed to be served via the existing access off Sea Lane. No amendments are proposed to this access and an area for parking and turning will be provided.
- The existing dwelling will be served by using the extensive private amenity space to the front of the property. A new vehicular access will be provided off Old Hunstanton Road which will include parking for 2 vehicles and appropriate turning area.
- The principle of development is acceptable given that Old Hunstanton is a Rural Village.
- The last application proposed to have a new access from Sea Lane, which had sub-standard visibility and the Inspector agreed with the Highway Authority in their refusal on highway safety grounds. A late plan was submitted during the appeal to 14/01075/F which provides an alternate access arrangement with one dwelling being served off the existing access and the other by a new access from Old Hunstanton Road. It was noted that this was acceptable to the highways authority but could not be taken into consideration as part of the appeal.
- The proposed access has been subject to consultation with the Highway Authority and it is considered that the proposal is acceptable in highway terms. As requested by the highway authority, the new access proposes a 2.4m x 43m visibility splay as shown on the submitted plans. A 2.4m wide access point is provided in order to minimise the amount of wall that needs to be removed to accommodate the access and therefore minimise the impact on the conservation area.

- The access is positioned to avoid the bus stop and existing planters, although it is noted that a feeder pillar may need to be relocated. Car parking and appropriate turning is provided. It is considered that the proposal is fully in accordance with NCCs Highway Standards and is acceptable.
- The existing property would through a revised layout retain 260m² of private garden space. Both areas of amenity space are private and are screened from the highway by existing vegetation.

PLANNING HISTORY

17/00444/F: - Removal of condition 2 of planning reference number 2/85/3706/CU/F/BR to enable the two storey dwelling and the annex to form two separate planning units – pending consideration

14/01075/F: Application Refused: 10/10/14 - Removal of Condition 2 attached to planning permission reference 2/85/3706/CU to allow the Annex to be occupied as a separate unit of accommodation. Appeal Dismissed 02/02/15;

11/00435/F: Application Withdrawn: 20/05/11 - Extension to existing annex

2/85/3706/CU/F/BR – Renovations and extending to outbuilding

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the proposed vehicle access would cause a danger being close to the layby, the shop, the bus stop and playground.

Highways Authority: NO OBJECTION subject to conditions

Conservation officer: NO OBJECTION provided a minimum amount of wall is removed.

REPRESENTATIONS

4 letters of objection on the following grounds:-

- New access being a hazard
- New entrance will be adjacent to the Bus Stop, which is used by coastal travellers. Hinder views of cars of using new exit.
- Visibility would be poor
- Congested roads in the area
- Impact upon the Conservation Area
- Unsafe part of the village
- Less than 10m away from Sea Lane junction.
- Where would the bus stop move to?

1 letter of support on the following grounds:-

- No objection but would wish to see the trees retained in the front garden area provides privacy
- The annex will not be changed from a bungalow to a house

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 - Hunstanton

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of Development and Planning History
- Impact upon Highway Safety
- Impact upon the Conservation Area
- Impact upon Amenity
- Other Material Considerations

Principle of Development and Planning History

The site lies within the development boundary of Old Hunstanton. Old Hunstanton is a rural village that can support limited minor development which meets the needs for settlements and helps to sustain existing services in accordance with Policy CS06 in rural areas. Development of this scale and nature could be acceptable in principle subject to other material considerations.

The application site has been the subject of an appeal, APP/V2635/A/14/2228705 to 14/01075/F which requested the removal of planning condition 2 of 2/85/3706/CU/F/BR. Condition 2 restricted the outbuilding at the rear of the site, so that it be held in association

with the existing dwelling (1 Sea Lane), to be within the same curtilage and to be at no times used as a separate unit of residential accommodation.

The appeal, APP/V2635/A/14/2228705, was dismissed on the living conditions not being of good standard for the future occupiers of the converted outbuilding and on highway safety grounds. In regards to access issues, the inspector considered that a new point of access from Sea Lane, to serve the donor dwelling and new dwelling, would have fallen foul of the required visibility splay requirement in both directions. Notwithstanding that there were no accidents in the immediate locality of the appeal site; the inspector concluded that the likely volumes of traffic on this connecting road and the absence of a footway meant that additional vehicles using the restricted visibility at the proposed entrance to the old bakehouse (outbuilding) would adversely affect highway safety on this part of Sea Lane. The limited parking and turning area proposal would have resulted in the vehicles for no.1 Sea Lane, the donor property, having to reverse onto the highway.

During the appeal process, the appellant had submitted plans to provide off-road parking by creating a new access from Old Hunstanton Road; however these proposals – whilst formulated in discussions with the highways authority were not entertained by the Inspector as they were not subject to formal consultation with the neighbours, Parish Council and Highway Authority. The Inspector did note that the Local Highways Authority found the revised scheme amenable subject to revision.

This application is therefore a formal submission, for a new access and associated parking arrangements for 1 Sea Lane.

Impact upon Highway Safety

Third Party objections raise concerns in regards to highway safety issues as a result of a new access being created from the A149. The objectors are concerned about conflicts of movement especially considering the close proximity of the bus stop to the new entrance and the new entrance and its proximity to the junction of Sea Lane and Old Hunstanton Road.

The new vehicular access will be adjacent to the western boundary of 1 Sea Lane and will involve widening what is currently a pedestrian access to 1 Sea Lane from Old Hunstanton Road, by removing approximately 1.6m of carstone and red brick low level wall to widen the access. The bus stop is not required to be moved, but a galvanised electrical post adjacent to the pedestrian gate will need to be repositioned to the east to facilitate the new vehicular access. A new pedestrian gate is to be provided near to Sea Lane on the roadside frontage. The proposed parking and turning area will provide parking for two cars for 1 Sea Lane, which is adequate as 1 Sea Lane is a 3 bedroom property.

The highways officer has no objection to the proposal subject to conditions as per the plan submitted – 02C.

Impact upon the Conservation Area

Third Party representations are concerned about the impact of the development on the conservation area.

S.72 of the Town and Country Planning (listed buildings and conservation areas) Act requires the Local Planning Authority to pay special attention to the desirability of preserving and enhancing the character or appearance of that area. Paragraphs 126 and 131 of the National Planning Policy Framework – In developing this strategy, local planning authorities should take into account; the desirability of sustaining and enhancing the significance of

heritage assets and putting them to viable uses consistent with their conservation and in determining planning applications.

The proposal will involve the widening of an existing access in the front boundary wall to create a vehicular access and the provision of a new pedestrian gate. It is considered that the minimal loss of wall both in the widening of the existing access and the provision of a pedestrian gate has a neutral impact upon the character of the Conservation Area.

Accordingly it is considered that paragraphs 126 and 131 of the National Planning Policy Framework have been complied with.

The Conservation Officer has no objection to the proposal. It is considered that a condition be imposed to ensure that the making good of the wall uses materials that closely match the existing, to ensure that the character of the Conservation Area is sustained.

Impact upon Amenity

The inspector during the appeal to 14/01075/F commented that the property benefits “from a sunken part of the garden immediately to the south of the house which provides secluded space” and the garden area (front) being enclosed by a low brick and planting is “is such that it is not a particular exposed or open area.” The amount of front garden to 1 Sea Lane given over to the proposed access/ parking and turning area is not considered to result in a cramped form of development and the future occupants of 1 Sea Lane will still have a good standard of amenity.

The neighbour to the west, no. 2 Erpringham Court, has a secluded rear private amenity space and their front garden area is screened from no.1 by hedging and trees along the front part of the western boundary. The location of the proposed parking and turning area would therefore not cause this neighbour any dis-amenity.

There are no residential neighbours immediately to the west of the site and those to the south are on the opposite side of Old Hunstanton Road.

Other Material Considerations

The site is within the built up area of Old Hunstanton and the proposal would thus not cause a detrimental impact upon the Norfolk Coast SSSI buffer area.

CONCLUSION

The application site has been the subject of appeal history, APP/V2635/A/14/2228705, for the removal of condition 2 to allow the outbuilding to the rear to become an independent unit of accommodation. The appeal was dismissed on 2 grounds, one being highway safety. The previous proposal for a new access onto Sea lane would have caused highway safety issues through the reversing out of cars in association of 1 Sea Lane, onto Sea Lane and the restricted visibility at the new vehicular entrance to the Old bakehouse building would have adversely affected highway safety. This proposal is considered to have overcome highway safety issues raised on the previous application in respect to parking for 1 Sea Lane, by providing an access onto the A149, subject to conditions. The Highways Officer has no objection to the proposal on highway safety grounds.

It is therefore your officer's opinion that this application be approved subject to the following conditions.

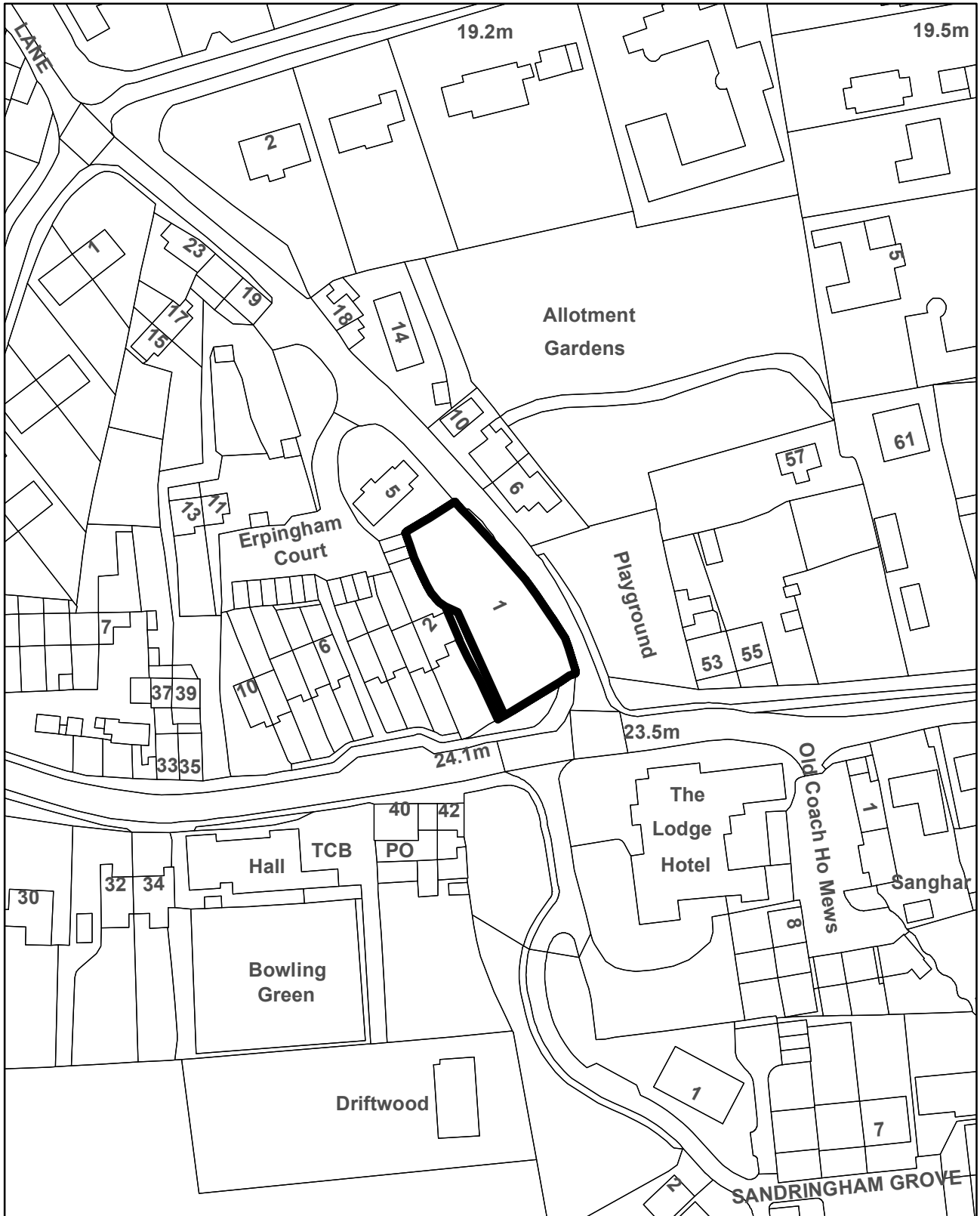
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Proposed Plans in so far as the proposed site plan only for the new access for 1 Sea Lane as shown on 332-02C.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan 02c in accordance with the highway specification drawing No:TRAD 5. 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 satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition Prior to the first use of the access hereby permitted a visibility splay measuring 2.4m X 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 4 Reason In the interests of highway safety.
- 5 Condition Prior to the first occupation use of the development, the proposed access / on-site car parking and turning area shall be laid out, in accordance with the approved plan 02 C and retained thereafter available for that specific use.
- 5 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition The materials to be used in the making good of the front (southern boundary wall) shall match, as closely as possible, the type, colour and texture of those used in the construction of the existing wall.
- 6 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

17/00444/F

1 Sea Lane Old Hunstanton



AGENDA ITEM NO: 8/2(g)

Parish:	Old Hunstanton	
Proposal:	Removal of condition 2 of planning reference number 2/85/3706/CU/F/BR to enable the two storey dwelling and the annex to form two separate planning units	
Location:	1 Sea Lane Old Hunstanton Hunstanton Norfolk	
Applicant:	Mr & Mrs Wase	
Case No:	17/00444/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 9 May 2017

Reasons for Referral to Planning Committee – The views of Old Hunstanton Parish Council are contrary to the Officer recommendation and there has been a previous appeal on the site.

Case Summary

The application site lies on the northern side of Old Hunstanton Road and within the Conservation Area of Old Hunstanton.

The site contains a two storey detached dwelling and associated outbuilding to the rear.

The proposal seeks consent to vary condition 2 of the planning reference number 2/85/3706/CU/F/BR to enable the two storey dwelling (1 Sea Lane) and the outbuilding (annex) to function as two separate planning units.

There has been a relevant previous appeal decision, and this application, along with another on the agenda (17/00445/F), seeks to address and overcome the issues raised.

Key Issues

Principle of development and planning history
Form and Character
Impact upon Amenity
Impact upon the Conservation Area
Highway Safety
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies on the northern side of Old Hunstanton Road, Old Hunstanton and is within the Conservation Area and development boundary.

17/00444/F

Planning Committee
5 June 2017

The site comprises of a two storey dwelling and associated outbuilding which has been used to provide single person accommodation in an ancillary function to the main dwelling.

Access to the outbuilding is achieved from the shared parking area to the rear of 1 Sea Lane.

The form and character of the development in the locality is predominantly linear with the character of the dwellings on the northern side of Old Hunstanton Road comprises of red brick and carrstone/flint dwellings that are set back behind walled boundary treatments.

The site has been the subject of recent planning history for the subdivision of the outbuilding from 1 Sea Lane has been the subject of an application 14/01075/F, which was dismissed on appeal, APP/V2635/A/14/2228705 which was refused on the grounds of poor living conditions for the new dwelling and highway safety issues from altering and providing a new access onto Sea Lane.

The proposal seeks consent for the subdivision of the outbuilding by providing a new access (17/0445/F – preceding committee item) and a re-arranged garden/amenity layout for the donor and new property to overcome the dismissed appeal.

SUPPORTING CASE

The application has been supported by a Planning Statement:-

- 14/01075/F was refused as the plot left the donor property and proposed property with little private amenity space, which would be overlooked by the donor property and would have been given over to parking. The proposal failed to comply with the need to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings and did not function well or add to the overall quality of the area.
- This was dismissed on appeal for the subdivision of the plot into 2 separate dwellings was unacceptable as the Old Bakehouse would have limited amenity garden space. The windows were too close and would create an overlooking issue.
- The new property will be 1 bedroom – as per the existing layout of the building and will be served via the existing access off Sea Lane. No amendments are proposed to this access and an area for parking and turning will be provided. 126m² of private amenity space will be provided which is screened from Sea Lane by the existing hedge. A 1.8m high timber fence will be erected between the Annex and 1 Sea Lane.
- The existing dwelling will be provided with 260m² of private garden space. Both areas of amenity space are private and are screened from the highway by existing vegetation.
- The existing bedroom will be converted into a bathroom and all first floor windows on the rear elevation will be formed in opaque glazing. A 1.8m high fence is erected as identified on the submitted plan in order to provide some screening at ground floor level into the annex.

PLANNING HISTORY

17/00445/F: New vehicular access –pending consideration

14/01075/F: Application Refused: 10/10/14 - Removal of Condition 2 attached to planning permission reference 2/85/3706/CU to allow the Annex to be occupied as a separate unit of accommodation

Appeal Dismissed 02/02/15;

17/00444/F

Planning Committee
5 June 2017

12/00002/TREECA: Tree Application - No objection: 09/02/12 - Removal of 1x Horse Chestnut Tree and 1x Conifer Tree in a conservation area -
11/00435/F: Application Withdrawn: 20/05/11 - Extension to existing annex
11/00054/TREECA: Application Withdrawn: 11/01/12 - 20% crown thinning to Aesculus Hippocastanum and crown lifting/reduction to tree within a conservation area

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the parish council considers that the proposed vehicle access would cause a danger being close to the layby, shop, the bus stop and the playground.

Highways Authority: TO BE REPORTED IN LATE CORRESPONDENCE

Conservation: NO OBJECTION

REPRESENTATIONS

2 Letters of **OBJECTION**.

- People waiting for the bus would hinder the views of cars using the new exit.
- Proposed new access is already busy and congested. Bus stops are on both sides of the road, cars park on the road to visit the Post Office; cars exit both Sea Lane & the Lodge Hotel, and the social club gravelled area.
- Visibility is poor.
- Lead to accidents in the village
- Less attractive to the village by creating a new access.
- The annex has been used as a holiday let since 1999.
- impact upon privacy
- plan does not reflect the closeness of our house to the boundary.

2 Letters of support

1 Letter neither supporting or objecting

- The existing annexe should remain a one storey building with footprint as is.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

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

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

- Principle of Development and Planning History
- Impact upon Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Other Material Considerations

Principle of Development and Planning History

Old Hunstanton is classified as a “rural village” according to Policy CS02 of the Local Development Framework Core Strategy. Rural villages could accommodate limited minor development.

The application site comprises of 1 Sea Lane and its outbuilding. The outbuilding (known as the Old Bakehouse) was granted consent 2/85/3706/CU/F/BR – to provide “single person accommodation and double garage extension”. Condition 2 of the permission states

“This permission relates to the creation of ancillary accommodation to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation”.

An application was submitted in 2014, 14/01075/F, to remove this condition and to subdivide the old bakehouse from the donor property 1 Sea Lane. The proposal was refused under delegated powers on a poor standard of living condition and highway safety issues. The following reasons for refusal were given:

1. The subdivision of 1 Sea Lane would be contrary to the built characteristics of the locality. The subdivision of the plot leaves the donor property and proposed property with little private amenity space. The proposed property would have the majority of the space associated with it given over to parking which is also overlooked by the donor property. The proposal therefore does not comply with the need to secure high

quality design and a good standard of amenity for existing and future occupants of land and buildings neither does it function well nor does it add to the overall quality of the area. The proposal does not comply with Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998; Policies CS06 and 08 of the Local Development Framework Core Strategy 2011; paragraphs 17, 56, 58 and 64 of the National Planning Policy

2. The new access to facilitate the new dwelling is served by inadequate visibility splays at the junction of the access with the County Highway and this would cause danger and inconvenience to the users of the adjoining public highway.
3. The proposal, if permitted, will result in the loss of existing on-site turning facilities which would lead to the reversing of vehicles onto the highway which would give rise to conditions detrimental to highway safety.

