

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



Planning Committee

Agenda

**Monday, 30th July, 2018
at 11.30 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, 30th July, 2018

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

TIME: 11.30 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 2nd July 2018.

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.

9. DECISIONS ON APPLICATIONS (Pages 8 - 104)

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

10. DELEGATED DECISIONS (Pages 105 - 132)

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

11. PLANNING & ENFORCEMENT SERVICE - QUARTERLY REPORT (Pages 133 - 152)

To provide the Committee with the quarterly report covering performance for the 1st and 2nd quarters

12. PLANNING & ENFORCEMENT APPEALS - QUARTERLY REPORT (Pages 153 - 160)

To: Members of the Planning Committee

Councillors Mrs C Bower, 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 and Mrs S Young

Major Applications

Please be advised that the Committee will visit the site for the major application reference 18/00195/FM from 9.00 am, prior to the meeting, which will start at approximately 11.30 am, where the application will then be determined.

Site Visit Arrangements for other applications

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 2 August 2018 (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 27 July 2018**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

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

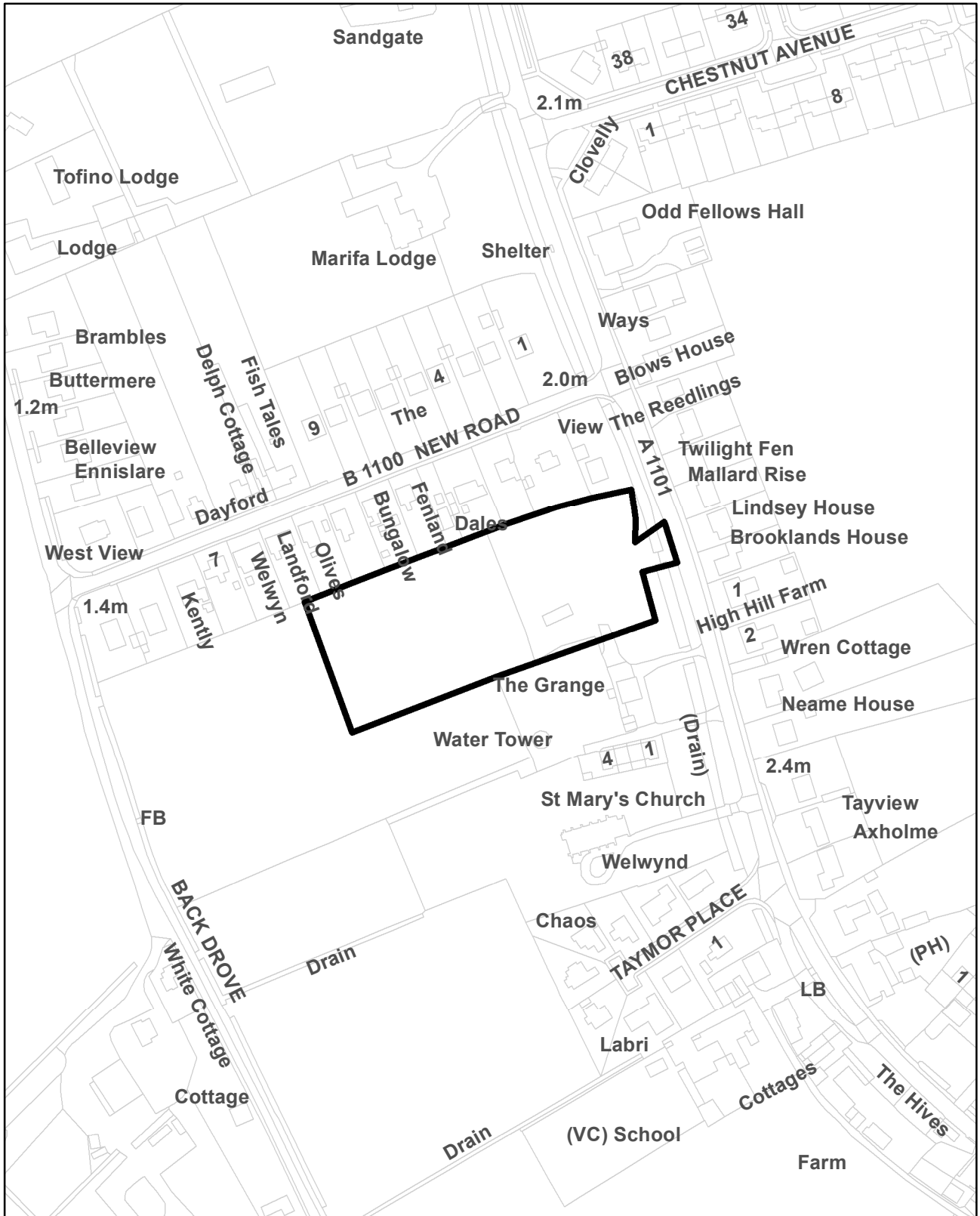
**INDEX OF APPLICATIONS
TO BE DETERMINED BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY
30 July 2018**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	18/00195/FM Land North of Grange Farm Main Street Proposed development of 17 residential dwellings (including 3 affordable units) and improved vehicular access to Main Road	WELNEY	APPROVE	8
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	18/00973/F Bernaleen Station Road Demolition of existing dwelling and construction of 2 dwellings	DOCKING	APPROVE	24
8/2(b)	18/00199/F Land At 34 - 38 London Road Downham Market Proposed Three Dwellings	DOWNHAM MARKET	REFUSE	34
8/2(c)	18/00906/F 68 Castleacre Road Alterations and extensions to dwelling, relocated access, and new fence fronting the highway	GREAT MASSINGHAM	APPROVE	41
8/2(d)	18/01013/F Orchard House 66 School Road Cart Shed, Summer house, Log Store, shed & Revised Landscaping	HEACHAM	APPROVE	46
8/2(e)	17/02359/F Homefields Peddars Way Demolition of existing dwelling and outbuildings and erection of replacement dwelling and garages with revised highway access	HOLME THE SEA	NEXT APPROVE	52

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(f)	18/00145/F Adjacent 23 Whiteplot Road Methwold Hythe Erection of dwelling	METHWOLD	APPROVE	68
8/2(g)	18/01079/CU White Barn Cottage 2 Silt Road Change of use to allow 10 dogs on site at one time for day care	NORDELPH	APPROVE	77
8/2(h)	18/00828/O Kairouan Back Road Construction of 3 dwelling houses following demolition of existing dwelling	PENTNEY	APPROVE	86
8/2(i)	18/00357/F Brickyard 123 Church Road Proposed residential house with garage	TILNEY LAWRENCE	ST REFUSE	97
8/3	TREE PRESERVATION ORDER			
8/3(a)	2/TPO/00573 Church of All Saints Church Lane	STANHOE	REPORT TO FOLLOW	

18/00195/FM

Land North of Grange Farm Main Street Welney



1:2,500

AGENDA ITEM NO: 8/1(a)

Parish:	Welney	
Proposal:	Proposed development of 17 residential dwellings (including 3 affordable units) and improved vehicular access to Main Road	
Location:	Land North of Grange Farm Main Street Welney Wisbech	
Applicant:	Mr R Boyd	
Case No:	18/00195/FM (Full Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 10 May 2018 Extension of Time Expiry Date: 31 July 2018

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

Neighbourhood Plan: No

Case Summary

This application seeks full permission for the construction of 17 dwellings (including 3 affordable units) with associated garages/parking and access road off Main Street, Welney, which is classed as a 'rural village' in the settlement hierarchy. The application covers approx. 0.9Ha of the overall allocated site of 1.25Ha under Policy G113.2 of the adopted Site Allocations & Development Management Policies Plan (SADMPP).

The site lies on the western side of Main Street, which adjoins the Old Croft River. Residential properties lie on the opposite side of Main Road and along New Road to the north. The Grange (farmhouse) lies to the south, with Church Cottages and Grade 11* listed St Mary's Church beyond, so the application site is effectively bounded on three sides by residential development. There are agricultural fields to the rear/west and south behind The Grange.

Key Issues

- Principle of development
- Impact of layout on locality
- Highway issues
- Affordable housing provision
- Flood risk & drainage
- Impact on setting of listed church
- Impact upon ecology
- Other material planning considerations

Recommendation

A) APPROVE subject to completion of a Section 106 agreement covering affordable housing provision, SUDs management and road maintenance, plus Habitat Mitigation Fees.

B) In the absence of a completed Section 106 agreement within 4 months of the date of this resolution, the application shall be **REFUSED** on the grounds of lack of a mechanism to secure the provisions of affordable housing, SUDs management and road maintenance, plus Habitat Mitigation Fees.

THE APPLICATION

This application seeks full permission for the construction of 17 dwellings (including 3 affordable units) with associated garages/parking and access road off Main Street, Welney, which is classed as a 'rural village' in the settlement hierarchy. The application covers approx. 0.9Ha of the overall allocated site of 1.25Ha under Policy G113.2 of the adopted Site Allocations & Development Management Policies Plan (SADMPP).

The site lies on the western side of Main Street/A1101, which adjoins the Old Croft River. Residential properties lie on the opposite side of Main Road and along New Road to the north. The Grange (farmhouse) lies to the south, with Church Cottages and Grade 11* listed St Mary's Church beyond, so the application site is effectively bounded on three sides by residential development. There are agricultural fields to the rear/west and south behind The Grange.

The mix of dwellings is as follows: 2 x 5 bedroomed detached houses, 3 x 4 bedroomed detached houses, 10 x 3 bedroomed detached houses/chalets and a pair of semi-detached 2 bedroomed houses. Each unit has associated parking and garages (with the exception of the affordable housing units which just have parking spaces).

SUPPORTING CASE

The agent has submitted the following statement in support of the application:

"As members will appreciate the application site was allocated for residential development under policy G113.2 of the September 2016 adopted Site Allocations and Development Management Policies Plan. The allocation therefore establishes the need for additional residential development in Welney but of equal importance the allocation demonstrates to members that officers have been satisfied that residential development of the site would not have a detrimental impact on grounds such as landscape impact, highway safety or ecology. The obligations required to bring the site forward for development are clearly set out within Policy G113.2 and these requirements are addressed in detail within the submitted planning application. The following points are of note:-

Site Density – Policy G113.2 allocates the site for the residential development of "at least 13 dwellings" The development provides an overall density of 18 dwellings per hectare. Policy CS08 of the Core Strategy clearly indicates that "In seeking to make the most efficient use of land, the Council will scrutinise Design and Access Statements to confirm that the proposal optimises the density of development." The proposed development makes best use of the land available to the applicant, and provides a development form and pattern in keeping with the village.