The proposed sub-division was dismissed at appeal APP/V2635/A/14/228705- on the grounds that the appeal proposal would result in the newly created property occupying a restricted plot with its curtilage principally laid out for parking. The Inspector stated "Whilst there is a very small area of garden adjoining the boundary to Sea Lane and a narrow concrete passageway area to the west of the building I do not find either of these spaces would provide the necessary quantum or quality of private amenity space for basic activities such as sitting out or drying clothes. There would be overlooking from the 2 first floor windows on the north elevation of no.1 as well as being generally exposed to passers-by on Sea Lane through the proposed entrance. This adds to my concerns about the quality of the private amenity space proposed for the old bakehouse.

Whilst I understand that existing occupiers of the old bakehouse experience overlooking due to the close relationship of the host property, as ancillary accommodation tied to the occupation of No.1 this would be an acceptable arrangement. However, the appeal proposal seeks to create a separate dwelling and I find the degree and proximity of overlooking would be unacceptable for future occupiers of the old bakehouse who have no association or connection to the residents at No.1.

I therefore conclude that the removal of the condition would result in unacceptable living conditions for future occupiers of the old bakehouse, with regard to the provision of private amenity spaces."

The proposal has sought to overcome this issue by providing the donor property with a new access from Old Hunstanton Road (preceding item on this agenda). A small area is retained to the rear of the donor property and the newly formed dwelling will use the existing vehicular access and have its own garden.

Impact upon Form and Character and Conservation Area.

The inspector concluded that there was suitable space to the front of 1 Sea Lane, as a result of the garden area being enclosed by a low brick wall and planting, additionally the sunken part of the garden immediately to the south of the house provided it with a secluded space. The proposal to subdivide the site is not considered to result in a cramped form of development. Furthermore unlike the dismissed appeal, 1 Sea lane will also have a rear amenity space, mainly provided for access.

The proposed property now has a larger garden area, this is considered to be an acceptable sized amenity space that would enable the occupiers to enjoy sitting out and drying clothes as required. The layout as shown is not therefore considered to be a cramped form of development any longer.

The Conservation team has no objection to the proposed subdivision of the plot to enable the annex to be an independent dwelling.

Impact upon Amenity

In order to facilitate an independent property a fence is proposed that will separate the proposed property from the donor property. The new property will use the existing access enjoyed by 1 Sea Lane. Sheds to the front of the outbuilding will be demolished to make room for parking on the site.

The amenity space now shown is larger than the previous proposal and is adequate to provide the future occupiers of the property with an appropriate standard of amenity.

A condition can be imposed that ensures the landing and bathroom windows will be glazed the first floor windows to the donor property to avoid overlooking.

The proposal now leaves the donor property with an appropriate size private amenity space that can be used for their enjoyment, especially with the secluded sunken garden area being retained.

Highway Safety

Third party objectors raise issues in regards to highway safety in regards to the provision of the new access for 1 Sea Lane. The new access to 1 Sea Lane is being considered under a separate application, 17/00445/F. The new property will use the existing access and has its own independent parking and turning facility. Being a 1 bedroom property – 1 parking space is required in line with policy DM17 of the Site Allocation and Development Management Policies Plan.

1 Sea Lane is a 4 bedroom dwelling with annex compared to the new property which has only a single bedroom; accordingly the existing access will be used less.

The Highways Officer's comments in relation to the subdivision of the site will be forwarded on in late correspondence.

In order to ensure that the proposed dwelling and existing dwelling have suitable access, parking and turning provision, a Grampian condition is recommended to be imposed on the decision notice that requires the implement

Impact upon Neighbour Amenity

The donor plot would not be detrimentally affected in terms of being overlooked from the proposal as the outbuilding is single storey and the separating fence would protect their amenity. The property to the north west would not be detrimentally affected by virtue of their being a 1.8m high fence on the neighbour's side protecting their private amenity space.

There are no extensions or alterations proposed that would cause overshadowing or overbearing issues upon either neighbour.

The neighbour to the west would not detrimentally affected by the proposal.

Other Material Considerations

There is no detrimental impact upon the SSSI Buffer Area.

CONCLUSION

Members are being asked to consider whether this application overcomes the reasons in dismissing the previous appeal, specifically the reason in relation to living conditions, as the highways reasons for dismissing the appeal are covered under the pre-ceding committee item.

It is your officer's opinion that the proposal has addressed the amenity space issue by providing more amenity to the new dwelling and not being dominated by parking. The donor property still has ample secluded private amenity to the front, especially retaining the sunken garden area.

Conditions will be imposed to ensure that the new bathroom and existing land windows are to be obscurely glazed.

A Grampian condition will be imposed to ensure the new access, parking and turning area is implemented prior to this development commencing.

The proposal is therefore recommended for approval subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be 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 approved shall not commence until planning permission 17/00445/F has been fully implemented in accordance with its conditions, and the new access provided for the use of 1 Sea Lane.
- 2 Reason In the interests of highway safety in accordance with policy CS11 of the Local Development Framework Core Strategy 2011 and the National Planning Policy Framework.
- 3 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Drawing no.322-03 in regards to the subdivision of the site only.
- 3 Reason For the avoidance of doubt and in the interests of proper planning.
- 4 Condition Notwithstanding details received, before the first occupation of the dwelling hereby permitted the windows at first floor on the north elevation of 1 Sea Lane serving the landing and bathroom shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 4 Reason To protect the residential amenities of the occupiers of nearby property.

- 5 Condition The fence shown to be erected separating the new property from the donor property adjacent to the existing access as shown on plan 02B shall be set no lower than 1.8m in height and shall be erected prior to the occupation of the new dwelling. The fence shall be retained thereafter.

- 5 Reason In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.



Appeal Decision

Site visit made on 22 January 2015

by **David Spencer BA (Hons) DipTP MRTPI**

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

Decision date: 2 February 2015

Appeal Ref: APP/V2635/A/14/2228705

1 Sea Lane, Old Hunstanton, King's Lynn, Norfolk PE36 6JN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Mr Gerry Wase against King's Lynn and West Norfolk Borough Council.
- The application Ref 14/1075/F is dated 21 July 2014.
- The application sought planning permission for the renovation and extension to existing cottage and change of use of old bakehouse to provide single person accommodation and double garage extension without complying with a condition attached to planning permission Ref 2/85/3706/CU/F/BR, dated 29 January 1986.
- The condition in dispute is No 2 which states that: "This permission relates to the creation of ancillary accommodation to the existing dwelling for the occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation."
- The reason given for the condition is: "The application has been considered on the basis of the special need of the applicant and the flat does not have an independent curtilage nor include sufficient facilities to permit its use as a separate dwelling unit."

Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was originally submitted in July 2014. It was accompanied by a plan (drawing no. 1181 01) which showed the vehicular accesses to the host property at No.1 Sea Lane and the proposed dwelling at the old bakehouse both being secured from Sea Lane. Under this proposed layout the curtilage for the old bakehouse would be predominantly laid out for off-street parking. It was on the basis of this original plan that the Borough Council undertook consultation, including neighbours and the Local Highway Authority, and consequently issued its decision on 10 October 2014.
3. The appellant submitted a substantively revised plan, together with a supporting statement to the Planning Inspectorate on 2 December 2014. The revised plan showed a new proposal for off-street parking to the south of No.1 being accessed via a new entrance onto the A149 Old Hunstanton Road. Accordingly, the existing access on Sea Lane would only serve the old bakehouse and as such a garden area would be provided on land shown on the original plan for parking. I understand these revisions were discussed with the

Local Highway Authority, who provided an addendum to their appeal statement advising that subject to some detail matters being resolved the revised layout would be amenable from a highways perspective.

4. Notwithstanding the additional technical comments from the Local Highway Authority, the revised plan was submitted some time after the Borough Council made its decision. From the evidence before me the revised plan has not been the subject of a wider consultation, including with nearby properties on the A149 Old Hunstanton Road close to the revised access and parking arrangements for the host property. As such I share the submission of the Borough Council¹ that in the interests of fairness, were I to take into consideration the revised plan any subsequent decision to allow the appeal would deprive those who should have been consulted on the altered plan the opportunity of such consultation. Importantly, the appeal process is not a means to progress alternative schemes. Accordingly, for these reasons, I have not taken into consideration the revised plan and have based my decision on the originally submitted plan.

Main Issues

5. The main issues of the appeal are whether the removal of the condition would result in acceptable living conditions for future occupiers, with regard to the provision of private amenity space and the effect of the proposed access and parking arrangements on highway safety in Sea Lane.

Reasons

6. The planning permission granted was for the conversion of the old bakehouse to single person accommodation. The application which is now subject to this appeal sought to carry out the development without complying with condition 2. This condition restricted the occupation of the converted buildings to ancillary accommodation to be occupied in connection to the main dwelling at No.1 Sea Lane and consequently its removal would provide an unrestricted residence.

Living Conditions

7. The appeal proposal would subdivide the existing curtilage at No.1 Sea Lane such that the host property would retain its garden area fronting onto the A149 Old Hunstanton Road, together with a parking area accessed from Sea Lane to the rear of the property. Whilst the garden area would be close to the main A149 road it is enclosed by a low brick wall and planting such that it is not a particularly exposed or open area. Moreover, there is a sunken part of the garden immediately to the south of the house which provides a secluded space. As such I am satisfied that the appeal proposal would retain an appropriate amount and quality of private amenity space for the host property.
8. In contrast, the appeal proposal would result in the old bakehouse occupying a restricted plot with its curtilage principally laid out for parking. Whilst there would be a very small area of garden adjoining the boundary to Sea Lane and a narrow concrete passageway area to the west of the building I do not find either of these spaces would provide the necessary quantum or quality of private amenity space for basic activities such as sitting out or drying clothes. Furthermore, any use of the area between the old bakehouse and Sea Lane

¹ Letter to the Planning Inspectorate dated 23 December 2014

would be largely overlooked from the two first floor windows on the north elevation of No.1 as well as being generally exposed to passers by on Sea Lane through the proposed entrance. This adds to my concerns about the quality of the private amenity space proposed for the old bakehouse.

9. The appellant has submitted that the removal of structures currently occupying part of the passageway area to the west of the old bakehouse would provide sufficient private amenity space. Whilst I accept this would enlarge this area it would nonetheless remain a confined space, hemmed in by the proximity of the boundary fence and the garage building to the west. As such I am not persuaded that it would provide appropriate private amenity space for the proposed dwelling. Whilst I understand that existing occupiers of the old bakehouse experience overlooking due to the close relationship of the host property, as ancillary accommodation tied to the occupation of No.1 this would be an acceptable arrangement. However, the appeal proposal seeks to create a separate dwelling and I find the degree and proximity of overlooking would be unacceptable for future occupiers of the old bakehouse who have no association or connection to the residents at No.1.
10. I therefore conclude that the removal of the condition would result in unacceptable living conditions for future occupiers of the old bakehouse, with regard to the provision of private amenity space. As such the appeal proposal would be contrary to Policy CS08 of the King's Lynn & West Norfolk Borough Council Local Development Framework Core Strategy 2011 (the Core Strategy) which require amongst other things for all new development to be of high quality design and provide attractive places to live. The proposal would also conflict with the objective of the National Planning Policy Framework (the Framework) at paragraph 17 to secure a good standard of amenity for all existing and future occupants of land and buildings.

Highway Safety

11. The appeal proposal would involve subdividing the existing parking and turning area for No.1 including the provision of a separate point of access for the old bakehouse. The appellant submits that the appeal proposal would reinstate an access to the bakehouse but I saw little evidence on site of any former separate highway access.
12. The new point of access to serve the old bakehouse would emerge onto Sea Lane. This is an unclassified road of varying width serving a number of residential dwellings and providing a means of connection between the main A149 Old Hunstanton Road and other residential roads. At the appeal site there are no footways on either side of the road. The Local Highway Authority has gauged that the average speed on Sea Lane at the appeal site would be 25mph and accordingly used this measure to assess visibility from the proposed entrance against the guidance contained in Manual for Streets (MfS). I am satisfied that this is a reasonable basis on which to assess necessary visibility splays.
13. Visibility at the appeal site is restricted by presence of boundary walls and hedging fronting onto Sea Lane both at the appeal property and neighbouring dwellings. As such the sightline provision from the proposed entrance would be restricted and I have no compelling evidence before me to dispute the Local Highway Authority's submission that the visibility in both directions would fall significantly below the standards in MfS. Whilst I accept there are no records

of accidents in the immediate locality of the appeal site, I nonetheless consider that the likely volumes of traffic on this connecting road and the absence of footways means that additional vehicle movements using the restricted visibility at the proposed entrance to the old bakehouse would adversely affect highway safety on this part of Sea Lane.

14. The proposed subdivision of the existing parking would result in a significantly reduced off-street parking area for the host dwelling at No.1. As presently set out I am satisfied that vehicles can turn on site so as to enter and leave in a forward gear. I am not persuaded from the scale of the proposed parking area that vehicles parking at No.1 would be able to conveniently turn and as such reversing manoeuvres onto Sea Lane would be more likely using the existing access which also has restricted visibility. This adds to my concerns that the appeal proposal would result in a detrimental impact on the safety of all highway users including vehicles, pedestrians and cyclists using Sea Lane.
15. The appellant submits that due to health problems there would be limited number of vehicle movements from their occupation of the old bakehouse. Whilst I sympathise with the appellant's situation, it nonetheless remains that the appeal proposal would result in a separate dwelling. Given this severance from No.1 I accept the Local Highway Authority's position that there would be a material increase in vehicle movements resulting from the appeal proposal. The appellant also submits that the appeal proposal would have the benefit of reducing on-street parking. Given the extent of existing shared off-street parking I am not persuaded that any current on-street parking would be significant or adversely affect highway safety. I therefore give limited weight to these submissions.
16. I therefore conclude that the removal of the condition would result in access and parking arrangements which would have an adverse impact on highway safety on Sea Lane. As such the appeal proposal would be contrary to the provisions of Policy CS11 of the Core Strategy which require amongst other things for all new development to provide safe means of access.

Other Matters

17. The appeal proposal would enable the current occupiers of No.1 to move to the single storey old bakehouse for health reasons. Whilst I sympathise with the appellant's situation it nonetheless remains that what has been applied for would result in the creation of a separate dwelling which could be occupied independently from No.1. Accordingly, the personal circumstances of the appellant do not outweigh the significant harm to future occupiers of the old bakehouse that would arise from the insufficient private amenity space and unacceptable access onto Sea Lane.

Conclusions

18. Whilst the appeal proposal would result in acceptable private amenity space for the host dwelling at No.1 this does not outweigh nor negate my strong concerns that the removal of the condition would result in an unacceptable provision of private amenity space for the old bakehouse and that the proposed access and parking arrangements would result in significant harm to highway safety on Sea Lane.

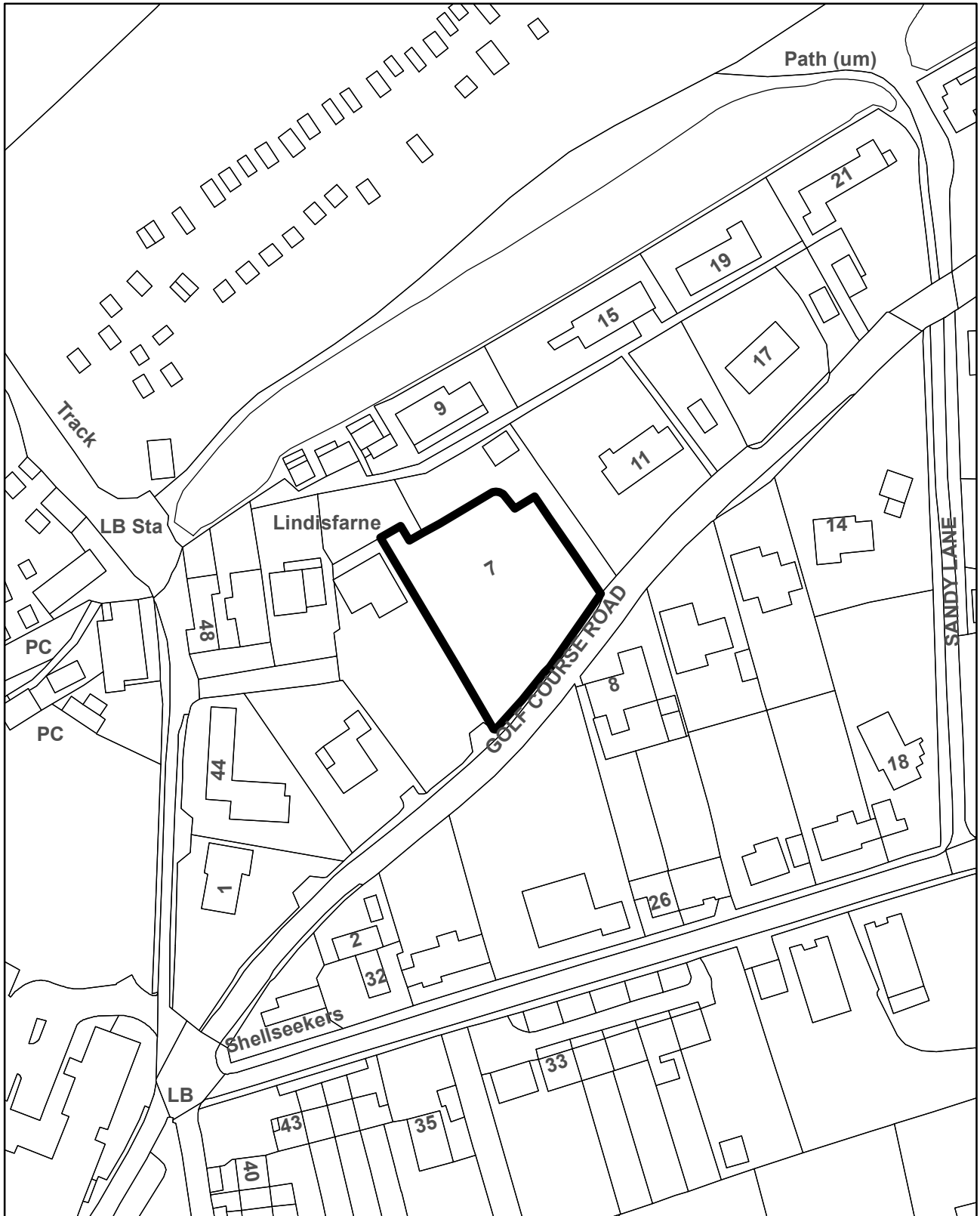
19. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be dismissed.

David Spencer

INSPECTOR.

17/00537/RM

Sonda-Del-Mar 7 Golf Course Road
Old Hunstanton



AGENDA ITEM NO: 8/2(h)

Parish:	Old Hunstanton	
Proposal:	Reserved Matters Application: Construction of two dwellings following demolition of existing dwelling	
Location:	Sonda-Del-Mar 7 Golf Course Road Old Hunstanton Norfolk	
Applicant:	Mr M Ash	
Case No:	17/00537/RM (Reserved Matters Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 23 May 2017

Reason for Referral to Planning Committee – The views of Old Hunstanton Council are contrary to the Officer recommendation

Case Summary

The application is made for reserved matters approval: access, layout, scale, appearance and landscaping, following the grant of outline planning permission granted under reference 15/01633/0, for the erection of two dwellings on land at Sonda-Del-Mar, 7 Golf Course Road, Old Hunstanton.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is made for reserved matters approval in relation to access, layout, design, appearance and landscaping for the erection of 2 No., 2 storey, 4 bedroom dwellings on land at Golf Course Road.

Each proposed dwelling is shown to be constructed of a mixture of red brick and render with red clay pantile roofs. A single shared access is shown at the front of the site leading to allocated parking for each property at the rear, set behind the properties.

SUPPORTING CASE

As the application is for reserved matters approval there is no requirement for a design and access statement.

PLANNING HISTORY

15/01633/O: Application Permitted: 04/12/15 - Outline Application: construction of two dwellings following demolition of existing dwelling - Sonda-Del-Mar, 7 Golf Course Road, Old Hunstanton;

06/01788/O: Application Permitted: 28/09/06 - Outline Application: construction of two dwellings following demolition of existing dwelling - Sonda-Del-Mar, 7 Golf Course Road, Old Hunstanton

RESPONSE TO CONSULTATION

Parish Council: OBJECT - The Local Development Framework recommends infill only for Old Hunstanton and this is not infill; The proposed development is not consistent with the local vernacular.

Highways Authority: NO OBJECTION - conditionally

REPRESENTATIONS

THREE letters of **OBJECTION** have been received. The issues raised include:

- Impact on street scene;
- Height of buildings;
- Overbearing;
- Loss of privacy from overlooking;
- Loss of daylight/sunshine;
- Loss of view to the south;
- Increase in traffic on privately maintained road;
- Noise from extra traffic;
- Sewage system cannot cope;
- Incorrectly labelled plans;
- Danger to pedestrians using beach footpath from additional traffic.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main issues in the determination of this application are therefore:

- Principle of Development
- Form and Character
- Neighbour Amenity and
- Other Material Considerations

Principle of Development:

Outline planning permission was granted for the construction of two dwellings following demolition of the existing dwelling known as Sonda-Del-Mar in December 2015.

The principle of residential development on the site is therefore established through the grant of planning permission. This application is made for matters reserved from the outline planning permission (i.e. access, layout, scale, appearance and landscaping) for two detached properties.

Form and Character:

The proposal is for two detached, two storey dwellings set facing Golf Course Road. A single access is proposed leading to allocated parking and turning facilities for both properties at the rear of the site.

Golf Course Road is a private road containing residential properties of various ages, styles, building materials and heights. There are no recognisable common design elements other than the dwellings in this part of Golf Course Road are all detached properties.

In terms of building materials found within the locality these include, red brick, buff brick, white and coloured render, horizontal boarding, as well as a mixture of plain tiles and pantiles of various colours, textures and profiles.

To the north east is a single storey, detached property, to the south are a mixture of single and two storey detached properties and to the west is a two storey detached dwelling. To the north is a parking area serving the properties to the north, accessed from the track which passes immediately to the north east of the site.

Access: a single, shared access is proposed towards the centre of the front of the site. The Highways Authority raise no objection to this, subject to the imposition of relevant conditions.

Layout: the dwellings are located within a relatively central position with the plot with their principal elevation fronting the road. The dwellings are sited further forward in the plot than the existing bungalow with parking to the rear of each property.

In itself the layout of the dwellings is considered to be acceptable and follows a key characteristic of the locality which is that the principal elevation fronts the road.

Scale: Each dwelling is a four-bed property with a frontage of 12.0m and a depth of between 9.0m and 14.6m (excluding front porches); the main ridge height of each of the houses is shown to be approximately 8.6m.

Ground levels change by nearly a metre across the site and rise from back to front (north to south). However the proposed dwellings are sited in a similar position to the existing bungalow so the floor levels will be comparable.

The replacement of the single bungalow with two storey properties will increase the amount of built form on the site. Their siting within the plot will mean that the principal elevation of each dwelling will be closer to the road than the existing bungalow. However, even at the closest point to the front of the site the nearest house would be set back by 6m. The main two storey elements of the dwelling would be between 8m and 20m back from the front boundary of the site. Accordingly they should not appear conspicuous in the streetscene.

The dwellings to the north, south and west are all two storey in height so the scale would be in keeping with surrounding development. Spacing of between 2m - 3m would remain to each of the east and west the side boundaries of the site, which would retain a degree of openness and be in keeping with existing development.

Some of the objections to the application have focussed on the scale and appearance of the dwellings. They refer to the impact on the street scene and the height of replacement buildings.

The proposed dwellings are clearly larger than the bungalow to be replaced but there is a degree of spacing retained and it is not considered the proposed development would be unduly prominent in the site or be at odds with the character of the area.

Appearance: The dwellings are proposed to be built of a red brick with rendered panels and red clay pantile roofs. These materials are considered appropriate for this location.

Landscaping: The submission includes details of the position of the garden areas but no details on landscaping or boundary treatment. It is recommended that these details are secured through planning condition.

It is considered that the design and appearance of the proposed dwellings are compliant with the provisions of DM15 and the NPPF in relation to design matters and that it does not cause unacceptable harm to local amenity.

Neighbour Amenity:

The relationship between the dwellings proposed and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the proposals being overbearing.

Third party concern has been raised regarding loss of privacy from overlooking and loss of daylight/sunshine from the increased amount of development on the site.

Given the distances between properties and boundaries there would be no material overbearing or overshadowing impacts. Overlooking from ground floor windows can be mitigated by boundary treatment. First floor windows generally look out towards neighbouring garden areas or over their own garden areas. One west facing first floor window to the western dwelling referred to as 'House A' serves a shower room so this window would likely be obscurely glazed, but this is over 7m from the common boundary with Lindisfarne. A balcony is shown to the front elevation of House A but this is set 3m from the side boundary and at least 17m from the front boundary so occupants could not look directly into any windows of adjoining properties. They could overlook garden land of neighbouring properties and it is recommended that a condition be imposed to submit details of screening to the western side elevation of the balcony to prevent overlooking in this direction.

To summarise, subject to conditions, it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of nearby properties in terms of overlooking, being overshadowed or the dwellings being over bearing, as a result of this proposal.

Other Material Considerations:

In relation to third party issues not covered above:

Loss of view: this is not a material planning consideration.

Sewage system cannot cope: this element was considered at outline stage where no evidence was found to suggest that the proposal would not be acceptable in terms of foul or surface water drainage matters.

Incorrectly labelled plans: these plans have since been corrected.

Increase in traffic on privately maintained road: the principle of two new dwellings has already been established on this site. No objection has been raised by the Highways Authority.

Noise from extra traffic: as above.

Danger to pedestrians using beach footpath from additional traffic: as above.

CONCLUSION

The principle of two dwellings on the site has already been established through the outline planning permission. It is considered that the reserved matters of access, layout, scale and appearance of the dwellings and associated landscaping are acceptable or could be controlled through condition.

No objection is raised to the access, parking and turning on the site. The layout, scale and appearance of the proposed dwellings are generally in keeping with existing development adjoining the site and the wider locality. Landscaping details can be secured through planning condition.

The proposal is in accordance with the aims of the NPPF, NPPG and Development Plan. The proposal is therefore considered acceptable.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plan drawing nos:
 - Drawing 338-06, Existing Site Plan and Location Plan
 - Drawing 338-05, Proposed Site Plan
 - Drawing 338-01A, Proposed Floor Plans House A
 - Drawing 338-02B, Proposed Elevations House A
 - Drawing N338-03A, Proposed Floor Plans House B, Proposed Street Scene
 - Drawing 338-04B, Proposed Elevations House B

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

- 2 Condition Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.2 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

- 2 Reason In the interest of highway safety and traffic movement.

- 3 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and 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 area, in the interests of highway safety.

- 4 Condition Before the first occupation of the dwelling hereby approved the first floor window to the west elevation of House A serving the shower room to bedroom 3 shall be fitted with obscure glazing and any part of the window that is less than 1.7m 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.

- 4 Reason To protect the residential amenities of the occupiers of nearby property.

- 5 Condition Notwithstanding the details that accompanied the application hereby permitted, precise details of the screen to the side elevation of the upper patio area to the front of House A shall be submitted to and approved in writing by the local planning authority prior to the use of the patio. The screen shall be fitted with opaque material to a height of 1.7m above balcony floor level and shall be implemented in accordance with the approved details, prior to the commencement of the use of the patio, and thereafter retained.

- 5 Reason In order that the local planning authority may retain control over the development in the interests of the residential amenities of the locality.

- 6 Condition Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 7 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 7 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 8 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.
- 8 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

PLANNING COMMITTEE

5 JUNE 2017

**PLANNING ENFORCEMENT REPORT
- QUARTERLY REPORT -**

1.0 PURPOSE OF REPORT

- 1.1 This report provides Members with an update on service performance for planning enforcement during the first quarter of 2017.

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

- 2.1 Set out below is a breakdown of figures in relation to received, closed and live cases.

The total number of live cases is	236
Number of cases received inc high hedge	133
Total Number of cases closed	129

- 2.2 A list of all live cases to **22nd May 2017** can be found at Appendix 1.
- 2.3 Below is a breakdown of all **126** cases closed during the second and third quarters, including the reason for closure.

Reason	Count
Advertisement Consent Granted	0
Amendment Approved	0
Case Closed	2
Conditions Discharged	3
De minimis	5
Delegated Authority - no further action	23
Listed Building Consent granted	0
No breach established	37
Notice issued - complied	7
Permitted development	4
Planning App Approved	16
Prosecution	1

Referred to other service	5
Remedied following informal action	22
Use/operational development lawful	4
Default action taken under s219	0
Total	129

2.4 During the fourth quarter the following formal notices were served:

Notice	Count
Enforcement Notice	3
Listed Building Enforcement Notice	0
Planning Contravention Notice	5
Requisition for Information	0
Breach of Condition Notice	3
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	1
Enforcement Injunction granted	0
Section 215 Notice	1
Repairs Notice	0
High Hedge Remedial Notice	1
Total	14

3.0 RECOMMENDATION

3.1 That this report is noted.

Contact

Mr Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
Barton Bendish	08-May-17	17/00192/UNTIDY	South of No. 8 Hatherley Gardens Barton Bendish Norfolk	alleged untidy land - adverse amenity issues	Pending Consideration
Bircham	01-Oct-10	10/00453/BOC	Moor Farm Barn Docking Road Great Bircham Norfolk PE31 6QP	Alleged breach of condition 5 of planning permission 2/03/1638/CU	Notice Issued
Bircham	24-Jan-11	11/00053/BOC	Moor Farm Stables Docking Road Great Bircham King's Lynn Norfolk PE31 6QP	Alleged Failure to discharge conditions prior to occupation - 08/01529/F	Notice Issued
Bircham	11-Jan-16	16/00011/UNAUTU	Land W of Polish Plantation S of CITB And E of Stanhoe Road Bircham Newton Norfolk	alleged unauthorised use - scrap metal dumping and motor bike nuisance	Notice Issued
Brancaster	09-Jan-17	17/00008/UNOPDE	4 Anchorage View Brancaster King's Lynn Norfolk PE31 8XD	alleged unauthorised operational development	Pending Consideration
Burnham Market	07-Feb-17	17/00064/BOC	Langleys Cottage 8 Market Place Burnham Market Norfolk PE31 8HE	Alleged Breach of Condition relating to 14/00427/F	Pending Consideration
Burnham Norton	27-Apr-17	17/00173/UNOPDE	17 Norton Street Burnham Norton Norfolk PE31 8DR	alleged unauthorised operational development: Concrete pad laid out for erection of garage	Pending Consideration

Burnham Norton	12-Dec-16	16/00567/BTCA	Hill Stile House 26 Norton Street Burnham Norton Norfolk PE31 8DR	alleged breach of tree in an Conservation Area	Pending Consideration
Burnham Overy	14-Nov-16	16/00521/UNOPDE	Fishers Lodge East Harbour Way Burnham Overy Staithe Norfolk PE31 8JF	alleged unauthorised operational development	Pending Consideration
Burnham Thorpe	19-Sep-16	16/00438/UWLB	The Lord Nelson Walsingham Road Burnham Thorpe Norfolk PE31 8HL	Alleged unauthorised Works to a Listed Building	Pending Consideration
Castle Acre	18-May-17	17/00208/UNOPDE	Narside Cuckstool Lane Castle Acre Norfolk PE32 2AH	alleged unauthorised operational development	Pending Consideration
Castle Acre	06-Apr-17	17/00149/UNAUTU	Land North of Greenslade House Newton Road Castle Acre Norfolk	alleged unauthorised use	Pending Consideration
Castle Rising	03-Mar-15	15/00117/UNAUTU	The Annex Mill House Cottage Queen Elizabeth Way Castle Rising Norfolk PE31 6AL	alleged unauthorised use	Pending Consideration
Clenchwarton	14-Mar-17	17/00126/UNOPDE	Clockcase Barn Clockcase Road Clenchwarton King's Lynn Norfolk PE34 4BZ	alleged unauthorised operational development - Satellite Dish	Pending Consideration
Clenchwarton	04-May-17	17/00189/UNOPDE	8 Rookery Close Clenchwarton King's Lynn Norfolk PE34 4EH	alleged unauthorised operational development - gym	Pending Consideration

Clenchwarton	16-May-17	17/00204/BOC	Land N of 94 And S of Wildfields Road Hall Road Clenchwarton Norfolk	Alleged breach of Condition relating to 15/01315/OM - Drainage	Pending Consideration
Clenchwarton	18-May-17	17/00210/BOC	Land East of 64 Station Road Clenchwarton Norfolk	alleged breach of condition relating to 11/00200/F	Pending Consideration
Clenchwarton	10-Aug-16	16/00378/UNAUTU	New Cafe Formerly Elles Hair And Beauty 162A Main Road Clenchwarton Norfolk PE34 4DT	alleged unauthorised use	DC Application Submitted
Congham	02-May-17	17/00179/NIA	Land Adjacent To Deerwood St Andrews Lane Congham Norfolk	alleged not in accordance with 16/00910/RM	Pending Consideration
Denver	06-Jan-15	15/00001/UNAUTU	West Hall Farm 80 Sluice Road Denver Downham Market Norfolk PE38 0DZ	alleged unauthorised use	Pending Consideration
Dersingham	16-Mar-16	16/00129/UNAUTU	12 Valley Rise Dersingham King's Lynn Norfolk PE31 6PS	alleged unauthorised use and operational development	Pending Consideration
Dersingham	23-Mar-17	17/00062/BOC	Pine Cones Caravan And Camping Dersingham Bypass Dersingham Norfolk	alleged breach of condition 17 relating to 14/01816/F	Pending Consideration
Dersingham	23-Feb-17	17/00099/UNAUTU	3 Hawthorn Drive Dersingham King's Lynn Norfolk PE31 6QG	Alleged unauthorised use	Pending Consideration

Downham Market	30-Oct-14	14/00672/BOC	Land To the South of 17 Railway Road Downham Market Norfolk	alleged breach of condition	Pending Consideration
Downham Market	12-Nov-14	14/00690/UWCA	Martin the Newsagent 10 Bridge Street Downham Market Norfolk PE38 9DH	alleged unauthorised satellite dishes in a Conservation Area	Pending Consideration
Downham Market	19-Jun-15	15/00310/UNTIDY	Ivy House 53 Railway Road Downham Market Norfolk	alleged untidy land	Pending Consideration
Downham Market	13-Feb-17	17/00073/BOC	Land And Buildings On the South Side of Railway Road Downham Market Norfolk	alleged breach of condition relating to 11/01609/FM	Pending Consideration
Downham Market	07-Mar-17	17/00113/UNOPDE	Hawthorn Lodge Snape Lane Downham Market Norfolk PE38 9JQ	Alleged unauthorised operational development	Pending Consideration
Downham Market	22-Mar-17	17/00059/NIA	17 Park Lane Downham Market Norfolk PE38 9SH	alleged not in accordance with 16/01698/F	Pending Consideration
Downham Market	21-Apr-17	17/00168/UNOPDE	134 London Road Downham Market Norfolk PE38 9AT	alleged unauthorised operational development	Pending Consideration
Downham Market	11-May-17	17/00199/OTHER	Land North of Stowfields Downham Market Norfolk	Alleged breach of Section 106 Agreement	Pending Consideration

Downham Market	12-Sep-14	14/00559/UNAUTU	Unit 2 12 St Johns Way St John's Business Estate Downham Market Norfolk PE38 0QQ	alleged unauthorised use	Notice Issued
Downham Market	08-Mar-17	17/00118/UNAUTU	Jet Garage 222 - 224 Broomhill Downham Market Norfolk PE38 9QY	Alleged unauthorised use	Pending Consideration
Downham Market	10-Mar-17	17/00121/UWCA	7 Bexwell Road Downham Market Norfolk PE38 9LQ	alleged unauthorised works in a Conservation Area	Pending Consideration
Downham Market	05-May-17	17/00191/UADV	91 Railway Road Downham Market Norfolk PE38 9EP	alleged unauthorised advertisement - Timbos Car Wash	Pending Consideration
Downham Market	09-May-17	17/00195/UNAUTU	Weslea 137 Broomhill Downham Market Norfolk PE38 9QU	alleged unauthorised use - running music lessons for guitar and drums also posters	Pending Consideration
Downham Market	08-Aug-16	16/00375/UWCA	73 Howdale Road Downham Market Norfolk PE38 9AH	Alleged unauthorised works in a Conservation Area	Pending Consideration
Downham Market	12-Oct-16	16/00479/BOC	26 Wingfields Downham Market Norfolk PE38 9AR	alleged breach of condition	Pending Consideration
Downham Market	01-Dec-16	16/00547/BOC	The Quality 4x4 Sales 91 Railway Road Downham Market Norfolk PE38 9EP	alleged breach of condition	Notice Issued

Downham Market	05-Dec-16	16/00555/UWCA	Rumbles Fish Bar 55 Bridge Street Downham Market Norfolk PE38 9DW	alleged unauthorised light sign	Pending Consideration
Downham West	26-Jan-15	15/00047/BOC	Chapel Farm House Downham Road Salters Lode Norfolk PE38 0BA	alleged breach of condition	Pending Consideration
East Rudham	26-Feb-16	16/00097/UWLB	Anchorage House Broomsthorpe Road East Rudham King's Lynn Norfolk PE31 8RG	alleged unauthorised works to a Listed Building	Notice Issued
East Rudham	03-May-17	17/00181/UNOPDE	44 Bagthorpe Road East Rudham King's Lynn Norfolk PE31 8RA	alleged unauthorised operational development	Pending Consideration
East Walton	21-Jul-15	15/00364/UNOPDE	Lady Plantation Narford Lane East Walton Norfolk	alleged anauthorised operational development - Permanent Glamping	Pending Consideration
East Winch	09-Jan-15	15/00015/UNOPDE	Land SW Area of Bilney Wood N of Holder Carr Common Road West Bilney Norfolk	alleged unauthorised operational developmernt	Pending Consideration
East Winch	12-May-16	16/00224/UNAUTU	Yard Adjoining Hall Farm House Lynn Road East Winch Norfolk PE32 1NP	alleged unauthorised use	Pending Consideration
East Winch	17-Mar-17	17/00134/UNTIDY	The Old Station Yard Gayton Road East Winch Norfolk PE32 1NP	alleged untidy land	Pending Consideration