Flood Risk Assessment – A flood risk assessment which includes detailed percolation tests on site and a detailed storm water drainage strategy has been submitted as part of the planning application. The Environment Agency has confirmed acceptance of the drainage strategy.

Improvements to the Footway Network – For the most part public opinion has suggested that a new footpath taken from Main Street to New Road would provide the most suitable form of footway network improvement. The feasibility of providing such an improvement has been investigated but it is not considered deliverable. A comparison of the Norfolk County Council highway’s asset record plan, IDB guidance on land falling within their control associated with Old Croft River, and a visual assessment on site leads to the conclusion that the Highways asset plan is inaccurate. Insufficient width exists to form a footpath of sufficient width. The delivery of such a footpath would require extensive ground works including steel sheet piling of the existing river bank, and discussions with Middle Level Commissioners would suggest that approval for these works would be difficult to obtain. As a result of discussions with the case officer and Norfolk County Council Highways Department the following improvements to the footway network have been agreed to:-

- 2 No pedestrian crossing points on Main Street.
- A 2m wide footway linking the proposed development to Back Drove

Affordable Housing – The development will deliver 3 affordable dwellings for Welney in line with policy requirements. The mix and layout accords with the requirements of the affordable housing team.

Drainage Arrangements – A full drainage strategy is provided as part of the application. This involves the use of Sustainable Urban Drainage (SUDs) techniques to achieve an effective drainage strategy. The SUDs techniques also provide the necessary storm water filtration which provides the desired protection to the Ouse Washes. It should be noted that the permeable block paving provided to the estate roads to enable the required filtration results in the construction form being something that Norfolk County Council Highways department would be unwilling to adopt. The applicant has agreed with the Council to enter into the appropriate form of s106 Agreement as necessary which will establish the principles of an Estate Management Company (EMC) that will be responsible for the maintenance and upkeep of all of the public areas of the development estate in perpetuity. The maintenance and upkeep of the estate roads, footpaths etc. will therefore be guaranteed and not involve public expense.

Overall the applicant has strived to work alongside the Planning Authority to achieve a successful form of development. It is believed that the submitted artist impressions for the development demonstrate that this has been achieved. The Parish Council’s objection is noted but it is felt that the grounds for objection are unfounded. The application will go some distance towards achieving the identified housing requirement in Welney. It will provide a range of well-designed and varied residential accommodation with a focus on achieving quality throughout. The applicant hopes that members will agree with the officer recommendation before you.”

PLANNING HISTORY

None recent

RESPONSE TO CONSULTATION

Welney Parish Council: OBJECT - Welney Parish Council objects to this application on the grounds that:

1. the density is too high
2. there appears to be an inadequate footpath provision and this is already a problem in the village
3. there is no assurance concerning adoption [of estate road] on completion and this is a cause for concern for the parish council based on other problems in the settlement - meaning there is no appetite for more problems of a similar type.

Highways Authority: NO OBJECTION subject to conditions relating to construction traffic management plan and off-site works

Middle Level Commissioners Internal Drainage Board: NO COMMENT received at time of writing report, but verbally indicate no objection to the principle of the surface water disposal.

Environment Agency: NO OBJECTION subject to condition implementing mitigation measures identified in FRA.

Emergency Planning Officer: NO OBJECTION recommends conditions relating to signing up to EA's flood warning system and flood evacuation plan.

Anglian Water: NO OBJECTION – adequate capacity for foul water disposal.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions relating to Construction Management Plan and surface water disposal.

Environmental Health & Housing – Environmental Quality: NO COMMENT

Arboricultural Officer: NO OBJECTION (verbally)

Housing Enabling Officer: NO OBJECTION - At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Welney. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 3 units would be required, 2 for rent and 1 for shared ownership. The scheme shows 2 x 2 bedroomed units and 1 x 3 bedroomed unit.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy. A S.106 Agreement will be required to secure the affordable housing contribution.

Historic Environment Service: NO OBJECTION subject to conditions - The development proposal affects lies within an area of archaeological potential close to the historic core of Welney, approximately 100m north and northwest of the church. Further north and east along the Welney roddon/course of the old Croft River considerable evidence relating to settlement and other activity of Roman date has been found.

Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains of Roman, Late Anglo-Saxon and medieval date) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team.

Historic England: NO COMMENT - On the basis of this information, Historic England do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.

Conservation Officer: NO OBJECTION - St Mary's Church is listed grade II* but it is quite a modest building in terms of scale and in long views it is completely overshadowed by the existing water tower. Moving closer the small row of single storey dwellings, a wall, a variety of vegetation and the field beyond will form a buffer between the site and the church/church yard so the development of single/two storey dwellings will not cause harm to its setting, particularly as it's a middle of the village location.

Norfolk Constabulary: NO OBJECTION – comments made on pursuit of Secure by Design accreditation

Norfolk Fire & Rescue Service: NO OBJECTION – provision of a fire hydrant to be secured via condition.

Natural England: Initial HOLDING OBJECTION – requires additional information to ascertain potential impacts upon Ouse Washes of increased recreational disturbance (specifically dog walking) and water quality through surface water drainage. These issues will be dealt with within the report.

Response to re-consultation is outstanding at time of completion of this report.