↑
↑
↑

Emneth	20-Oct-14	14/00648/BOC	Banyer Hall 121 Ladys Drove Emneth Wisbech Norfolk PE14 8DG	alleged breach of condition relating to 10/00871/F	Pending Consideration
Emneth	18-Dec-14	14/00730/UWLB	Banyer Cottage 117 Ladys Drove Emneth Norfolk PE14 8DG	Alleged unauthorised UPVC windows and door in a Listed Building	Pending Consideration
Emneth	25-Apr-16	16/00195/UNAUTU	Westfield Guesthouse 85 Elm High Road Emneth Norfolk PE14 0DH	alleged unauthorised use - swimming pool	DC Application Submitted
Emneth	04-May-17	17/00186/UNAUTU	North of Featheredge 51 Mill Road Emneth Norfolk PE14 8AE	alleged unauthorised GRT Encampment	Pending Consideration
Emneth	21-Feb-17	17/00084/UNAUTU	Chantilly 175 Outwell Road Emneth Wisbech Norfolk PE14 0EA	alleged unauthorised use	Pending Consideration
Feltwell	27-Apr-15	15/00209/BOC	2 Leonards Lane Feltwell Thetford Norfolk IP26 4EQ	alleged breach of condition relating to 12/01683/RM	Pending Consideration
Gayton	26-Jun-14	14/00374/UNAUTU	Former Hills Garage Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	alleged unauthorised use	Pending Consideration
Great Massingham	23-Mar-17	17/00081/UWCA	Latymer Cottage 6 Station Road Great Massingham King's Lynn Norfolk PE32 2HY	alleged unauthorised works in a Conservation Area	Pending Consideration

Grimston	12-May-16	16/00223/BOC	Mill Hill Nursery Cliffe En Howe Road Pott Row Norfolk PE32 1BY	alleged breach of condition relating to 11/01658/F	Pending Consideration
Grimston	20-Jul-16	16/00331/UADV	Mill Hill Nursery Cliffe En Howe Road Pott Row Norfolk PE32 1BY	alleged unauthorised Advertisement	Pending Consideration
Harpley	16-Jan-17	17/00031/UNOPDE	Beck House Nethergate Street Harpley Norfolk PE31 6TW	alleged unauthorised operational development	Pending Consideration
Harpley	27-Mar-17	17/00139/BOC	Land At Rear of Rose And Crown Nethergate Street Harpley Norfolk	Alleged Breach of Condition	Pending Consideration
Heacham	23-Mar-15	15/00147/BOC	Rhino Sheds Dairy Farm School Road Heacham Norfolk	alleged breach of condition	Pending Consideration
Heacham	05-May-16	16/00211/UNOPDE	16 Cameron Close Heacham King's Lynn Norfolk PE31 7LF	Alleged unauthorised operational development	Pending Consideration
Heacham	04-Jul-16	16/00312/UNOPDE	10 Folgate Road Heacham King's Lynn Norfolk PE31 7BN	2m high fence adjacent to a highway screening a wooden structure which is forward of the front elevation	Pending Consideration
Heacham	13-Feb-17	17/00075/BOC	BCKLWN Public Open Space West of Blachford And Gymkhana Way Heacham Norfolk	alleged unauthorised use	Pending Consideration

Heacham	22-Feb-17	17/00098/NIA	24 Kenwood Road Heacham King's Lynn Norfolk PE31 7DD	alleged not in accordance with approved plans	Pending Consideration
Heacham	22-Mar-17	17/00052/BOC	18 North Beach Heacham King's Lynn Norfolk PE31 7LJ	alleged breach of condition relating to 11/01754/F	Pending Consideration
Heacham	22-Mar-17	17/00053/UNOPDE	26 North Beach Heacham King's Lynn Norfolk PE31 7LJ	alleged unauthorised operational development	Pending Consideration
Heacham	09-May-17	17/00194/NIA	Reg J Stainsby & Son 43 Lynn Road Heacham Norfolk PE31 7HU	alleged not in accordance with 16/01712/FM	Pending Consideration
Heacham	18-Aug-15	15/00427/UNAUTU	18A Jubilee Road Heacham King's Lynn Norfolk PE31 7AS	alleged unauthorised use	Notice Issued
Heacham	29-Mar-17	17/00141/UNOPDE	50 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Unauthorised Operational Development	Pending Consideration
Heacham	06-Apr-17	17/00150/UNAUTU	31 Poplar Avenue Heacham King's Lynn Norfolk PE31 7EB	alleged unauthorised use	Pending Consideration
Heacham	03-May-17	17/00183/UNAUTU	Land West of A149 Lynn Road Heacham Norfolk	alleged unauthorised use	Pending Consideration

Heacham	13-Dec-16	16/00569/UNOPDE	62 High Street Heacham King's Lynn Norfolk PE31 7DB	alleged unauthorised operational development	DC Application Submitted
Hillington	10-Mar-17	17/00122/UWLB	The Ffolkes Arms Hotel Lynn Road Hillington King's Lynn Norfolk PE31 6BJ	alleged unauthorised works to a Listed Building	Pending Consideration
Hillington	05-Aug-15	15/00392/UWLB	Field Farm Fakenham Road Hillington King's Lynn Norfolk PE31 6DL	Unauthorised use of building as separate annexe/residential unit and insertion of UPVC windows and doors	Pending Consideration
Hillington	02-May-17	17/00178/UNAUTU	The Hollies Station Road Hillington Norfolk PE31 6DE	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	30-May-14	14/00291/UNAUTU	Island Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	14-Sep-15	15/00481/UNAUTU	Land North of Broadlands 63 Mill Lane Hockwold cum Wilton Norfolk IP26 4LR	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	11-Dec-15	15/00601/BOC	Fountain Stables Cowles Drove Hockwold cum Wilton Norfolk	alleged breach of condition relating to 13/01359/F	Pending Consideration
Hockwold cum Wilton	19-Jan-15	15/00037/UNAUTU	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton Norfolk IP26 4JU	alleged unauthorised use	Pending Consideration

Hockwold cum Wilton	07-May-15	15/00237/BOC	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged Breach of Condition relating to 14/00265/F	Pending Consideration
Hockwold cum Wilton	27-Nov-15	15/00584/BOC	Blackdyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	alleged breach of condition relating to 05/01719/F	Pending Consideration
Hockwold cum Wilton	07-Sep-16	16/00417/UNAUTU	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	DC Application Submitted
Hockwold cum Wilton	29-Nov-16	16/00543/UNAUTU	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	23-Dec-16	16/00586/UNAUTU	Soay Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Notice Issued
Holme next the Sea	08-Aug-14	14/00463/UNAUTU	Land North of High Road Farm Main Road Holme next the Sea Norfolk PE36 6LA	alleged unauthorised use	Notice Issued
Hunstanton	09-May-17	17/00196/UWLB	TJ's Cafe 6 High Street Hunstanton Norfolk PE36 5AF	alleged unauthorised works to a Listed Building	Pending Consideration
Hunstanton	04-May-17	17/00187/UNAUTU	Harlequin House Le Strange Terrace Hunstanton Norfolk	alleged unauthorised use	Pending Consideration

Hunstanton	04-Aug-16	16/00360/UNAUTU	School House James Street Hunstanton Norfolk PE36 5HE		Pending Consideration
Hunstanton	31-Oct-16	16/00508/BOC	Land South of 22 Philips Chase Hunstanton Norfolk	alleged breach of condition	Pending Consideration
King's Lynn	08-Mar-17	17/00116/UWLB	Maze Media 20A Tuesday Market Place King's Lynn Norfolk PE30 1JW	Alleged unauthorised works to a Listed Building	DC Application Submitted
King's Lynn	19-May-17	17/00212/UWLB	KINGS LYNN NEWSAGENT 103B High Street King's Lynn Norfolk PE30 1PD	alleged unauthorised works to a Listed Building	Pending Consideration
King's Lynn	17-Mar-11	11/00155/UNOPDE	18 North Everard Street King's Lynn Norfolk PE30 5HQ	Without planning permission, the installation of Un- Plasticised Polyvinyl Chloride (UPVC) windows and door	Notice Issued
King's Lynn	24-Apr-13	13/00217/BOC	Unit 11 Willow Road Willows Business Park King's Lynn Norfolk PE34 3RD	Alleged Breach of condition 5 attached to 12/00912/F	Pending Consideration
King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Pending Consideration
King's Lynn	26-May-15	15/00262/UNTIDY	57 Post Mill King's Lynn Norfolk PE30 4QZ	alleged untidy land	Notice Issued

King's Lynn	21-Aug-15	15/00435/BOC	Golden Ball Farm Low Road Saddlebow Norfolk PE34 3FN	alleged breach of condition relating to 11/01806/EXF	Pending Consideration
King's Lynn	11-Dec-15	15/00603/UNAUTU	Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	alleged unauthorised use	Pending Consideration
King's Lynn	14-Jan-16	16/00017/BOC	Wind Turbine SW Point Cottages Cross Bank Road King's Lynn Norfolk	alleged breach of condition relating to 14/01381/F	Notice Issued
King's Lynn	08-Feb-16	16/00063/UWCA	53 Railway Road King's Lynn Norfolk	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	16-May-16	16/00234/UWCA	15 North Everard Street King's Lynn Norfolk PE30 5HQ	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	05-Jul-16	16/00316/S215	18 Kent Road King's Lynn Norfolk PE30 4AU	alleged untidy land	Complaint Received/Investigation Started
King's Lynn	23-Jan-17	17/00044/UNAUTU	Bespak Europe Ltd 1 - 10 Bergen Way North Lynn Industrial Estate King's Lynn Norfolk PE30 2JJ	alleged unauthorised use	Pending Consideration
King's Lynn	07-Feb-17	17/00063/BOC	44 Burkitt Street King's Lynn Norfolk PE30 2AS	Alleged breach of condition	DC Application Submitted

King's Lynn	06-Mar-17	17/00110/UNOPDE	Golden Scissors 115 Norfolk Street King's Lynn Norfolk PE30 1AP	alleged un authorised operational development	Pending Consideration
King's Lynn	08-Mar-17	17/00117/UNAUTU	Mark Perry Sheds And Timber 173 Loke Road King's Lynn Norfolk	alleged breach of condition relating to 12/01661/F	Pending Consideration
King's Lynn	21-Mar-17	17/00051/BOC	The Queen Elizabeth Hospital King's Lynn NHS Foundation Trust Gayton Road King's Lynn Norfolk PE30 4ET	alleged breach of condition	Pending Consideration
King's Lynn	22-Mar-17	17/00060/UNOPDE	10 Lindens King's Lynn Norfolk PE30 4SP	alleged unauthorised operational development	Pending Consideration
King's Lynn	03-Apr-17	17/00090/UWCA	Smok Shop 29 Norfolk Street King's Lynn Norfolk PE30 1AL	alleged unauthorised works in a Conservation Area	Pending Consideration
King's Lynn	03-Apr-17	17/00091/UNOPDE	5 Out South Gates King's Lynn Norfolk PE30 5SX	alleged unauthorised operational development	Pending Consideration
King's Lynn	21-Apr-17	17/00169/BOC	281 Wootton Road King's Lynn Norfolk PE30 3AR	alleged breach of condition	Pending Consideration
King's Lynn	25-Apr-17	17/00170/UNOPDE	7 Hulton Road Gaywood King's Lynn Norfolk PE30 4QE	alleged unauthorisd operational development -	Pending Consideration

King's Lynn	02-May-17	17/00175/UNOPDE	28 Rainsthorpe South Wootton King's Lynn Norfolk PE30 3UF	Alleged unauthorised operational development	Pending Consideration
King's Lynn	18-May-17	17/00209/UNOPDE	29 South Everard Street King's Lynn Norfolk PE30 5HJ	alleged unauthorised operational development - upvc windows and doors in a Conservation Area	Pending Consideration
King's Lynn	24-Apr-15	15/00198/UNAUTU	Street Record Broad Street King's Lynn Norfolk	alleged unauthorised use	DC Application Submitted
King's Lynn	26-May-15	15/00264/UNTIDY	Wennis Hotel 8 - 9 Saturday Market Place King's Lynn Norfolk PE30 5DQ	alleged untidy land	Pending Consideration
King's Lynn	11-Nov-15	15/00559/UNTIDY	11 Valingers Road King's Lynn Norfolk PE30 5HD	alleged untidy derelict property	Notice Issued
King's Lynn	23-Jun-16	16/00289/UNTIDY	51 Middlewood King's Lynn Norfolk PE30 4RT	alleged untidy land	Notice Issued
King's Lynn	19-Jan-17	17/00039/UNAUTU	122 London Road King's Lynn Norfolk PE30 5ES	alleged unauthorised use	Pending Consideration
King's Lynn	07-Mar-17	17/00112/UADV	Mondao Circus	alleged unauthorised advertising - Circus fly Posting	Pending Consideration

King's Lynn	14-Mar-17	17/00129/UNAUTU	Land N of Euro Car Parts St Hilary Park Road King's Lynn Norfolk	alleged unauthorised use	Pending Consideration
King's Lynn	19-Apr-17	17/00164/UNAUTU	Café Moccha 5 New Conduit Street King's Lynn Norfolk PE30 1DF	alleged unauthorised use	Pending Consideration
King's Lynn	21-Apr-17	17/00166/UADV	122 London Road King's Lynn Norfolk PE30 5ES	alleged unauthorised advertisement	Pending Consideration
King's Lynn	11-May-17	17/00198/UADV	Circus Posters Hunstanton Area And At Various Places Around the Borough	alleged unauthorised adverts for Circus	Pending Consideration
King's Lynn	16-Aug-16	16/00382/UWLB	2 Purfleet Place King's Lynn Norfolk PE30 1JH	alleged unauthorised works in a Conservation Area	Notice Issued
King's Lynn	21-Oct-16	16/00499/UNAUTU	6 Hoveton Close Hickling King's Lynn Norfolk PE30 4XH	alleged unauthorised use	Pending Consideration
King's Lynn	10-Nov-16	16/00517/UNOPDE	8 Crown Square King's Lynn Norfolk PE30 2LY	alleged unauthorised operational development	DC Application Submitted
King's Lynn	29-Nov-16	16/00540/UADV	Mr Fips Wonder Circus Circus Posters At Various Places Around the Borough	alleged unauthorised advertisements	Pending Consideration

King's Lynn	29-Nov-16	16/00545/UWLB	Flat A 13 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	alleged unauthorised use to a Listed Building	Pending Consideration
King's Lynn	30-Nov-16	16/00546/UWLB	Flat B 13 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	alleged unauthorised works to a Listed Building	Pending Consideration
Marham	27-Mar-15	15/00158/UNOPDE	R & S Engineering Burnthouse Drove Upper Marham Norfolk PE33 9JP	alleged unauthorised use	Pending Consideration
Marham	07-May-15	15/00234/BOC	R & S Engineering Burnthouse Drove Upper Marham Norfolk PE33 9JP	alleged breach of condition relating to 13/01472/CU	Pending Consideration
Marshland St James	08-Feb-17	17/00069/UNOPDE	300 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP	alleged unauthorised operational development	Pending Consideration
Marshland St James	03-Jul-13	13/00356/UNAUTU	Land North of Long Lots Drove Marshland St James Norfolk	alleged unauthorised use	Notice Issued
Marshland St James	11-Jan-17	17/00020/UNAUTU	South West Corner of Site At Button Hole Lake School Road Marshland St James Norfolk	alleged unauthorised use	Pending Consideration
Marshland St James	21-Feb-17	17/00096/UNAUTU	Barns Rear of Rose Farm 230 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES	alleged unauthorised use	Pending Consideration

Marshland St James	23-Dec-16	16/00585/BOC	Five Farthings 224 Smeeth Road Marshland St James Norfolk PE14 8ES	alleged breach of condition relating to 14/01639/F	DC Application Submitted
Methwold	23-Mar-15	15/00149/UNAUTU	The Fairview 20 the Avenue Brookville Thetford Norfolk IP26 4RF	alleged unauthorised use	Pending Consideration
Methwold	03-Apr-17	17/00092/BOC	Fishing Lodges Thornham Lake Thornham Road Methwold Norfolk	alleged breach of condition	Pending Consideration
Methwold	29-Mar-17	17/00142/UNOPDE	49 Main Road Brookville Thetford Norfolk IP26 4RB	Unauthorised Operational Development	Pending Consideration
Middleton	20-Oct-16	16/00493/UNOPDE	Mitre Farm Setch Road Blackborough End Norfolk PE32 1SL	alleged unauthorised operational development	Pending Consideration
Nordelph	29-Jan-16	16/00046/UNAUTU	The Old Farmhouse Birchfield Road Nordelph Downham Market Norfolk PE38 0BP	alleged unauthorised use	Pending Consideration
Nordelph	29-Jan-16	16/00042/UNAUTU	Land North West of Coronation Avenue Nordelph Norfolk	alleged unauthorised use	Notice Issued
Nordelph	21-Feb-17	17/00085/UNAUTU	2 Thorpe Terrace Silt Road Nordelph Norfolk PE38 0BX	alleged unauthorised use	Pending Consideration

North Wootton	11-May-17	17/00197/NIA	20 Priory Road North Wootton Norfolk PE30 3PY	alleged not in accordance with 16/00987/F	Pending Consideration
Northwold	11-Jul-16	16/00324/UNAUTU	Laburnum Garage 23 West End Northwold Norfolk IP26 5LE	alleged unauthorised use	Pending Consideration
Old Hunstanton	16-Sep-16	16/00435/NIA	Gingerbread Cottage 33A Sea Lane Old Hunstanton Norfolk	alleged not in accordance with approved plans	Pending Consideration
Outwell	09-Jan-17	17/00003/BOC	Five Oaks 2 Hall Road Outwell Norfolk PE14 8PE	alleged breach of condition relating to 14/01298/F	Pending Consideration
Outwell	11-Aug-15	15/00413/UNAUTU	Rose Cottage 5 Green Drove Outwell Norfolk PE14 8TW	alleged unauthorised use	Pending Consideration
Outwell	19-Oct-16	16/00487/UNAUTU	Land South of Sidney House Mullicourt Road Outwell Wisbech Norfolk PE14 8PX	alleged unauthorised use	Pending Consideration
Outwell	19-Dec-16	16/00578/BOC	6 Wisbech Road Outwell Norfolk PE14 8PA	alleged breach of condition relating to 15/00667/F	Notice Issued
Pentney	29-Jan-16	16/00048/HEDGE	Land North East of the Pines Abbey Road Pentney Norfolk	Alleged removal-works to a hedge	DC Application Submitted

Pentney	06-Apr-17	17/00154/BOC	41 Pentney Lakes Common Road Pentney Norfolk PE32 1LE	alleged breach of condition relating to 09/02048/F	Pending Consideration
Pentney	03-Jul-13	13/00352/S215	11 Church Close Pentney King's Lynn Norfolk PE32 1JJ	Without planning permission, the storage of vehicles at a level in excess of an incidental level constituting a change of use to a mixed use of residential and storage of vehicles.	Notice Issued
Roydon	15-Jun-16	16/00280/UNTIDY	Land East of No's 3 And 4 Birch Drive Roydon Norfolk	alleged untidy land	Notice Issued
Runcton Holme	23-Mar-17	17/00080/BOC	Woodlakes Leisure Ltd Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX	alleged breach of condition relating to 14/00515/F	Pending Consideration
Snettisham	19-Jun-15	15/00309/UNAUTU	Land Adjacent To 36 Beach Road Snettisham Norfolk	alleged unauthorised use	Pending Consideration
Snettisham	13-Apr-16	16/00178/BOC	Old Station Yard Station Road Snettisham King's Lynn Norfolk PE31 7QS	Alleged breach of condition relating to 11/01163/	Pending Consideration
Snettisham	07-Mar-17	17/00114/BOC	Compass House 16B Lynn Road Snettisham Norfolk PE31 7PT	Alleged breach of condition 7 relating to 15/00237/F and Condition 7 relating to 15/01551/F	Pending Consideration
Snettisham	10-Mar-17	17/00125/BTCA	The Beeches 8 Bircham Road Snettisham Norfolk PE31 7NF	alleged breach to a tree in a conservation area	Pending Consideration