REPRESENTATIONS

Original submission/scheme: A total of 18 OBJECTIONS raising the following grounds:

- Increased traffic on busy A1101
- Noise and disturbance during construction
- Overshadowing
- Overlooking
- Loss of agricultural land
- Lack of infrastructure & facilities (bus service, school, shop etc.)
- Cut off when Washes flood
- Appropriate mix of dwellings?
- No footpath link along Main Road
- Loss of views
- Chalets proposed not bungalows
- Traffic calming measures should be included
- Why is access road not adopted?
- Turning space substandard
- Street lighting to be LED units and maintained by management company?
- Ditch rear of New Road properties to be maintained?
- Density too high only 13 dwellings expected on whole allocated site
- Not enough affordable units
- Impact on trees

Amended scheme: NINE further **OBJECTIONS** received re-iterating earlier concerns stated above, plus the concern that the proposed two pedestrian crossing points on A1101 are inadequate.

ONE item of **SUPPORT** – amended plans have negated earlier concerns in relation to impact on adjoining dwelling.

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

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

DM21 - Sites in Areas of Flood Risk

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The key issues in assessing this application are as follows:

- Principle of development
- Impact of layout on locality
- Highway issues
- Affordable housing provision
- Flood risk & drainage
- Impact on setting of listed church
- Impact upon ecology
- Other material planning considerations

Principle of development

As stated above, the site is part of that allocated for residential development under Policy G113.2 in the Site Allocations & Development Management Policies Plan (SADMPP). This states as follows:

Policy G113.2 - Welney land off Main Street

Land amounting to 1.25 hectares off Main Street, as identified on the Policies Map, is allocated for residential development of at least 13 dwellings. Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures)
2. Improvements to the footway network and safe access to the site Main Street to the satisfaction of the highway authority.
3. Provision of affordable housing in line with the current standards.
4. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar.
5. The design and layout of the development shall conserve the significance of the Grade II* listed Church of St Mary the Virgin.

The principle of developing the site is therefore acceptable in planning policy terms subject to meeting the above provisions of Policy G113.2 – these will be examined later in this report.

Impact of layout on locality

The proposal presents a simple inward looking cul-de-sac with a central spine road and turning facility towards the end, mainly serving dwellings to the north and south, but with two detached larger houses fronting Main Street. The village already has two similar cul-de-sac developments (at Taymor Place and Chestnut Avenue) and given the proportions of the site this configuration/layout was always anticipated.

Objections have been forthcoming in terms of the density of the development proposed. Policy G113.2 indicates at least 13 dwellings for the overall site allocated (i.e. 1.25Ha)

however the site has been reduced to 0.91Ha omitting the parcel to the rear/west of The Grange. This has been precluded on the basis that the present owners wish to protect the amenities of their house (The Grange) and retain physical linkage to land to the west of the allocation. It has been confirmed that this additional parcel of land will not come forward for development now or in the future. The current layout of the estate precludes access to the remainder of the overall allocated site. The scheme equates to 18 dwellings per Hectare with plot depths of some 26m and a range of widths presenting ample garden-to-dwelling ratios. The inter-relationships with existing dwellings on New Road are considered to be acceptable, as there is no significant overlooking or overshadowing implications.

In terms of form and character, the detached houses fronting Main Street maintain the streetscene and relate sympathetically to adjoining dwellings both to the north and opposite.

The house types proposed (mixture of houses and chalets) have been the subject of amendment during the processing of this application, and are now considered to be acceptable in this locality – likewise the palette of facing materials.

Therefore the proposal is considered to be acceptable given the style of dwellings and configuration on the site.

Highway issues

The site is currently accessed by a culverted agricultural crossing of the Old Croft River. It is proposed to create a new improved access point midway along that road frontage.

The drainage requirements (see below) result in the access road comprising permeable materials and the Local Highway Authority will not adopt such surfacing/roads. It is the developer's intention to maintain the road as private and maintained by a management company. This arrangement may be secured via Section 106 agreement.

The specification of the bridging point has not been finalised, but the layout indicates that an appropriate specification of access can be provided. Visibility splays of 2.4m x 90m may be secured via condition.

Footway linkages connecting the site to New Road and the heart of the village were referred to in Policy G113.2 (when the village school was open) and are sought by the Parish Council and local objectors. However upon close inspection there is not adequate highway verge on the Main Street to allow a cost-effective connection. Alternative measures have been produced in the form of two pedestrian crossing points – immediately south of the new access and north of the bus stop (approx. 140m to the north); plus a footpath link from the rear of the site to Back Drove to the west which connects to New Road/B1100.

Obviously there would be some disturbance during the construction phase with construction and contractor vehicles attending the site. However disruption and amenity issues could be minimised by the adoption of a construction management plan including on-site parking details and delivery/working times as recommended by both the Local Highway Authority and our CSNN officer. Once again this could be secured via conditions.

Affordable housing provision

In accordance with the provisions of Core Strategy Policy CS09 of the LDF, three affordable dwellings are proposed as part of this application – 2 x 2 bedroom semi-detached houses and 1 x 3 bed roomed detached house. They are located on Plots 4, 6 & 7 and are therefore suitably positioned within the site layout.

Our Housing Enabling Officer is content with this provision and it may be secured via a Section 106 agreement. Criterion 3 of Policy G113.2 is therefore met.

Flood risk & drainage

The application is accompanied by both a site specific Flood Risk Assessment and a surface water drainage strategy adopting a Sustainable Urban Drainage System (SUDS) approach due to soakaways not being practical. The latter requires permeable materials to be used in the construction of the access road and turning area plus the private drives. A pumped system with subterranean geocellular crates is proposed with outfall into the Old Croft River and the run-off rate for surface water for the whole site would potentially be equivalent to the current greenfield rate. The surface water system would also have the benefit of filtration properties to negate concerns regarding effect on designated sites of conservation (Ouse Washes).

The discharge of surface water into the Old Croft River will require the consent of the Middle Level Commissioners IDB as it forms part of their adopted network. The amount of discharged water would be monitored and controlled by that body. They have confirmed verbally that the principle of this method of surface water disposal is acceptable. A detailed scheme will be produced to satisfy the IDB and this may be controlled via condition.

The Environment Agency raises no objection to this application. They regulate the quality of water and, given that the Old Croft River flows northwards away from the Ouse Washes, this is not likely to be an issue with regards to criterion 4 of Policy G113.2.

The FRA acknowledges that the site lies within both Flood Zone 2 and the rear half within Flood Zone 3 (defended) of the Environment Agency's flood mapping. Mitigation measures proposed include raising finished floor levels by 300mm above existing ground level and this may be controlled via condition as suggested by the Environment Agency. The development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and the development would be safe for its lifetime without increasing flood risk elsewhere. Criterion 1 of Policy G113.2 is therefore met.

Foul water is to be disposed of via the existing mains sewer system which Anglian Water has confirmed has adequate capacity to serve this number of dwellings.

Impact on setting of listed church

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application is accompanied by a Heritage Statement. This concludes that the removal of the southern parcel of the overall site allocation has contained the physical development to the current site, and public views of the church are not significantly affected.

Our Conservation Officer opines that St Mary's Church is listed grade II* but it is quite a modest building in terms of scale, and in long views it is completely overshadowed by the existing water tower. Moving closer the small row of single storey dwellings, a wall, a variety of vegetation and the field beyond, will form a buffer between the site and the Church/church yard. So the development of single/two storey dwellings will not cause harm to its setting, particularly as it's a middle of the village location.

There is no objection from Heritage England or Historic Environment Services in this regard.

Criterion 5 of Policy G113.2 has therefore been met.

Impact upon ecology

The Preliminary Ecological Appraisal submitted with the application concludes that the loss of mostly improved grassland habitat as a result of the development is not considered to be significant; however certain mitigation measures are suggested. These measures may be secured via condition.

As response to initial consultation, Natural England issued a holding objection on the basis of need for additional information to ascertain potential impacts upon the Ouse Washes approx. 300m away to the south. These concerns were regarding: increased recreational disturbance specifically from dog walkers, and impacts upon the water quality from surface water drainage. The latter point has been addressed earlier in this report. The additional footpath link to Back Drove and the existing footpath network, with appropriate signage would promote residents to keep dogs on leads and use footpaths away from the reserve. The Habitat Mitigation Fees attracted by this development (£50 per dwelling) and indeed other development across the borough could be used by the appropriate bodies to promote this arrangement. Discussion with the case officer at Natural England indicates that these issues have been sufficiently addressed and they are expected to withdraw the earlier holding objection. It is expected to be confirmed and reported as late correspondence.

An Appropriate Assessment has been undertaken in accordance with the provisions of Article 6(3) and (4) of the Habitats Directive. It is concluded that the proposed development would not adversely affect the Ouse Washes Special Area of Conservation, Special Protection Area and Ramsar site.

Other material planning considerations

Archaeology – the site may contain archaeological remains and therefore in accordance with the requirements of the Historic Environment Service, a programme of archaeological work (in accordance with National Planning Policy Framework paragraph 141) may be secured via conditions.

Trees – the Tree Survey Report accompanying the application identifies three trees to be removed (an ash and two willows) whilst mature trees these are heavily ivy clad with signs of decay and their loss would not be resisted. The layout ensures that peripheral trees and hedges are not adversely affected by the proposed development. This may be secured via condition.

Fire hydrant – the provision of a fire hydrant as requested by Norfolk Fire & Rescue Service may be secured via condition.

Street lighting – this is a matter for the developer as it may not be insisted upon given the size of the estate. However should street lighting be pursued details of the type, positioning, extent of illumination and maintenance may be secured via condition.

Crime and disorder – the introduction of the footpath link to the rear of the site is not ideal with regards to Secure by Design advice, however it is a requirement of both the Local Highway Authority and a mitigation measure with regards to Natural England's concerns regarding dog walking implications and disturbance impacts upon the Ouse Washes. There are windows to habitable rooms facing the footway and, if adequately lit, this is considered to be an acceptable arrangement.

Grounds of objection – the loss of a private view is not a material planning consideration; the loss of agricultural land has already been accepted in allocating the site for residential development; and the drainage strategy indicates no intention to alter or interfere with the existing drain/ditch to the rear of New Road properties.

CONCLUSION

Whilst the concerns of the Parish Council and local residents are noted, this site lies within the allocated site for residential development. The form and character of the proposal is considered to be compatible to this locality, and there are no objections raised by technical consultees.

The proposal is considered to be in compliance with the provisions of the development plan and is duly recommended for approval as set out in the recommendation.