Snettisham	09-May-17	17/00193/BOC	Coastal Veterinary Group 16 Alma Road Snettisham Norfolk PE31 7NY	alleged breach of condition relating to 15/01850/F	Pending Consideration
Snettisham	28-Jan-16	16/00038/BOC	Land At Common Road Snettisham Norfolk	alleged breach of condition relating to 13/01736/RM	DC Application Submitted
Snettisham	31-Oct-16	16/00506/BOC	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	Alleged breach of condition	Pending Consideration
Snettisham	19-Dec-16	16/00573/UNAUTU	Southgate Barn 1 Southgate Lane Snettisham King's Lynn Norfolk PE31 7QN	alleged unauthorised use	DC Application Submitted
South Creake	04-Aug-15	15/00391/UNOPDE	The Elms The Common South Creake Fakenham Norfolk NR21 9JA	Alleged unauthorised caravans on site	Notice Issued
South Creake	04-Aug-16	16/00353/BOC	Jays The Common South Creake Fakenham Norfolk NR21 9JB	alleged breach of condition	DC Application Submitted
South Wootton	01-Feb-17	17/00055/UNOPDE	Land On the East Side of Nursery Lane South Wootton Norfolk	alleged unauthorised operational development	Pending Consideration
South Wootton	06-Apr-17	17/00155/UNAUTU	16 Rushmead Close South Wootton King's Lynn Norfolk PE30 3LY	alleged unauthorised use	Pending Consideration

South Wootton	04-Aug-16	16/00354/BTPO	The Limes 8 Church Lane South Wootton Norfolk PE30 3LJ	alleged breach of tree preservation order	Notice Issued
Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells Farm Farthing Drove Southery Norfolk PE38 0PR	alleged unauthorised use	Notice Issued
Southery	16-May-17	17/00206/UNAUTU	Little Campsey Farm Campsey Road Southery Downham Market Norfolk PE38 0NQ	Alleged unauthorised use	Pending Consideration
Stoke Ferry	19-Jan-17	17/00040/UNAUTU	Horsemans Rest Littlemans Way Stoke Ferry King's Lynn Norfolk PE33 9UB	alleged unauthorised use	Pending Consideration
Stoke Ferry	08-Apr-16	16/00164/UNAUTU	The Annexe Playters Farm Greatmans Way Stoke Ferry Norfolk PE33 9SZ	Alleged unauthorised use	Pending Consideration
Stoke Ferry	16-Sep-16	16/00436/NIA	The Toll House Oxborough Road Stoke Ferry Norfolk PE33 9SY		DC Application Submitted
Stow Bardolph	12-Nov-14	14/00688/BOC	Willow Farm Stow Bridge Road Stow Bardolph Norfolk PE34 3HZ	Alleged Breach of Condition relating to 09/00147/F	Pending Consideration
Stow Bardolph	12-May-17	17/00201/BOC	Pleasant View 122 the Drove Barroway Drove Norfolk PE38 0AL	Alleged breach of Condition relating to 09/00523/F	Pending Consideration

Stow Bardolph	16-May-17	17/00205/BOC	Ivy Lodge 130 the Drove Barroway Drove Norfolk PE38 0AL	Alleged breach of Condition relating to 2/01/0899/F	Pending Consideration
Stow Bardolph	23-Aug-16	16/00391/UNOPDE	Primrose Farm 94 the Drove Barroway Drove Norfolk PE38 0AJ	Alleged unauthorised development	Pending Consideration
Stow Bardolph	08-Dec-16	16/00557/UNAUTU	Horseshoe Farm 241 the Drove Barroway Drove Norfolk PE38 0AN	alleged unauthorised use	Pending Consideration
Syderstone	14-Jul-15	15/00353/BOC	Carriage House Docking Road Syderstone Norfolk PE31 8SW	alleged breach of condition relating to 10/01425/F	Pending Consideration
Syderstone	19-Dec-16	16/00575/UNAUTU	Syderstone Business Park Mill Lane Syderstone Norfolk PE31 8SE	alleged unauthorised use	Pending Consideration
Terrington St Clement	10-Oct-14	14/00635/UNAUTU	Myrabella Farm Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	alleged unauthorised use	Notice Issued
Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South Fork Waterlow Road Terrington St Clement Norfolk PE34 4PS	alleged unauthorised use	Pending Consideration
Terrington St Clement	26-May-16	16/00255/UNAUTU	Annexe At 257 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4HU	alleged unauthorised use	Pending Consideration

Terrington St Clement	18-May-17	17/00211/UNAUTU	Myrabella Farm Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	alleged unauthorised use	Pending Consideration
Terrington St Clement	28-Jul-16	16/00348/UNAUTU	71 Station Road Terrington St Clement Norfolk PE34 4PL	alleged unauthorised use - car sales	DC Application Submitted
Terrington St Clement	12-Oct-16	16/00482/BOC	Marigold Lodge 73 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4PJ	alleged breach of condition	Pending Consideration
Terrington St Clement	02-Mar-17	17/00106/UNOPDE	Land To East of Hay Green Road North Terrington St Clement Norfolk	alleged unauthorisd use	Pending Consideration
Terrington St Clement	12-Apr-17	17/00161/UNOPDE	Fairview 31 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4JU	Alleged unauthorised Dropped kerb and construction of new hardstanding	Pending Consideration
Terrington St John	04-May-17	17/00190/UNOPDE	6 Gambles Terrace School Road Terrington St John Wisbech Norfolk PE14 7SG	alleged unauthorised operational development	Pending Consideration
Thornham	12-Apr-17	17/00162/UNAUTU	Lyng Farm Ringstead Road Thornham Hunstanton Norfolk PE36 5LH	Alleged unauthorised 30 caravans	Pending Consideration
Tilney St Lawrence	25-Mar-14	14/00176/UNOPDE	The Coach & Horses Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU	alleged unauthorised operational development	Notice Issued

Tilney St Lawrence	16-Dec-15	15/00606/UNOPDE	Land Opposite Sycamore Farm New Road Terrington St John Norfolk	alleged unauthorised operational development	Pending Consideration
Tilney St Lawrence	07-Mar-16	16/00108/UNOPDE	Field Rear of Windsor Farm 79 Church Road Tilney St Lawrence King's Lynn Norfolk PE34 4QQ	alleged unauthorised operational development	Pending Consideration
Upwell	10-Mar-17	17/00124/NIA	Fountain Foods Ltd New Road Upwell Wisbech Norfolk PE14 9AB	alleged not in accordance with 15/00806/F	Pending Consideration
Upwell	21-Mar-17	17/00050/UNAUTU	Building S of 16 And Opposite 7 Baptist Road Upwell Norfolk	alleged unauthorised use	Pending Consideration
Upwell	06-Apr-17	17/00153/UNAUTU	The Wolery 236 Small Lode Upwell Norfolk	alleged unauthorised use	Pending Consideration
Upwell	08-Sep-16	16/00420/UNAUTU	Land S of the Cottage SW of Plaw Field Stonehouse Road Upwell Norfolk	alleged unauthorised use	DC Application Submitted
Upwell	30-Sep-16	16/00460/UNAUTU	Land Adjacent 3 the Lodge 196 - 198 Small Lode Upwell Norfolk PE14 9BU	alleged unauthorised use	Pending Consideration
Upwell	10-Oct-16	16/00472/BOC	Norland 122 Croft Road Upwell Norfolk PE14 9HQ	alleged breach of condition relating to 13/01697/F	Pending Consideration

Walpole	27-Jan-16	16/00037/BOC	Newcroft Cottage Mill Road Walpole St Peter Norfolk PE14 7QP	alleged breach of condition relating to 06/00759/F	Notice Issued
Walpole	24-May-16	16/00250/BOC	12 Stable Block Livery Business At Hill Farm West Drove North Walpole St Peter Norfolk	alleged breach of condition relating to 13/00147/F	Notice Issued
Walpole	05-Apr-16	16/00154/UNAUTU	12 Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	alleged unauthorised use	Pending Consideration
Walpole	15-Feb-17	17/00078/UNAUTU	Walpole Water Gardens Chalk Road Walpole St Peter Norfolk PE14 7PH	alleged unauthorised use	Pending Consideration
Walpole	02-May-17	17/00177/UNAUTU	Roseville Chalk Road Walpole St Peter Norfolk PE14 7PN	Alleged unauthorised use	Pending Consideration
Walpole	31-Aug-16	16/00398/UNAUTU	Mansefield Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN	Alleged unauthorised use	Pending Consideration
Walpole	09-Dec-16	16/00565/UNAUTU	Strawberry Farm Follens Road Walpole St Andrew Norfolk PE14 7JX	Alleged unauthorised use	Pending Consideration
Walpole	03-Mar-17	17/00108/BOC	Rose And Crown Solar PV Ltd Solar Farm On the Salts Walpole Bank Walpole St Andrew Norfolk	Alleged breach of condition	Pending Consideration

Walpole Cross Keys	30-Mar-15	15/00164/UNAUTU	Old Farm Market Lane Walpole St Andrew Norfolk PE14 7LT	alleged unauthorised use	Notice Issued
Walpole Highway	12-Jan-17	17/00025/UNAUTU	Beba & Sons Fence Bank Walpole Highway Wisbech Norfolk PE14 7QR	alleged unauthorised use	Notice Issued
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of condition	Pending Consideration
Walsoken	26-Oct-15	15/00535/HHC	16 Westry Close Walsoken Wisbech Norfolk PE14 7BU	High Hedge Complaint	Notice Issued
Walsoken	16-May-16	16/00231/UNAUTU	Opposite Lankefers Produce Processing Plant Hunchback Lane Walsoken Norfolk	alleged unauthorised use	Pending Consideration
Walsoken	23-Feb-17	17/00101/UNAUTU	31 Burrettgate Road Walsoken Wisbech Norfolk PE14 7BN	alleged unauthorised use	DC Application Submitted
Walsoken	10-Aug-10	10/00329/BOC	Claybrook Park 38 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of highway condition relating to planning permission 06/02009/FM	Notice Issued
Walsoken	09-Dec-16	16/00559/BOC	Tarrazona 16 S-Bend Lynn Road Walsoken Norfolk PE14 7AP	Alleged breach of condition relating to 12/00332/F	Notice Issued

Watlington	13-Apr-16	16/00176/UNAUTU	Land South of 6 Challis Close 10, 14, 16 Kent Drive 47 And 49 Langridge Circle 98 John Davis Way Watlington King's Lynn Norfolk	Alleged unauthorised use	Pending Consideration
Watlington	02-May-17	17/00176/UNTIDY	28 John Davis Way Watlington King's Lynn Norfolk PE33 0TD	Alleged untidy land	Pending Consideration
Watlington	12-Oct-16	16/00483/UNOPDE	Nulawn 31 Station Road Watlington King's Lynn Norfolk PE33 0JF	alleged unauthorised operational development	Pending Consideration
Welney	11-Sep-14	14/00542/UNOPDE	Ha Penny Toll Farm Ha Penny Toll Road Lotts Bridge Three Holes Norfolk	alleged unauthorised operational development	Notice Issued
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
Wereham	03-May-17	17/00182/UNOPDE	1 Stoke Road Methwold King's Lynn Norfolk PE33 9AT	alleged unauthorised operational development	Pending Consideration
West Acre	27-Aug-14	14/00514/BOC	Greenhill Cottage 1A Green Hill Road West Acre Norfolk PE32 1TW	alleged breach of condition	Pending Consideration
West Dereham	27-Jul-16	16/00340/UNAUTU	Land On the West Side of Basil Road West Dereham Norfolk	alleged unauthorised use	Pending Consideration

West Rudham	30-Sep-16	16/00461/UNOPDE	Shanrane Lynn Road West Rudham King's Lynn Norfolk PE31 8RW	alleged unauthorised operational development- Fence	Pending Consideration
West Walton	19-Dec-14	14/00742/UNAUTU	Cooks Cottage St Pauls Road South Walton Highway Norfolk PE14 7DD	Alleged unauthorised use of barn conversion (holiday lets) as single dwellinghouse	Notice Issued
West Walton	23-Jul-15	15/00375/BOC	Cashelbawn Mill Road West Walton Wisbech Norfolk PE14 7EU	alleged breach of condition 4 & 5 of 13/01017/F	Pending Consideration
West Walton	16-May-17	17/00207/UNOPDE	Land Rear of Oak Lodge Mill Road West Walton Wisbech Norfolk PE14 7EU	Alleged unauthorised operational development	Pending Consideration
West Winch	07-Apr-17	17/00157/UNAUTU	Watlington House Garage Lane Setchey Norfolk PE33 0BE	alleged unauthorised use	Pending Consideration
West Winch	05-Jun-15	15/00270/UNAUTU	45 Archdale Close West Winch King's Lynn Norfolk PE33 0LD	alleged unauthorised use	Pending Consideration
West Winch	12-May-17	17/00200/UNAUTU	47 Archdale Close West Winch King's Lynn Norfolk PE33 0LD	Alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	09-Feb-15	15/00076/BOC	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged breach of condiiton	Notice Issued

Wiggenhall St Germans	07-Mar-16	16/00112/UNAUTU	Rear of Sunset Lodge Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3AT	alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	23-Jan-17	17/00045/UNOPDE	Spriggs Hollow Magdalen High Road Wiggenhall St Mary Magdalen Norfolk PE34 3BG	alleged unauthorised operational development	Pending Consideration
Wiggenhall St Germans	23-Jun-14	14/00368/UNAUTU	New Farm House High Road Saddlebow King's Lynn Norfolk PE34 3AW	alleged unauthorised use	Pending Consideration
Wiggenhall St Germans	27-Jan-17	17/00048/UNOPDE	Land East of 11 Lynn Road Wiggenhall St Germans Norfolk	alleged unauthorised operational development	Pending Consideration
Wretton	28-Jun-16	16/00305/UNAUTU	2 Rose Cottage Cromer Lane Wretton King's Lynn Norfolk PE33 9QX	alleged unauthorised use	Pending Consideration

PLANNING COMMITTEE

5 JUNE 2017

**DECISION ON PLANNING AND ENFORCEMENT APPEALS
- QUARTERLY REPORT -**

1. PURPOSE OF THE REPORT

- 1.1 To provide Members with the quarterly update covering performance for the period 1 January 2017 – 31 March 2017

2. REPORT

- 2.1 The Schedule is attached at Appendix 1 for the period 1 January 2017 – 31 March 2017 (Planning and Enforcement).

	Valid appeals started in system at beginning of period	New valid appeals started	Appeals decided (or withdrawn / closed / invalid)	Valid appeals started in system at end of period
1 Jan – 31 Mar	19	17	16	20

- 2.2 For all appeals decided this quarter, the outcomes were as follows:-

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jan – 31 Mar	2	11	13	3	0	0
	15%	85%				

- 2.3 BVPI 204 was not retained as a new National Indicator although it has been retained as one of our local indicators. BVPI 204 was quite specific over which appeals it covers and for example does not include enforcement, advertisement, lawful development certificate, permitted development, hedge and tree appeals, this is reflected in the table below.

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jan – 31 Mar	2	9	11	0	0	0
	23%	77%				

- 2.4 For all appeals decided over the last 4 quarters, the outcomes were as follows:-

2016/17	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Apr – 30 Jun	2	11	13	1	0	0
1 Jul – 30 Sept	2	18	20	1	0	0
1 Oct – 31 Dec	3	11	14	2	0	0
1 Jan – 31 Mar	2	11	13	3	0	0
Total	9	51	60	7	0	0
	15%	85%				

This data shows that for the first quarter of 2017 15% of all appeals were allowed. For the 12 month period to 31 March 2017 an average of 15% of all appeals were allowed. This is well below the post National Planning Policy Framework (NPPF) national average figure of around 36% of all appeals allowed. With regard to withdrawals it should be noted that appeals can be withdrawn at any time, even after the statements have been exchanged or the appeal heard but whilst the Inspector's decision is awaited. At that stage the LPA has undertaken all the work but without any commensurate result.

- 2.5 All decisions are viewable on the councils web site located on the planning appeals page and are e-mailed directly to the ward member, Chairman and Vice-Chairman. Appeal documentation for applications made in 2004 onwards can also be viewed on Public Access using the planning application search facility.

Contact Officer: Lee Osler, Office Manager
☎ 01553 616552

Planning and Enforcement Appeal

Report Date Range 01/01/2017 to 31/03/2017

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
------------	---------------------------	----------------	-------------	-------------------------------	------------------	--------------	---------------------------

Live Cases -1 (Not including appeals received to end of previous quarter)

23/08/2016	C/16/3154734	Stephen Bacon The Annex Mill House Cottage Queen Elizabeth Way Castle Rising Norfolk PE31 6AL	Without planning permission, the material change of use of an ancillary outbuilding into a self-contained residential dwellinghouse	15/00117/UNAUTU	Public Inquiry		
20/09/2016	W/16/3152793	Miss Pamela Wenn 81 Broadend Road Walsoken Norfolk PE14 7BQ	Outline Application: Proposed single storey dwelling	16/00040/O	Written Representations		
28/10/2016	ENV/3161360	Hanover Housing 1 Lyndhurst Court Sandringham Road Hunstanton Norfolk PE36 5AE	2/TPO/00236: T1 Horse Chestnut T2 T3 T4 Lime Trees x 3 - Remove	16/00036/TPO	Undefined		
28/11/2016	ENV/3161815	Mr & Mrs Stevens Orchard Cottage 4 Rectory Lane North Runcton King's Lynn Norfolk PE33 0QS	2/TPO/00145: T1 T2 Lime Trees x 2 - Raise to 6m by removing epicormic growth crown clean and remove deadwood T3 Horse Chestnut - Fell T4 Oak Height reduction to about 7m T5 Oak - Crown clean mainly to remove significant deadwood	16/00038/TPO	Written Representations		

Live Cases -2 (Received in previous quarter)

17/01/2017	C/16/3163405	Mr Peter Page Land Adjacent To 36 Beach Road Snettisham Norfolk	Appeal against	15/00309/UNAUTU	Written Representations		
------------	--------------	---	----------------	-----------------	-------------------------	--	--