RECOMMENDATION:

A) APPROVE subject to completion of a Section 106 agreement covering affordable housing provision, SUDs management and road maintenance, plus Habitat Mitigation Fees and 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:
 - B/MW/17/005 Rev H
 - B/MW/17/006 Rev F
 - B/MW/17/007 Rev B
 - B/MW/17/008 Rev D
 - B/MW/17/009 Rev C
 - B/MW/17/010 Rev A
 - B/MW/17/011 Rev C
 - B/MW/17/012 Rev C
 - B/MW/17/013 Rev B
 - B/MW/17/014 Rev C
 - B/MW/17/015 Rev C
 - B/MW/17/016
 - B/MW/17/017 Rev A
 - B/MW/17/018
 - B/MW/17/019 Rev B
 - B/MW/17/020
 - 9300-SK02 Revision A.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details submitted, no development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall

be constructed as approved before any part of the development hereby permitted is brought into use.

- 3 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.

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

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

- 4 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.

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

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

- 6 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 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured

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

- 7 Condition The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to, and approved in writing by, the Local Planning Authority.

- 7 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

- 8 Condition The development shall be undertaken in accordance with the measures identified in the Preliminary Ecological Appraisal dated November 2017, produced by Turnstone Ecology, and submitted as part of this application.

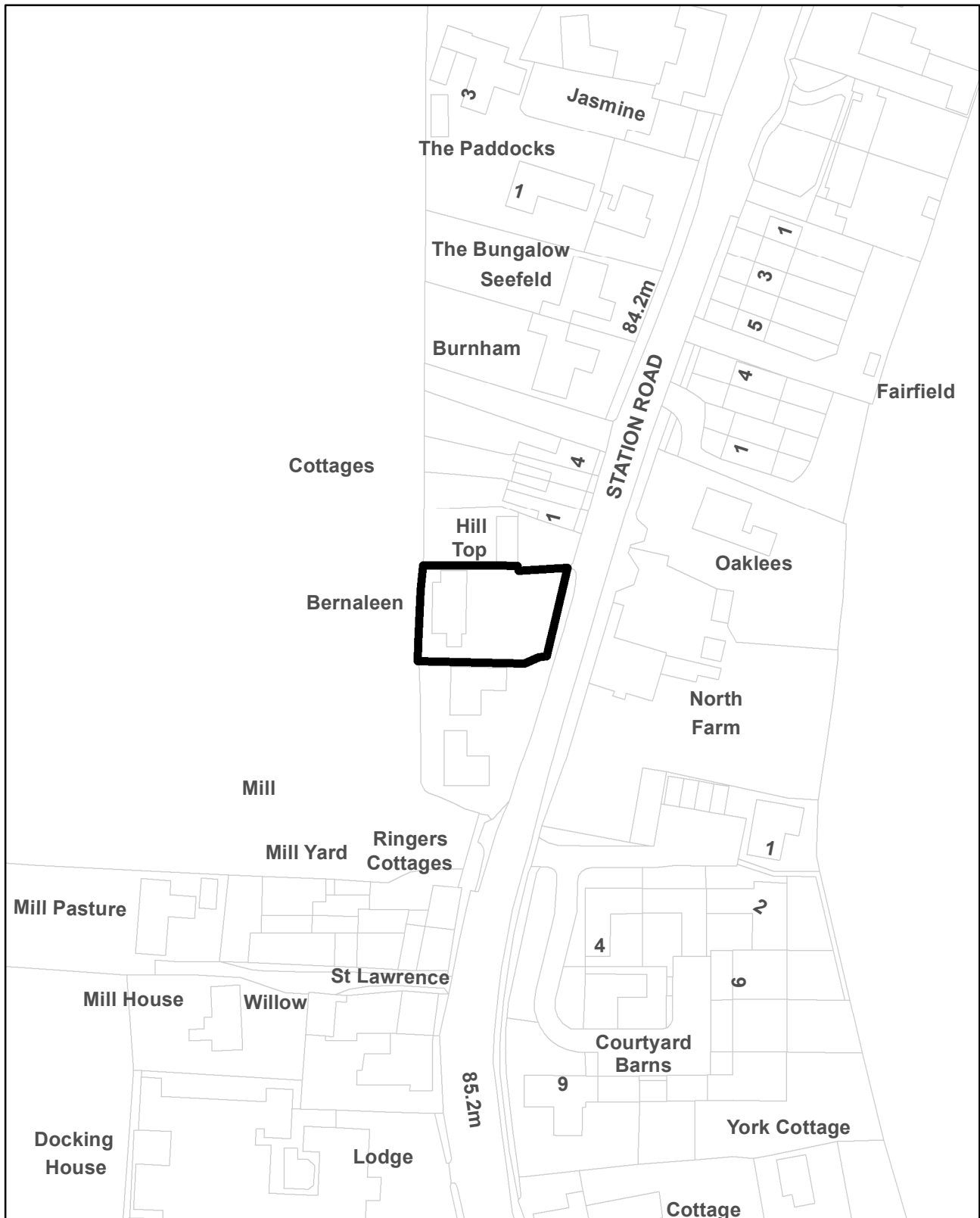
- 8 Reason In the interests of ecology, and to accord with the provisions of the NPPF & Core Strategy Policy CS12 of the LDF.
- 9 Condition The development shall be undertaken in accordance with the mitigation measures identified in the Flood Risk Assessment dated June 2018, produced by JPP Consulting Ltd, and submitted as part of this application. This shall include finished floor levels set at least 300mm above existing ground level.
- 9 Reason To protect future residents at times of high risk of flooding, and to accord with the provisions of the NPPF, NPPG & Core Strategy Policy CS08 of the LDF.
- 10 Condition The development shall be undertaken in accordance with the protection measures identified in the Tree Survey Report dated November 2017, produced by RGS Arboricultural Consultants, and submitted as part of this application.
- 10 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 11 Condition Notwithstanding the submitted plans, full details of the footpath link to Back Drove including alignment/route, method of construction, surfacing and any lighting, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of any dwelling or other such time as may be agreed with the Local Planning Authority.
- 11 Reason To ensure that the footpath connection is designed and implemented to serve the locality in accordance with the provisions of the NPPF, Core Strategy Policy CS11 of the LDF and Policy DM15 of the SADMPP.
- 12 Condition All hard and soft landscape works shall be carried out in accordance with the approved details (Drawing No. B/MW/17/019 Revision B). The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 12 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 13 Condition Prior to the first occupation of the development hereby approved, should street lighting be pursued details of the method of lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas plus maintenance arrangements, 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.
- 13 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 14 Condition Prior to the first occupation of the development hereby permitted, a vehicular and pedestrian crossing over the Old Croft River watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority.