137

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
19/01/2017	W/16/3163079	Mr And Mrs Statham Meadow View Black Horse Road Clenchwarton King's Lynn Norfolk PE34 4DN	Removal of condition 8 attached to planning permission 16/00395/F to remove the tie of the dwelling to the business	16/01478/F	Written Representations		
17/02/2017	C/17/3169248	Mrs Dingley 16 Cameron Close Heacham King's Lynn Norfolk PE31 7LF	Appeal against Enforcement Notice	16/00211/UNOPDE	Written Representations		
23/02/2017	C/16/3165306	Mr Mahir Kocaslán Alis Meze Bar 120 Norfolk Street King's Lynn Norfolk PE30 1AP	Appeal against unauthorised use	15/00603/UNAUTU	Written Representations		
28/02/2017	W/16/3163515	Mr And Mrs Rudd Land Between 21- 31 Leziate Drove Pott Row King's Lynn Norfolk PE32 1DB	Outline Application: Proposed residential development (4 dwellings)	16/00635/O	Written Representations		
03/03/2017	W/17/3169623	Mr A Peake Ocean View 1F the South Beach Heacham Norfolk	Variation of condition 2 of planning permission 2/98/1559/F to enable permanent occupation as the clients home	16/02089/F	Written Representations		
22/03/2017	D/16/3163652	Sedgeford Hall Estate Building S of Park Vue Heacham Road Sedgeford Norfolk	Conversion to residential of existing barn including single storey extension to the east elevation	16/01127/F	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
22/03/2017	W/17/3171622	Mr N Suiter The Red House Hall Lane South Wootton King's Lynn Norfolk PE30 3LQ	New dwelling within grounds of existing dwelling	16/02196/F	Written Representations		
Appeals Decided (Up to the end of previous quarter)							
18/04/2016	C/16/3146551	Nicholas David Barker Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT	Appeal against	15/00002/MON	Written Representations		12/01/2017 No Code [ENFQUA]
18/04/2016	C/16/3146770	Cheryl Barker Holly Manor Lynn Road Tilney All Saints Norfolk PE34 4RT	Appeal against	15/00002/MON	Written Representations		12/01/2017 No Code [ENFQUA]
10/08/2016	C/16/3154398	Kim Lorraine Jeffery Claybrook Park 38 Broadend Road Walsoken Norfolk PE14 7BQ	Appeal against	10/00329/BOC	Written Representations		14/02/2017 Enf Notice Upheld with Alteration
23/09/2016	X/16/3154621	Mr Rodney Wilson 81 Broadend Road Walsoken Norfolk PE14 7BQ	Lawful Development Certificate - Existing use as dwelling and residential garden	14/00468/LDE	Public Inquiry		08/03/2017 Appeal Withdrawn
18/10/2016	W/16/3158814	Mrs Marsha Parker The Gables 53 Common Road Runcton Holme King's Lynn Norfolk PE33 0AA	Change of use of agricultural land to residential garden land	16/01077/CU	Written Representations		11/01/2017 Appeal Allowed
29/11/2016	W/16/3160788	Mr L Aldren Land West of Mayfield House High Road Saddlebow King's Lynn Norfolk PE34 3AR	OUTLINE APPLICATION ALL MATTERS RESERVED:Construction of four dwellings	16/00373/O	Written Representations		16/02/2017 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
29/11/2016	W/16/3160021	Mr Phillip Jones Land South of 62 Outwell Road Emneth Wisbech Norfolk PE14 0DU	Outline Application: construction of four dwellings	16/00429/O	Written Representations		06/02/2017 Appeal Dismissed
30/11/2016	W/16/3162957	Mrs C Sidgwick Land East Jubilee Bungalow 93 Elmside Emneth Wisbech Norfolk PE14 8BQ	Outline Application: Site for construction of one dwelling	16/01585/O	Written Representations		06/02/2017 Appeal Dismissed
06/12/2016	W/16/3163100	Mr D Mitchell Land At Gatehouse Lane North Wootton Norfolk	OUTLINE APPLICATION ALL MATTERS RESERVED: Proposed residential dwelling	16/00417/O	Written Representations		07/03/2017 Appeal Dismissed
06/12/2016	W/16/3162499	Hereward Services Victoria Barn Basin Road Outwell Norfolk PE14 8TH	Removal of storage building and 2 residential mobile homes and replacement with 4 detached 2 storey dwellings	16/00434/O	Written Representations		07/03/2017 Appeal Dismissed
11/01/2017	W/16/3160063	Elm Park Holdings Ltd Fosters Sports Ground Ferry Road Clenchwarton Norfolk PE34 4BP	Outline Application: residential development for up to 9 dwellings (Phase 3)	16/00644/O	Informal Hearing		03/03/2017 Appeal Withdrawn
16/01/2017	W/16/3163709	Mr Edward Carter Land S of West View Narborough Road Pentney Norfolk	OUTLINE APPLICATION ALL MATTERS RESERVED: Erection of five new dwellings	16/00727/O	Written Representations		16/03/2017 Appeal Dismissed
16/01/2017	W/16/3164427	Mr And Mrs D Miller Station Farm Cottage Station Road Stanhoe King's Lynn Norfolk PE31 8QN	Demolition of existing dwelling and replacement with a new dwelling	16/01226/F	Written Representations		17/03/2017 Appeal Allowed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
18/01/2017	W/16/3166044	Mr S Evans Land At The Priory Nursery Lane North Wootton King's Lynn Norfolk PE30 3QB	Outline Application: 3 new dwellings	16/00376/O	Written Representations		30/03/2017 Appeal Dismissed
19/01/2017	W/16/3165547	C R Melton And Sons Land N 140 Church Road Bambers Lane Emneth Norfolk	Outline Application: construction of a bungalow	16/01601/O	Written Representations		29/03/2017 Appeal Dismissed
24/01/2017	D/16/3163185	Mr Ivan Browne 33 Church Road Flitcham Norfolk PE31 6BU	Demolition of existing flat roof rear extension and side storey pitched roof element and construction of new 2 storey pitched roof side and rear extension with flat roof infill to rear with detached garage	16/01482/F	Undefined		01/03/2017 Appeal Dismissed
26/01/2017	W/16/3160159	Lidl UK Gmbh Former Petrol Station And R J Stainsby & Son Site 45 Lynn Road Heacham Norfolk PE31 7HU	Demolition of existing buildings and construction of Class A1 (Retail) food store together with access, car parking and landscaing and associated engineering works	15/02004/FM	Written Representations		27/02/2017 Appeal Withdrawn

141

PLANNING COMMITTEE

5 June 2017

UPDATE ON TREE MATTERS

Prepared by Richard Fisher, Arboricultural Officer

1.0 Introduction

- 1.1 This report seeks to update Members on recent Tree Preservation Orders (TPO's) that have been served since 30th April 2016, along with a summary on some of the other aspects of the work in relation to trees.

2.0 Summary of Work

- 2.1 Set out in table 1 is a breakdown of the numbers of the various types of applications or work types carried out during the period.
- 2.2 Members will be aware that tree work applications have to be responded to within 6 weeks in the case of a Conservation Area notification, and 8 weeks in the case of a TPO tree work application. If responses are not received within these timescales the work is deemed to be acceptable and can be carried out.
- 2.3 There is a requirement for planning applications to be responded to well within the 8 or 13 week time period, to ensure applications can be dealt with within the requisite time period. There is also a requirement to respond to discharge of conditions with a specified time period, to ensure development can commence.
- 2.4 Although not time specific, the serving of a new TPO is often a matter of urgency in order to prevent the trees being felled or inappropriate pruning taking place. Once served there are time limits for objections to be received and responses to be sent, and the matter placed before the Planning Committee. If this is not all completed within 6 months of the serving then the TPO will lapse.
- 2.5 In addition to this there have been a number of pre application site visits undertaken for both tree work applications and planning applications, as well as the general day to day tree related enquiries that have to be addressed during the course of the day.

Table 1 – Breakdown of tree related applications and work received since April 2016

	Numbers
Planning Applications	
Planning Applications considered	405
Pre-Applications considered	31
Applications to discharge tree and landscape conditions	51
New Tree Preservation Orders	
New TPO's served	19
TPO's with objections received (Planning Committee Confirmation)	6
Still to be confirmed	0
Tree Work Applications/Notifications	
Conservation Area Notifications approved	194
Conservation Area Notification Refused (TPO Served)	2
Conservation Area Notification Pending	15
Tree Preservation Order applications approved	93
Tree Preservation Order applications refused/partially refused	Part refused – 6 Refused - 0
Tree Preservation Order applications appealed	3
Tree Preservation Order application pending	13

3.0 Details of TPO's Served and Confirmed since February 2014

- 3.1 19 TPOs has been served since April 2016. Where no objections have been received they have been confirmed under delegated powers. When objections have been received these will need to be considered by the Planning Committee, as to whether or not the TPO is confirmed. Since April 2016, 13 TPOs have been confirmed under delegated powers with 6 confirmed at Planning Committee.
- 3.2 We have received, 3 appeal decisions relating to refusals for works to protected trees. These appeals have been dismissed. We currently have 1 further appeal in process.

4.0 Recommendation

- 4.1 That members of the Planning Committee note the contents of the report.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the May Planning Committee Agenda and the June agenda. 172 decisions issued, 160 decisions issued under delegated powers with 12 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 19/04/2017 – 22/05/2017

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	1	1	0		1	100%	60	50	2	0
Minor	80	72	8	61		76%	65		7	2
Other	91	84	7	74		81%	80		1	0
Total	172	157	15							

Planning Committee made 12 of the 172 decisions, 6%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
----------------------	----------------------------------	-------------------	-------------------------------	--------------------

04.04.2017	28.04.2017 Application Permitted	15/01146/NMAM_1	Snettisham Solar Ltd Land S Saffron Nursery Fring Road Bircham Road Snettisham NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/01146/FM: Installation of solar farm including solar panels, plant, security fencing, landscaping and other associated equipment	King's Lynn
------------	--	-----------------	--	-------------

14.03.2017	04.05.2017 Application Refused	17/00482/F	Ms Sandy Nunes Vaz 32 New Road Burnham Overy Staithe King's Lynn Norfolk The proposed works is for a loft conversion (41m ²) with a large dormer on the rear and alterations to existing openings	Burnham Overy
05.04.2017	12.05.2017 Application Permitted	17/00699/F	Mr Ronald Skelton Hall Farm Mill Hill Road Boughton King's Lynn Extension to the rear of dwelling	Boughton
17.11.2016	10.05.2017 Application Refused	16/02020/F	Mr Felix Gill Appletree House Marsh Side Brancaster Norfolk Addition of dormer window to roof and new enlarged windows to North elevation	Brancaster
20.02.2017	24.04.2017 Application Permitted	17/00308/F	Langton Homes Coach House Manor Farm Main Road Brancaster Proposed alterations to the Coach House, with associated garaging and hard landscaping	Brancaster
03.03.2017	19.05.2017 Application Permitted	17/00411/F	Mrs Jane Burnip 25 the Close Brancaster Staithe Norfolk PE31 8BS Extension to front and side of dwelling	Brancaster

08.03.2017	19.05.2017 Application Permitted	17/00437/F	Royal West Norfolk Golf Club Royal West Norfolk Golf Club Beach Road Brancaster Norfolk Construction of a fence to preserve dunes	Brancaster
13.03.2017	08.05.2017 Application Permitted	17/00476/F	Mrs S Bradshaw Ventulus Cross Lane Brancaster Norfolk Extension	Brancaster
09.03.2017	03.05.2017 Application Permitted	17/00449/F	Mr & Mrs P Miller Peterstone Cutting Burnham Road Peterstone Burnham Overy Town Variation of condition 2 of planning permission 16/01351/F: To vary previously approved drawings	Burnham Thorpe
10.02.2017	26.04.2017 Application Permitted	17/00235/LB	Sowerbys Hoilday Cottages And Sowerbys Sowerbys Holiday Cottages 59 Market Place Burnham Market Norfolk Listed Building Application: Provide 2x non-illuminated timber boarded signs on shop front	Burnham Market

10.02.2017	26.04.2017 Application Permitted	17/00241/A	Sowerbys Holiday Cottages And Sowerbys Sowerbys Holiday Cottages 60 Market Place Burnham Market Norfolk ADVERT CONSENT: 2 x non-illuminated timber boarded signs on shop front	Burnham Market
17.02.2017	16.05.2017 Application Permitted	17/00305/BT	BT Payphones Telephone Kiosk On the Green Market Place Burnham Market Norfolk Adoption of Telephone Kiosk by the Parish Council	Burnham Market
07.03.2017	05.05.2017 Application Permitted	17/00426/F	Ambury Developments (UK) Ltd Rowan House Herrings Lane Burnham Market King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 15/01561/F: Variation of condition 2 of planning permission 15/00629/F, to amend previously approved drawings	Burnham Market
14.03.2017	05.05.2017 Application Permitted	17/00480/F	Mr John Uttings Arch House 54 Front Street Burnham Market Norfolk Add an oil tank and external boiler into the curtilage of a listed building. Replace rear facing windows only to match the neighbouring listed property	Burnham Market

14.03.2017	03.05.2017 Application Permitted	17/00481/LB	Mr John Uttings Arch House 54 Front Street Burnham Market Norfolk Listed building application to replace rear facing windows only to match the neighbouring listed property	Burnham Market
12.04.2017	05.05.2017 Split Decision - Part approve_refuse	16/02002/NMA_1	Mr T Roberts Norfolk Living 29 Market Place Burnham Market Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/02002/F: Proposed change of use from ground floor retail (A1) and first floor residential (C3) to two storey restaurant (A3) including extension and alterations	Burnham Market
02.03.2017	27.04.2017 Application Permitted	17/00399/F	Mr C Haller Oak House 42 Station Road Clenchwarton Norfolk Variation of condition 3 of planning permission 15/00503/F to change materials	Clenchwarton
06.03.2017	28.04.2017 Application Permitted	17/00417/F	Mr Adrian Hurst 224 Main Road Clenchwarton King's Lynn Norfolk Variation of condition 2 of planning permission 16/01822/F: To vary previously approved drawings	Clenchwarton

20.03.2017	19.05.2017 Application Refused	17/00516/A	Persimmon Homes East Midlands Land To the West of And North of A17 Whitecross Lane North Clenchwarton Norfolk Advertisement Application: 1x non-illuminated hoarding sign	Clenchwarton
20.03.2017	12.05.2017 Application Permitted	17/00523/F	Mr & Mrs R Corley The Larches 21 Whin Common Road Denver Downham Market First floor extension to dwelling	Denver
22.02.2017	19.04.2017 Application Permitted	17/00333/F	Ms J King 29 Manor Road Dersingham King's Lynn Norfolk Extension and Alterations (rendering of main house).	Dersingham
20.03.2017	16.05.2017 Application Permitted	17/00524/F	Mr M Davies 11 Post Office Road Dersingham King's Lynn Norfolk Demolition of existing garage and erection of a single storey rear extension	Dersingham
24.03.2017	19.05.2017 Application Permitted	17/00571/F	Mr A Leech 6 Kings Croft Dersingham King's Lynn Norfolk Extension to Bungalow	Dersingham
28.03.2017	19.05.2017 Application Permitted	17/00596/F	Mrs Margaret Oates 15 Clayton Close Dersingham King's Lynn Norfolk Side and front extension	Dersingham

27.02.2017	02.05.2017 Application Permitted	17/00367/F	Mr Reginald Wells Swallows Rest High Street Docking Norfolk Variation of Condition 4 of planning permission 10/00842/F to allow a revised layout	Docking
23.03.2017	19.05.2017 Application Permitted	17/00548/F	Mr Stuart Macaulay The Sidings Brancaster Road Docking King's Lynn To demolish existing conservatory and construct a single and two storey rear extension, with alterations	Docking
20.01.2017	02.05.2017 Application Permitted	17/00081/F	Mr M Brown Howletts 53 - 55 High Street Downham Market Norfolk Internal Alterations and Change of use to Chipshop Restaurant within No 53	Downham Market
14.02.2017	28.04.2017 Application Permitted	17/00262/F	Mr B Mack 10 Oak View Drive Downham Market Norfolk PE38 9PB Construction of domestic garage	Downham Market
09.03.2017	27.04.2017 Application Permitted	17/00448/F	Mr & Mrs G Dore 29 Glebe Road Downham Market Norfolk PE38 9QJ Extension to rear of bungalow	Downham Market

14.03.2017	11.05.2017 Application Permitted	17/00489/F	Mr M Sharpe 14 Bennett Street Downham Market Norfolk PE38 9EE Alterations to existing outhouse to form additional residential accommodation	Downham Market
17.03.2017	16.05.2017 Application Permitted	17/00507/RM	Mr & Mrs Rayner Land North of 5 Bridle Lane Downham Market Norfolk PE38 9QZ Reserved Matters Application: construction of a dwelling	Downham Market
23.03.2017	19.05.2017 Application Permitted	17/00557/F	Mr J Lawrence 7 St Edmunds Road Downham Market Norfolk PE38 9LP Extensions and alterations to dwelling	Downham Market
11.04.2017	12.05.2017 Application Permitted	17/00730/A	Forum Contracts Ltd 14 Wales Court Downham Market Norfolk PE38 9JZ Advertisement Application: 2 x internally illuminated fascia signs and 1 x internally illuminated hanging sign Side fascia Sign Hanging Sign (Projection Sign)	Downham Market

13.04.2017	19.05.2017 Application Permitted	17/00750/F	Mr & Mrs S Richings 6 Lavender Drive Downham Market Norfolk PE38 9UA Two storey and single storey extensions on rear of house	Downham Market
20.04.2017	19.05.2017 Application Permitted	17/00781/F	Mr Allan Stevens Hillside 200 Broomhill Downham Market Norfolk Extension to side of dwelling and replacement garage	Downham Market
01.12.2016	21.04.2017 Application Permitted	16/02091/O	C/o Agent Hawstead Bungalow 62 Elmside Emneth Wisbech OUTLINE APPLICATION SOME MATTERS RESERVED: Proposed bungalow	Emneth
20.03.2017	28.04.2017 Application Permitted	16/00754/NMA_1	Mr Colin Hopper Land SW of Eagle House Church Road Emneth Norfolk NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 16/00754/F: Construction of a detached dwelling and detached garage	Emneth
04.04.2017	19.05.2017 Application Permitted	17/00680/RM	Mr Paul Hawes Land North of 86 Hollycroft Road Emneth Norfolk Reserved Matters Application: Residential development plots 1 and 2	Emneth

13.03.2017	27.04.2017 Application Permitted	17/00467/F	Mr David Colk 6 Eye Lane East Rudham King's Lynn Norfolk New road crossing and driveway	East Rudham
28.10.2016	20.04.2017 Application Permitted	16/01916/F	Mr R Brown The Rose Cottage Main Road West Bilney Norfolk Construction of log store	East Winch
09.03.2017	19.05.2017 Application Permitted	17/00450/F	Mr P Burman Land South of Gayton Road East Winch Norfolk VARIATION OF CONDITION 6 OF PLANNING PERMISSION 15/01793/OM: Outline application for proposed development of 10 dwellings and creation of access to agricultural land to the rear	East Winch
15.02.2017	05.05.2017 Application Permitted	17/00274/F	Mr & Mrs Reeve 6 Nightingale Lane Feltwell Thetford Norfolk Single Storey Side Extension + Changes To Existing Rear Elevation & New Painted Rendering To Sides Of Bungalow	Feltwell

24.02.2017	20.04.2017 Application Permitted	17/00344/F	Mrs Tiffany Smith Silver Cottage 6 Hill Street Feltwell Thetford Variation of condition 2 of planning permission 15/00614/F to improve the design aesthetic	Feltwell
03.03.2017	04.05.2017 Application Permitted	17/00414/F	Mr D HEATH 32 Paynes Lane Feltwell Thetford Norfolk SIDE AND FRONT EXTENSIONS AND PORCH	Feltwell
03.02.2017	21.04.2017 Application Permitted	17/00187/F	Mr & Mrs D Bennett Cobblers High Street Fincham King's Lynn Proposed alterations & extension	Fincham
17.03.2017	11.05.2017 Application Refused	17/00509/LB	Mr Alan Bedwell Orchard Farm Lynn Road Gayton King's Lynn Single storey extension and cart shed extension to double garage	Gayton
27.03.2017	27.04.2017 GPD HH extn - Not Required	17/00594/PAGPD	Mr Steve Sainty Reader House Winch Road Gayton King's Lynn Single storey rear extension which extends beyond the rear wall by 4.25 metres with a maximum height of 3.6 metres and a height of 3.0 metres to the eaves	Gayton