- 14 Reason To ensure construction of a satisfactory access and in the interests of highway safety.
- 15 Condition Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4 X 90 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 0.225 metres above the level of the adjacent highway carriageway.
- 15 Reason In the interests of highway safety.
- 16 Condition Prior to the first occupation of the development hereby permitted, the proposed access, footpath link to Back Drove, associated on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use, unless otherwise agreed in writing with the Local Planning Authority.
- 16 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 17 Condition Notwithstanding the details indicated on the submitted drawings, no works shall commence on site until a detailed scheme for the off-site highway improvement works, as indicated on Drawing number 9300-SK02 Revision A, have been submitted to and approved in writing by the Local Planning Authority.
- 17 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.
- This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 18 Condition Prior to the first occupation of the development hereby permitted, the off-site highway improvement works referred to in condition 17 shall be completed to the written satisfaction of the Local Planning Authority.
- 18 Reason To ensure that the highway network is adequate to cater for the development proposed.
- 19 Condition Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include the proposed timescales and the hours of the construction phase and any piling. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation methods to protect residents from piling vibrations, noise, dust and litter. The scheme shall be implemented as approved.
- 19 Reason To ensure that the amenities of neighbouring residents are safeguarded and highway safety; in accordance with the NPPF, Core Strategy Policy CS11 of the LDF and Policy DM15 of the SADMPP.

- B)** In the absence of a completed Section 106 agreement within 4 months of the date of this resolution, the application shall be **REFUSED** on the grounds of lack of a mechanism to secure the provisions of affordable housing, SUDs management and road maintenance, plus Habitat Mitigation Fees.

18/00973/F

Bernaleen Station Road Docking



1:1,250

AGENDA ITEM NO: 8/2(a)

Parish:	Docking	
Proposal:	Demolition of existing dwelling and construction of 2 dwellings	
Location:	Bernaleen Station Road Docking Norfolk	
Applicant:	New World Timber Frame	
Case No:	18/00973/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 2 August 2018

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

Neighbourhood Plan: No

Case Summary

The application site lies on the western side of Station Road, Docking and is within the development boundary of the village and the Conservation Area.

Docking is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site comprises of a 1960s bungalow set back from the Station Road.

The site is slightly elevated above the roadside.

The proposal seeks consent for the demolition of the existing bungalow to be replaced by two, two storey detached dwellings.

Key Issues

Principle of Development and Planning History
Impact upon the Conservation Area
Other Form and Character issues
Amenity Issues
Highway Safety
Any other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies on the western side of Station Road Docking, opposite North Farm house and a recently converted barn complex.

Two detached red brick and flint dwellings to the south of the site are currently being constructed. The neighbour to the north is a two storey cottage with no rear private amenity space, with their private amenity space all to the front of their property.

The form and character of development in the locality comprises of two storey cottage style development to the north and south of the site and two storey farmhouses opposite and an infill detached bungalow.

The site contains a 1960s bungalow and there are a few other examples of infill bungalow development in the street scene.

The site has been the subject of a recent application for three terraced dwellings with cartshed parking to the front (17/02113/F). That application was refused for two reasons under delegated powers. Firstly, it was considered that the proposed dwellings by virtue of their height, bulk, massing and associated parking advocated a cramped form of development and failed to sustain the character of the Conservation Area. Secondly, the 2 ½ storey scale of the proposal and the cart-shed to the front of the site would have caused dis-amenity to Hilltops the neighbour to the north who relies on their front garden area as outside amenity space.

The proposal seeks consent to demolish this bungalow and construct two 2 storey detached dwellings.

The two detached dwellings are constructed from flint and red brick with pantiles, with small areas of larch cladding. One dwelling will have a single storey projection and undercroft parking.

The properties will have a parking and turning area to the front.

The front boundary treatment will be part hedge and part flint wall.