29.03.2017	05.05.2017 GPD HH extn - Refused	17/00621/PAGPD	Mr Ingram 1 Maple Close Gayton King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 6.1 metres with a maximum height of 5.3 metres and a height of 2.8 metres to the eaves	Gayton
09.03.2017	15.05.2017 Application Permitted	17/00446/F	Mr & Mrs Castle Tall Trees 72 Station Road Great Massingham King's Lynn Demolition of garage and erection of new extension	Great Massingham
30.01.2017	27.04.2017 Application Permitted	17/00153/F	Mr David Hunter Beck House Nethergate Street Harpley Norfolk Construction of a garden shed (retrospective)	Harpley
27.02.2017	26.04.2017 Application Permitted	17/00362/F	Mr Darren Nichols Peddars Lodge Peddars Way Hillington King's Lynn Hydrotherapy pool building	Harpley
31.01.2017	17.05.2017 Application Permitted	17/00160/CU	Mr P Bishopp Unit 2 Rhino Sheds Dairy Farm School Road Change of use from B1 to B2 (retrospective)	Heacham

17.03.2017	15.05.2017 Application Permitted	17/00513/F	Mr & Mrs Macgowan - Rudd 9 Lamsey Lane Heacham King's Lynn Norfolk Extension to existing garage	Heacham
20.03.2017	16.05.2017 Application Refused	17/00529/F	Mr Anthony Peake Ocean View 1F the South Beach Heacham Norfolk Part existing roof replacement and internal alterations to existing chalet bungalow	Heacham
22.03.2017	17.05.2017 Application Permitted	17/00560/F	Mr Jon Mann 18 Woodend Road Heacham King's Lynn Norfolk Demolition of existing garage, erection of new garage at front of property	Heacham
24.03.2017	21.04.2017 Application Permitted	15/01991/NMA_1	Westmere Homes Ltd And Mel-able Farming 30, 32 And Land To the Rear of Heacham Norfolk PE31 7HJ NON-MATERIAL AMENDMENT TO PLANNING CONSENT 15/01991/F: Retention and refurbishment of 30 and 32 Church Lane and the erection of 8 new bungalows and chalet bungalows to the rear	Heacham

24.01.2017	12.05.2017 Application Permitted	17/00114/F	Mr & Mrs Carter Riverside Holts Lane Hilgay Downham Market Side Extension and garage conversion	Hilgay
27.03.2017	21.04.2017 Consent Required Not	17/00587/AG	Woodhall Farm Ltd Farm Buildings At Ash Hill Farm Wood Hall Estate Woodhall Road Hilgay Relocation of existing agricultural grain store	Hilgay
02.12.2016	12.05.2017 Application Permitted	16/02105/F	The Ffolkes Ltd The Ffolkes Arms Hotel Lynn Road Hillington King's Lynn Alterations and extensions to the main pub building and function rooms to provide: Refurbished bar area, new bed and breakfast rooms, reorganised and extended kitchen, new covered outside eating area, childrens play area to rear garden and a letting flat and reorganised and refurbished function room	Hillington
07.03.2017	12.05.2017 Application Permitted	17/00431/F	Rev Nichols & Dr Nichols The Old Rectory Station Road Hillington Norfolk First floor extension	Hillington

13.03.2017	08.05.2017 Application Permitted	17/00478/LB	The Ffolkes Ltd The Ffolkes Arms Hotel Lynn Road Hillington King's Lynn Listed Building Application: Alterations and extensions to the main pub building to provide a refurbished bar area, new bed and breakfast rooms, a reorganised and extended kitchen, new covered outside seating area, new childrens play area and letting flat and a reorganised and refurbished function room	Hillington
19.10.2016	04.05.2017 Application Refused	16/01852/F	Ms Jeanette Roberts Soay Farm Cowles Drove Hockwold cum Wilton Norfolk Retention of fully equipped staff room, office/ reception, family bathroom and storage room in existing stable	Hockwold cum Wilton
20.02.2017	20.04.2017 Application Permitted	17/00326/F	Ms Caroline Williams Wetherley 77 South Street Hockwold cum Wilton Norfolk Variation of conditions 2 and 13 of planning permission 15/00339/F to make alterations	Hockwold cum Wilton
28.02.2017	24.04.2017 Application Refused	17/00374/F	Mrs A C Palmer 43 Main Street Hockwold cum Wilton Norfolk IP26 4LQ Construction of one dwelling	Hockwold cum Wilton

14.03.2017	21.04.2017 Application Permitted	17/00486/F	Mr Kantharuban Yogaraja 31 Main Street Hockwold cum Wilton Norfolk IP26 4LQ VARIATION OF CONDITION 1 OF PLANNING PERMISSION 16/01798/CU: Temporary change of use from domestic garage to commercial retail outlet	Hockwold cum Wilton
20.03.2017	12.05.2017 Application Permitted	17/00519/F	Mr N Nudds 24 College Road Hockwold cum Wilton Norfolk IP26 4LE Single storey infill extension and single storey front extension	Hockwold cum Wilton
20.03.2017	12.05.2017 Was Lawful	17/00525/LDE	Mr J Wright Land S And Between Fen View And Heath Farm Cowles Drove Hockwold cum Wilton Norfolk Certificate of Lawfulness: Residential use comprising container used for living accommodation, bathroom shed and garden area.	Hockwold cum Wilton
10.02.2017	11.05.2017 Application Permitted	17/00246/F	Mr & Mrs S Smith Little Meadow 11 Kirkgate Holme next the Sea Norfolk Demolish existing house and garage and erection of replacement dwelling with integral garage and summer house to the rear	Holme next the Sea

06.03.2017	26.04.2017 Was_Would be Lawful	17/00419/LDP	Mr & Mrs Robert Bowman Greenacres Thornham Road Holme next the Sea Norfolk Application for a Lawful Development Certificate for a proposed enlarged opening combining existing single door and adjacent existing window between existing reveals on ground floor north elevation and replacement windows and doors throughout	Holme next the Sea
23.01.2017	02.05.2017 Application Permitted	17/00116/F	Ms Celia Attfield 16 Old Town Way Hunstanton Norfolk PE36 6EW Variation of condition 2 of planning permission 13/00499/F: To vary previously approved drawings	Hunstanton
10.03.2017	03.05.2017 Application Permitted	17/00460/F	Mr John Fullerlove 8A 8 St Edmunds Avenue Hunstanton Norfolk Window enlargement to principal elevation	Hunstanton
15.03.2017	15.05.2017 Application Permitted	17/00490/F	Mr James Crussell 5 Queens Gardens Hunstanton Norfolk PE36 6HD Erection of a two-storey front extension level with existing garage	Hunstanton

06.03.2017	02.05.2017 Application Permitted	17/00420/LDE	Mr & Mrs Rager Hall Farm Brickley Lane Ingoldisthorpe Norfolk Lawful Development Certificate: Continued use of land within Hall Farm for open storage of caravans	Ingoldisthorpe
10.03.2017	02.05.2017 Application Permitted	17/00464/F	Mr Alan Mitchell Village Hall 36 Hill Road Ingoldisthorpe King's Lynn Replace gas heaters with an inverter driven heat pump air conditioning system	Ingoldisthorpe
04.08.2016	24.04.2017 Would be Lawful	16/01427/LDP	Mr P Jackson Holly House 28B Gayton Road Gaywood King's Lynn Lawful development certificate: Proposed conservatory	King's Lynn
16.12.2016	16.05.2017 Application Refused	16/02182/LDE	Mr & Mrs R & T Brain 3 Portland Street King's Lynn Norfolk PE30 1PB Lawful Development Certificate: To establish that the basement has been in continuous residential use for a period in excess of 10 years and was never used as, or converted to, an office nor used for any other commercial purpose	King's Lynn

16.01.2017	19.05.2017 Split Decision - Part approve_refuse	17/00063/A	<p>Mr James Lee Hanse House South Quay King's Lynn Norfolk</p> <p>A non-illuminated menu box sign on the front (east) elevation to replace the existing Hanse House sign 1</p> <p>Retention of non-illuminated signage comprising:-</p> <p>Hanging sign .9m x .76m on the south elevation of the north wing (sign 2)</p> <p>Fascia sign .7m x 4.2m to Bistro on the south elevation of the north wing (sign 3)</p> <p>Above door Rathskeller door sign .36m x 1.15m on the south elevation of the north wing (sign 4)</p> <p>Wall sign 1.15m x 2.1m on the west gable end of the south wing (sign 5)</p> <p>Historic plaque .36m x .5m on the south facing courtyard wall of the north wing (sign 6)</p> <p>Historic Plaque 0.35m x .55m on the north facing courtyard wall of the south wing (sign 7)</p> <p>Sign on timber framework 0.5m x 1.3m in the south west corner of the site fixed to wall (sign 9)</p> <p>Free standing sign 0.9m x 2.3m on dwarf wall (sign 10)</p> <p>Wall mounted sign 0.75m x 0.75m on dwarf wall (sign 11)</p>	King's Lynn
------------	---	------------	---	-------------

19.01.2017	17.05.2017 Application Permitted	17/00084/F	Miss Barnes 30 County Court Road King's Lynn Norfolk PE30 5EJ Replace existing softwood windows and front door with PVC frames	King's Lynn
23.01.2017	09.05.2017 Application Permitted	17/00092/A	River Island River Island 85 High Street King's Lynn Norfolk Advertisement application for 1 x fascia sign and 1 x projecting sign	King's Lynn
23.01.2017	21.04.2017 Application Permitted	17/00100/F	Mrs Katie Mathunjwa 32 Jermyn Road King's Lynn Norfolk PE30 4AE Change of use from building at bottom of garden which is currently a swimming pool to an annex	King's Lynn
02.02.2017	28.04.2017 Application Permitted	17/00179/F	Mr A Woods Land At Garden Row King's Lynn Norfolk Proposed dwelling	King's Lynn

21.02.2017	02.05.2017 Application Permitted	17/00325/A	Royal Gourmet 5 Out South Gates King's Lynn Norfolk PE30 5SX Advertisement application: 1 x non-illuminated restaurant logo - north flank wall (Type A), 1 x non-illuminated chinese calligraphy - south elevation wall (Type B), 1 x internally illuminated fascia sign - east elevation (Type C), 1 x internally illuminated fascia sign - south-east elevation (Type D) and 1 x non-illuminated hanging sign - south elevation wall	King's Lynn
24.02.2017	20.04.2017 Application Refused	17/00347/F	Mr & Mrs N Link 6 Saltpans Close King's Lynn Norfolk PE30 2AT Removal of conditions 2 of planning permission 10/01597/RM	King's Lynn

27.02.2017	02.05.2017 Was_Would be Lawful	17/00352/LDE	<p>Centrica Distributed Generation And Power Limited King's Lynn Power Station Willow Road Willows Business Park King's Lynn</p> <p>The applicant is seeking a Certificate of Lawful Development to confirm that the Section 36 and Section 90 deemed planning permission (as amended under application 12/01986/F) granted on 5 February 2009 has been lawfully implemented, remains extant and that consequently there is no legal impediment to continued development under its terms</p>	King's Lynn
------------	--	--------------	--	-------------

28.02.2017	25.04.2017 Application Permitted	17/00372/F	J. D. Wetherspoon Limited Globe Hotel King Street King's Lynn Norfolk Convert existing meeting room, reception, office and store areas to public space, provide new reception in new location, open corridor spaces into trade areas, refurbish existing public areas, install glass racks over bar counter, replace carpets and refinish timber flooring throughout ground floor trade areas and redecorate. Provide additional furniture to public areas, install new booth seating and provide new drinks shelves. Provide new backbar complete with coffee station. Re-dress front counter.	King's Lynn
------------	--	------------	---	-------------

28.02.2017	21.04.2017 Application Permitted	17/00373/LB	<p>J. D. Wetherspoon Limited Globe Hotel King Street King's Lynn Norfolk</p> <p>Listed building application to convert existing meeting room, reception, office and store areas to public space, provide new reception in new location, open corridor spaces into trade areas, refurbish existing public areas, install glass racks over bar counter, replace carpets and refinish timber flooring throughout ground floor trade areas and redecorate. Provide additional furniture to public areas, install new booth seating and provide new drinks shelves. Provide new backbar complete with coffee station. Re-dress front counter.</p>	King's Lynn
03.03.2017	28.04.2017 Application Permitted	17/00406/LB	<p>WHSmith Ltd Card Market 50 High Street King's Lynn Norfolk</p> <p>Listed building application for non illuminated external fascia sign and projecting sign</p>	King's Lynn

03.03.2017	09.05.2017 Application Permitted	17/00409/A	Mr Austin Seales Kings Lynn Volkswagon 53 Bergen Way North Lynn Industrial Estate King's Lynn ADVERT APPLICATION: 5 x internally illuminated fascia signs and 2 x illuminated freestanding signs	King's Lynn
06.03.2017	28.04.2017 Application Permitted	17/00415/F	Mr Nigel Raines 117 - 118 London Road King's Lynn Norfolk PE30 5ES Replacement first floor timber windows	King's Lynn
15.03.2017	12.05.2017 Application Permitted	17/00493/F	Mr Chris Steele 5 Marsh Lane King's Lynn Norfolk PE30 3AD Proposed single storey extension and internal alterations	King's Lynn
20.03.2017	09.05.2017 Application Permitted	17/00517/F	Borough Council of Kings Lynn And West Norfolk 37 Broad Street King's Lynn Norfolk PE30 1DP External alterations to the second floor to include 13 new windows to facilitate a Prior Notification Application for a change of use from B1(a) Offices to Residential (C3)	King's Lynn

20.03.2017	04.05.2017 Prior Approval - Approved	17/00528/PACU1	BCKLWN 37 Broad Street King's Lynn Norfolk PE30 1DP Change of use of a building from Office Use (Class B1(a)) to dwellinghouse (Class C3)	King's Lynn
22.03.2017	22.05.2017 DM Prior Notification NOT Required	17/00535/DM	Centrica KL Limited King's Lynn Power Station Willow Road Willows Business Park King's Lynn Prior Notification: Demolish the existing 2 fuel oil tanks and the north, south and west bund wall which currently surrounds the tanks, filling any voids and creating a level site. The bund floor and east wall will remain in place	King's Lynn
24.03.2017	12.05.2017 Application Permitted	17/00572/F	Longmill Realty LTD 6 Norfolk Street King's Lynn Norfolk PE30 1AR Variation of condition 2 of planning permission 15/02089/F (Conversion and extension of existing building to form 4no. apartments and 4no. town houses): To amend previously approved drawings	King's Lynn
24.03.2017	19.05.2017 Application Permitted	17/00574/F	Mr Andrew Page 53 London Road King's Lynn Norfolk PE30 5QH Proposed new shop front	King's Lynn

27.03.2017	22.05.2017 Application Permitted	17/00591/LB	Surya Hotels Limited Dukes Head Hotel 5 - 6 Tuesday Market Place King's Lynn Norfolk Alterations to convert existing rooms into bedroom suites with ensuite bathrooms	King's Lynn
03.04.2017	09.05.2017 GPD HH extn - Not Required	17/00665/PAGPD	Mr & Mrs Tegel 50 Lady Jane Grey Road King's Lynn Norfolk PE30 2NT Single storey rear extension which extends beyond the rear wall by 5.8 metres with a maximum height of 3 metres and a height of 3 metres to the eaves	King's Lynn
04.04.2017	19.05.2017 Application Permitted	17/00687/F	Mr Jamshid Khan 53 London Road King's Lynn Norfolk PE30 5QH Proposed conversion of part of first and second floors of property to form two self-contained one bedroom flats	King's Lynn
13.04.2017	16.05.2017 Application Permitted	11/01072/NMA_2	Freebridge Community Housing 29 St Edmundsbury Road King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01072/F: 6 Residential Units	King's Lynn

25.04.2017	28.04.2017 Application Permitted	17/00232/NMA_1	Equity Estates Kellard Place King's Lynn Norfolk PE30 5DG NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00232/RM: Reserved Matters Application: Erection of a building with a floor area of 408m2 (GEA) comprising two separate units with 92.90m2 (GIA) for use as a hot food take-away (class A5) and 278.70m2 (GIA) in retail use (class A1)	King's Lynn
23.03.2017	19.05.2017 Application Permitted	17/00551/F	Mr Carl Pickett Ferns 71 East Winch Road Ashwicken King's Lynn Proposed single storey orangery	Leziate
03.03.2017	03.05.2017 Application Permitted	17/00413/RM	S T Developments Ltd Plot 2 Land Adjacent 73 Smeeth Road Marshland St James Reserved matters application for residential development of plot 2	Marshland St James
23.03.2017	22.05.2017 Application Permitted	17/00561/F	Mr And Mrs M Reeve Victoria House Bonnetts Lane Marshland St James Wisbech Proposed residential development	Marshland St James

24.03.2017	11.05.2017 Application Permitted	17/00573/F	Mr & Mrs R Bethall and Mr C Nation 83 Smeeth Road Marshland St James Wisbech Norfolk Extension and alterations to dwelling to form annexe	Marshland St James
04.04.2017	19.05.2017 Was Lawful	17/00671/LDE	N B Construction (UK) Ltd Mulberry Cottage 41 Walton Road Marshland St James Wisbech Existing Residential Garden Land Associated with the Existing Dwelling	Marshland St James
07.04.2017	04.05.2017 Application Permitted	16/01762/NMA_1	Mr & Mrs G Wenn Plot 2 LandAdj 46 Smeeth Road Marshland St James Wisbech NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/01762/RM: RESERVED MATTERS APPLICATION: Construction of one dwelling (Plot 2)	Marshland St James
25.04.2017	18.05.2017 Application Refused	16/01359/NMA_2	S T Developments Ltd 73 Smeeth Road Marshland St James Norfolk PE14 8JF Non-material amendment to planning permission 16/01359/RM: RESERVED MATTERS: Residential development for Plots 3 and 4	Marshland St James

28.03.2017	15.05.2017 Application Permitted	17/00606/F	Methwold Parish Council Methwold Social Club 18 High Street Methwold Norfolk Internal and external alterations to club building	Methwold
31.03.2017	15.05.2017 Application Permitted	17/00642/F	P Payne & Son Farmers Ltd Home Farm 2 Whiteplot Road Methwold Hythe Thetford Construction of agricultural grain store building following removal of existing agricultural store building	Methwold
23.03.2017	22.05.2017 Application Permitted	17/00556/LB	Mr & Mrs Barclay Tower Farm Station Road Tower End Middleton Listed Building Application: Installation of external Air Source Units to the Principle elevation	Middleton
24.03.2017	22.05.2017 Application Permitted	17/00579/F	Mr And Mrs J Barclay Tower Farm Station Road Tower End Middleton Installation of 2x external air source units	Middleton
05.04.2017	19.05.2017 Application Permitted	17/00681/F	Mr Richard Hipkin 33 Hall Orchards Middleton King's Lynn Norfolk Garage extension	Middleton

02.05.2017	22.05.2017 Application Permitted	17/00034/NMA_1	Mr & Mrs East Church End House Lynn Road Middleton King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00034/F: To move back the front wall by 1m	Middleton
22.12.2016	22.05.2017 Application Permitted	16/02211/F	Mr & Mrs Anthony Scott Creake Abbey Farmhouse Burnham Road North Creake Norfolk Demolish greenhouse, rear garden wall and plant enclosure wall. Create new terrace. Remove plant room roof and reinstate the lean-to roof with chimney/external fireplace. Replace various casements. Replace rear doors into entrance and kitchen. Insulate the roof and walls of former coach- house and insert dormers to South & West, with roof-lights to North and new dormer window to South slope of main roof	North Creake

22.12.2016	22.05.2017 Application Permitted	16/02212/LB	Mr & Mrs Anthony Scott Creake Abbey Farmhouse Burnham Road North Creake Norfolk Listed building application to demolish greenhouse, rear garden wall and plant enclosure wall. Create new terrace. Remove plant room roof and reinstate the lean-to roof with chimney/external fireplace. Replace various casements. Replace rear doors into entrance and kitchen. Insulate the roof and walls of former coach-house and insert dormers to South & West, with roof-lights to North and new dormer window to South slope of main roof	North Creake
26.01.2017	22.05.2017 Application Permitted	17/00133/F	Mr David Edmondson Development West of Farm Cottages Shammer North Creake Norfolk Conversion of barns to two residential units	North Creake
06.03.2017	28.04.2017 Application Permitted	17/00423/F	Hilltop Builders Ltd Land Between 18 And 24 Common Lane North Runcton King's Lynn Variation of conditions 2, 3, 4 and 6 of planning permission 16/00391/F to change plans	North Runcton

07.03.2017	24.04.2017 Application Permitted	17/00424/A	Sainsbury's Supermarket Ltd Sainsbury's Supermarket 2 Scania Way Hardwick Industrial Estate King's Lynn Advertisement application for 15 x proposed signs	North Runcton
28.03.2017	21.04.2017 Application Permitted	16/01553/NMA_1	Mr & Mrs V Smart Land South of 6 Little London Lane Northwold Thetford NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 16/01553/F: Removal of condition 3 of planning permission 16/00005/F as it has been established that the applicant has no legal right to surface the private part of the access which has no legal owner	Northwold
19.01.2017	26.04.2017 Application Permitted	17/00079/F	Mr Ashley Smith The Laurels Station Road North Wootton Norfolk Single storey rear extension and single storey side garage to join to existing house.	North Wootton
24.02.2017	20.04.2017 Application Permitted	17/00345/RM	Mr Irwin Site Opposite the Red Cat Hotel Station Road North Wootton King's Lynn RESERVED MATTERS: Erection of dwelling	North Wootton

27.02.2017	25.04.2017 Application Permitted	17/00369/F	Mr & Mrs Logan Whitefield House 53 Priory Lane North Wootton King's Lynn Extension to form new stairwell and application of external insulation/render	North Wootton
15.03.2017	12.05.2017 Application Permitted	17/00495/F	Mr Paul Softley 36 Priory Lane North Wootton King's Lynn Norfolk Single story extension to the side of the property, consisting of a lounge/kitchen and utility room.	North Wootton
17.03.2017	12.05.2017 Application Permitted	17/00505/F	Mr & Mrs A Howard Caravelos 50 Priory Lane North Wootton King's Lynn Single storey extension to side of dwelling	North Wootton
07.04.2017	19.05.2017 Application Permitted	17/00705/F	Mr Wayne Skipper 54 Woodland Gardens North Wootton Norfolk PE30 3PX Rear extension, front dormer roof and internal alterations to dwelling	North Wootton
21.02.2017	18.05.2017 Application Permitted	17/00323/F	Mr D Lloyd Lodge Hotel 46 Old Hunstanton Road Old Hunstanton Hunstanton Proposed bedroom	Old Hunstanton

17.03.2017	12.05.2017 Application Permitted	17/00506/F	Mr G Clark 1 Wodehouse Road Old Hunstanton Hunstanton Norfolk Variation of Condition attached to Planning Permission 16/01958/F: First floor extension, single storey extension and alterations to dwelling	Old Hunstanton
24.02.2017	26.04.2017 Prior Approval - Approved	17/00350/PACU3	Mr Edward Carlile Agricultural Building Sandy Lodge Langhorns Lane Outwell Change of use of agricultural building to dwellinghouse (Class C3)	Outwell
16.03.2017	04.05.2017 Application Permitted	17/00498/F	Mr D Edgson Land West of 385 Wisbech Road Outwell Norfolk VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION 16/00038/F: Construction of two 5 bed houses with detached garages	Outwell
23.03.2017	19.05.2017 Application Refused	17/00549/O	Renham Services Limited Land Adjacent To Whetstone Way Outwell Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: For up to 9 serviced custom-build plots	Outwell

17.02.2017	27.04.2017 Application Permitted	17/00342/F	Pentney Abbey Estate Pentney Abbey Abbey Road Pentney Norfolk Change of use and alterations to storage and cloak room into kitchen and change of use from guest lounge into 5 additional guest bedrooms	Pentney
21.02.2017	04.05.2017 Application Permitted	17/00319/F	Mr & Mrs Dallas Oak Trees Low Road Pentney King's Lynn Wrap around single and two storey extension to dwelling	Pentney
03.03.2017	01.05.2017 Application Permitted	17/00405/RM	Mr Paul Hunter Land North of the Bungalow Narborough Road Pentney Norfolk RESERVED MATTERS: Construction of dwelling and car port	Pentney
13.03.2017	09.05.2017 Application Permitted	17/00474/RM	Mrs Penelope Rudd Land Adjacent Pentney Lane Pentney Norfolk Reserved matters application: Proposed dwelling	Pentney
21.03.2017	19.05.2017 Application Permitted	17/00533/F	Pentney Abbey Estate Abbey Farm Pentney Abbey Abbey Road Pentney Extension to visitor car park including second access point and lighting	Pentney

03.04.2017	19.05.2017 Application Permitted	17/00652/RM	Mr Luke Rudd Pentney Lane Pentney Norfolk Reserved Matters Application: construction of one dwelling	Pentney
27.03.2017	19.05.2017 Application Permitted	17/00589/F	Mr And Mrs I Hardy Sutton House Low Road Roydon King's Lynn Extensions and alterations including construction of detached carport	Roydon
23.03.2017	18.05.2017 Application Permitted	17/00562/F	The Royal Studs Friar Marcus Yard the Royal Studs Church Road Wolferton Norfolk Proposed kraft 40m x 20m eighteen horse oval horse walker sited in existing paddock	Sandringham
31.03.2017	12.05.2017 Consent Required Not	17/00634/AG	Newcome-Baker Farms Limited Wethered Manor Docking Road Sedgeford Hunstanton Proposed biomass building	Sedgeford
07.02.2017	28.04.2017 Application Permitted	17/00208/F	Mr M Suiter Land South of Loke Cottage 86 Westgate Street Shouldham Proposed two bed single storey dwelling	Shouldham

27.02.2017	24.04.2017 Application Permitted	17/00366/F	Mr Jodie Caley Ling Cottage The Warren Warren Road Shouldham Agricultural style storage building for use as a firewood/hay store by the business Caley Forestry. Open on one side.	Shouldham
02.03.2017	21.04.2017 Consent Required Not	17/00403/T3	CTIL And Telefonica UK Ltd Cunnington's Farm Norwich Road Shouldham Norfolk Prior Notification: Installation of 18 metre high lattice tower supporting 3no antennas and 2no 600mm dishes with a pole mounted aircraft warning light and 2no ground equipment cabinets plus a meter cabinet and ancillary works thereto within a 5m x 5m fenced compound	Shouldham
10.03.2017	04.05.2017 Application Permitted	17/00461/F	Mr Keith Matthews Carpenters Cottage 3 Norwich Road Shouldham King's Lynn Proposed extension and internal alterations	Shouldham
07.02.2017	28.04.2017 Application Permitted	17/00209/F	Client of Distinct Designs UK Ltd Fodderstone Mill Mill Road Shouldham Thorpe King's Lynn Conversion of existing buildings into commercial units together with first floor extensions	Shouldham Thorpe

13.03.2017	19.05.2017 Application Permitted	17/00471/F	Mr & Mrs K Ogden 54 Goose Green Road Snettisham King's Lynn Norfolk Single Storey Extension	Snettisham
20.03.2017	16.05.2017 Application Permitted	17/00522/F	Ms Carrie Mellors Garden Force Centre County Farm Leicester Road South Creake Extension to Garden Nursery Shop to provide staff facilities	South Creake
01.03.2017	27.04.2017 Application Permitted	17/00389/F	East Coast Growers Ltd Towlers Farm Southery Road Feltwell Norfolk Demolition of agricultural buildings. Erection of replacement agricultural building.	Southery
02.03.2017	21.04.2017 Application Permitted	17/00402/F	Mr & Mrs C Langley 7 Feltwell Road Southery Downham Market Norfolk Single and two storey extensions to dwelling	Southery
20.03.2017	11.05.2017 Application Permitted	17/00518/F	Nicholson Farm Machinery Nicholson Farm Machinery 33 Common Lane Southery Downham Market Replace existing portacabin type building that is used as a toilet block and canteen with a purpose built toilet block and canteen	Southery

24.02.2017	11.05.2017 Application Permitted	17/00346/F	Mr Joe England Cerls Nursery Close South Wootton King's Lynn Proposed new dwelling and carport	South Wootton
10.03.2017	03.05.2017 Application Permitted	17/00463/F	Mr & Mrs Ian & Lesley Kearney 43 Sandy Lane South Wootton King's Lynn Norfolk Proposed extension and garage to rear of existing bungalow	South Wootton
22.03.2017	17.05.2017 Application Permitted	17/00543/F	Mr & Mrs D Jackson Amara 92 Grimston Road South Wootton King's Lynn Variation of condition 2 of planning permission 16/01188/F - Proposed replacement dwelling including detached garage and associated works: To vary previously approved drawings	South Wootton
28.03.2017	19.05.2017 Application Permitted	17/00597/F	Mrs Rachel Munson Smiths Cottages 53 Grimston Road South Wootton King's Lynn Two storey side and rear extension	South Wootton

11.04.2017	19.05.2017 GPD HH extn - Not Required	17/00741/PAGPD	Ms Denise Hart Allestree Hall Lane South Wootton King's Lynn Single storey rear extension which extends beyond the rear wall by 8 metres with a maximum height of 4 metres and a height of 3 metres to the eaves	South Wootton
16.03.2017	05.05.2017 Application Permitted	17/00503/F	Mr Mike Wilson The Lodge Docking Road Stanhoe King's Lynn Extensions and alterations	Stanhoe
07.03.2017	02.05.2017 Application Permitted	17/00429/F	A G Landymore & Son A G Landymore Farm Shop The Causeway Stow Bridge King's Lynn Extension to existing farm shop including use of part as cafe	Stow Bardolph
09.03.2017	04.05.2017 Application Permitted	17/00454/RM	A G Landymore & Son South of Willow Bank The Causeway Stow Bridge Norfolk RESERVED MATTERS: Proposed two dwellings	Stow Bardolph
01.03.2017	25.04.2017 Application Permitted	17/00387/F	Mr J Reynolds 1 Mill Houses Boughton Road Stoke Ferry Norfolk Conversion of covered parking to garage with installation of garage door and infill rear wall/Door. Guarding to rear balcony.	Stoke Ferry

03.04.2017	19.05.2017 Application Permitted	17/00647/F	Mr matt kenny 51 Buckenham Drive Stoke Ferry King's Lynn Norfolk Erection of a two storey extension to the rear of the dwelling and proposed demolition and removal of two outbuildings and one conifer tree with a new garage workshop being created to the rear of the garden in the place of the old buildings and tree	Stoke Ferry
27.02.2017	28.04.2017 Application Permitted	17/00359/F	Mr G Edwards 29A Sutton Road Terrington St Clement Norfolk PE34 4PQ Single storey rear extension and alterations	Terrington St Clement
13.03.2017	12.05.2017 Application Permitted	17/00477/F	Mr D List 12 Popes Lane Terrington St Clement King's Lynn Norfolk Extension to dwelling	Terrington St Clement
23.02.2017	19.04.2017 Application Permitted	17/00343/F	Mr Jim Manning 29 Orchard Way Terrington St John Wisbech Norfolk Single storey rear extension to dwelling	Terrington St John

17.02.2017	28.04.2017 Application Permitted	17/00297/F	Mr David White Quavers High Street Thornham Hunstanton Construction of attached single storey annex and associated refurbishment and alteration of dwelling and demolition of detached garage	Thornham
22.02.2017	19.04.2017 Application Permitted	17/00334/F	Mr Mike Longley Mansard Cottage Ploughmans Piece Thornham Hunstanton Recladding gables and dormers and dormer west & east extensions	Thornham
11.04.2017	19.05.2017 Application Permitted	17/00727/F	Mr Dave Bennet Parish Cottage Shepherds gate Road Tilney All Saints King's Lynn Proposed addition of conservatory to rear of cottage	Tilney All Saints
09.05.2016	11.05.2017 Application Permitted	16/00878/F	Mr R Savage Land Opposite Sycamore Farm New Road Terrington St John Norfolk Temporary Siting of mobile home (3 years) in connection with existing farming operation	Tilney St Lawrence

08.03.2017	03.05.2017 Consent Required	Not	17/00440/T3	EE Ltd Mast Telecom Choseley Road Titchwell Norfolk Prior Notification: The installation of 3 no. Equipment cabinets, a like for like antenna replacement and the installation of additional equipment including 1 no 0.6m transmission link dish.	Titchwell
12.12.2016	22.05.2017 Application Permitted		16/02150/F	Mr Gary Voutt Land S of the Cottage SW of Plaw Field Stonehouse Road Upwell Norfolk Installation of a temporary timber livestock building for handling sheep and storing materials, siting of a touring caravan to be used for shelter and siting of a mobile secure tool store. Retrospective application	Upwell
01.03.2017	26.04.2017 Application Refused		17/00391/RM	Client of Holt Architectural Ltd Land South of 22 Green Road Upwell Wisbech Norfolk Reserved Matters Application: Construction of one dwelling	Upwell
01.03.2017	12.05.2017 Application Permitted		17/00392/F	Client of Holt Architectural Ltd 22 Green Road Upwell Wisbech Norfolk Proposed change of use of rear agricultural land to paddock & construction of stables	Upwell

06.03.2017	28.04.2017 Application Permitted	17/00430/F	Mr & Mrs J Stanford Plot 1 East of the Hollies 42 St Peters Road Upwell Wisbech Variation of condition 7 of planning permission 16/00922/F to amend plans	Upwell
04.04.2017	15.05.2017 Application Permitted	17/00672/F	Mr & Mrs Hartness Old Orchard Farm The Common Upwell Norfolk REMOVAL OF CONDITION 1 OF PLANNING PERMISSION F/0111/77/F: Erection of a bungalow with integral double garage (retrospective)	Upwell
06.04.2017	12.05.2017 Application Permitted	17/00692/F	Mr & Mrs R Flitton Blunts Row 126 Small Lode Upwell Wisbech Part first floor and part ground floor extension and alterations to dwelling	Upwell
05.05.2017	22.05.2017 Application Permitted	16/01490/NMA_1	Hircocks Bus Depot D Hircock School Road Upwell Wisbech NON MATERIAL AMENDMENT TO PLANNING CONSENT 16/01490/F	Upwell

15.02.2017	02.05.2017 Application Permitted	17/00277/F	Mr Wesley Harris School Corner Bungalow School Road Walpole Highway Wisbech Retention of caravan and associated utility building	Walpole Highway
14.03.2017	09.05.2017 Not Lawful	17/00488/LDE	Mr And Mrs A Stockwell 12 Frenchs Road Walpole St Andrew Wisbech Norfolk Lawful Development Certificate: Use of garage/store as living accommodation	Walpole
21.03.2017	19.05.2017 Prior Approval - Approved	17/00534/PACU3	Mr James Ward Barn Rear of the Lodge Station Road Walsoken Wisbech Prior Notification: Change of use from agricultural building to dwellinghouse	Walsoken
27.02.2017	24.04.2017 Application Refused	17/00355/F	Mr & Mrs M Bush East of 35 Fen Road Watlington King's Lynn Construction of two bungalows	Watlington
21.03.2017	12.05.2017 Application Permitted	17/00531/F	Mr & Mrs J Golder Bills Bothy 1 Hawthorn Close Watlington King's Lynn Front and side extensions with alterations	Watlington

22.03.2017	12.05.2017 Application Permitted	17/00540/F	Mr & Mrs Catton 16 Kent Drive Watlington Norfolk PE33 0EZ Porch extension	Watlington
27.03.2017	19.05.2017 Application Permitted	17/00588/F	Mr & Mrs Desborough 12 Glebe Avenue Watlington King's Lynn Norfolk Removal of garage and single storey extension to front, side & rear	Watlington
28.03.2017	12.05.2017 Application Permitted	17/00598/F	Mr & Mrs M Mahony The Old School 25 School Road Watlington King's Lynn Construction of rear extension and replacement of front canopy	Watlington
28.03.2017	11.05.2017 Application Permitted	17/00600/F	Mr & Mrs Bell Polver Farmhouse 159 St Peters Road Wiggshall St Peter King's Lynn Proposed garage with office over extension to side of dwelling	Watlington
03.04.2017	02.05.2017 GPD HH extn - Not Required	17/00664/PAGPD	Mrs Jenny Steppens 10 Glebe Avenue Watlington King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.6 metres with a maximum height of 3.9 metres and a height of 2.8 metres to the eaves	Watlington

10.02.2017	27.04.2017 Application Permitted	17/00243/RM	Stinders Developments Ltd Land At Sutton Road Walpole Cross Keys Norfolk PE34 4HD Reserved Matters Application: Residential development	Walpole Cross Keys
27.10.2016	05.05.2017 Application Permitted	16/01913/F	Auto Miraj UK Ltd Delph House Care Home Delph House Wisbech Road Welney Two storey and single storey extension and alterations	Welney
05.04.2017	03.05.2017 Application Permitted	16/02159/NMA_1	Mr Gary Manning Park House Stoke Road Wereham King's Lynn Non-material amendment to planning permission 16/02159/F: Two storey extension to rear of dwelling	Wereham
17.02.2017	27.04.2017 Prior Approval - Approved	17/00316/PACU3	Mr Kirk Meredyke Farm Harps Hall Road Walton Highway Norfolk Prior notification: Change of use of agricultural building to dwelling	West Walton
30.01.2017	12.05.2017 Application Permitted	17/00151/O	Mr Steley Land To the North of Level Banks 50 Common Road Wiggshall St Mary the Virgin Norfolk OUTLINE APPLICATION: Proposed demolition of workshop buildings and erection of detached dwelling and separate garage	Wiggshall St Germans

22.02.2017	15.05.2017 Application Permitted	17/00328/F	Caley Farms Ltd The Chestnuts 69 Lynn Road Wiggenhall St Germans King's Lynn Construction of new outbuilding containing farm office space, garaging & open trailer storage	Wiggenhall St Germans
08.03.2017	27.04.2017 Application Permitted	17/00441/F	Mr & Mrs Andrew & Christine Smith 40 Church Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Remove existing shop front and replace with new house frontage	Wiggenhall St Mary Magdalen
28.03.2017	15.05.2017 Application Permitted	17/00603/F	Mr & Mrs C Hartley 36 Church Road Wimbotsham King's Lynn Norfolk Two storey side extension to form covered parking & bedroom over	Wimbotsham
24.03.2017	21.04.2017 Application Permitted	16/01628/NMA_1	Mr And Mrs D Richardson Plot 1 Church Farm Low Road Wretton Non-material amendment to planning permission 16/01628/F: Construction of one dwelling (amended design)	Wretton

09.03.2017	27.04.2017 Application Permitted	17/00458/F	Mr D Sewell Larkfield Lynn Road West Rudham King's Lynn Demolition/Renovation of existing garage to create attached Annex.	West Rudham
------------	--	------------	---	-------------