SUPPORTING CASE

The applicant has submitted a Design and Access Statement which states the following:-

- Bernaleen is located within the Conservation Area of Docking on Station Road, to the north of the village centre.
- The existing bungalow benefits from a large front garden and the rear overlooks farmland.
- Docking is a key rural service centre and the site is within the development boundary.
- The key target of the design of the properties is to provide modest family homes that are more in keeping with the surrounding dwellings compared to the existing dwelling.
- The existing dwelling is somewhat out of place with its use of bland grey brick
- The plot can accommodate 2 dwellings to allow for shared parking to the front and private amenity to the rear (something that the existing bungalow does not benefit from)
- The design fits in well and the materials for the properties have been selected to match those seen along Station Road. A typical red brick will be used. Frontage of

plots 1 & 3 will be in flint to provide interest to the street scene. More modern interest is provided to the rear in the form of horizontal larch cladding.

- 6 parking spaces are provided in accordance with Norfolk Parking Standards

PLANNING HISTORY

17/02118/F: Application Refused: 10/05/18 - Demolition of existing dwelling and construction of three dwellings

RESPONSE TO CONSULTATION

Parish Council: OBJECT the parish council wishes to register its objection to this plan. They believe the site is not big enough for two properties and should be like for like 1 for 1. They are concerned that this development will overshadow the next property in the road. They consider there is insufficient parking and will lead to more on street parking on a busy road.

NCC Highways: NO OBJECTION subject to conditions

Environmental Health & Housing – Environmental Quality: NO OBEJCTION comments made in regards to the control of asbestos regulations 2012 and groundwater protection

Anglian Water: comments that the proposal is below 10 dwellings and they do not provide comments on developments of this scale

Conservation: NO OBJECTION there has never been an issue in terms of demolition of the existing property which does nothing to enhance to the character of the Conservation Area but the previous application raised concerns particularly regarding numbers and height of the proposed new build. This application has addressed those concerns and it generally reflects the extensive communication between Officers and Agent. I therefore have no objection subject to conditions in respect to materials.

REPRESENTATIONS

1 letter received objecting to the application on the following grounds:-

- It is disappointing to see that Bernaleen is to be replaced by two properties that will dominate our Cottage. Running along our boundary will remove the airy aspect of our garden leaving us boxed in.
- Why are properties pushed forward?
- The properties will visually dominate Hilltops

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

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

OTHER GUIDANCE

Parish Plans

PLANNING CONSIDERATIONS

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

- Principle of Development and Planning History
- Impact upon the Conservation Area
- Other Form and Character issues
- Amenity Issues
- Highway Safety
- Any other material considerations

Principle of Development and Planning History

The site lies within Docking's development plan boundary and Conservation Area. Docking is a Key Rural Service Centre in accordance with Policy CS02 of the Local Development Framework Core Strategy.

The site has recently been the subject of a formal application for 3 dwellings which was refused for the following reasons:-

1. The proposal by virtue of its height, scale, width, bulk and massing, combined with the number of units and its associated parking would result in an unduly prominent and cramped form of development that would be contrary to the building characteristics of the locality, appear incongruous in the street scene and cause harm to the character of Docking Conservation Area that would not be outweighed by any form of public benefit. The proposal therefore fails to comply with s.72 of Town and Country Planning (Listed Building and Conservation Area Act) 1990, paragraphs 56, 58, 64, 131 and 134 of the National Planning Policy Framework; Policies CS01, CS06, CS08 and CS12 of the Local Development

Framework Core Strategy and Policy DM15 of the Site Allocation and Development Management Policies Plan.

2. The proposal causes detrimental overbearing issues upon the adjacent neighbour Hilltop by virtue of the height and siting of Plot 3 in relation to a velux window contained on the western elevation roofslope of Hilltop and secondly due to the height, length and siting of the cartshed that serves all 3 dwellings in relation to the front amenity area of Hilltop. The proposal is therefore an un-neighbourly form of development contrary to the provisions of paragraphs 17 and 56 of the NPPF, Policy CS08 and Policy DM15 of the Site Allocation and Development Management Policies Plan 2016.

The current application proposes to address these issues primarily by reducing the proposal to 2 storey in scale and only 2 dwellings. The 4 bay cartshed has now been removed and replaced with a single bay cartshed.

Impact upon the Conservation Area

S.66 of the Town and Country Listed Buildings and Conservation Areas Act 1990 places a statutory duty on the Local Planning Authority to pay special regard to land and buildings in the Conservation Area.

Whilst not directly referring to the application site, but in reference to the general form and character of development of this part of the Conservation Area, Docking's Conservation Area Character Statement states "the northern part of the Conservation Area essentially repeats the pattern of linear development found elsewhere in Docking. The Station Road area contains many ranges of historic building set at different angles which with the subtle twists and turns of the road itself combines to provide a delightful range of views and vistas for example north farmhouse". The Conservation Area Character Statement goes on to state that in Docking there are some "simply bland" anywhere housing typical of the post war era.

The simply bland anywhere housing is evident on this site, in the 1960s pitched roof bungalow being, its loss and subsequent replacement, subject to a high quality design, could be said to be an enhancement to the character of the Conservation Area.

The proposal is for two storey detached red brick and flint dwellings with parking area to the front. Two storey dwellings with parking area to the front would not be out of place in this part of Docking's Conservation Area and the use of flint and red brick are traditional materials referenced in Docking's Conservation Area Character Statement. The use of larch boarding, whilst not a traditional material used in the Conservation Area, will not be seen to any great degree in the Conservation Area.

In order to address the reason for refusal, the height and scale of the properties have been reduced from 2 ½ storey to 2 storey which has resulted in the reduction in the ridge height of the dwellings by 1.5m. The bulk, width and massing reason for refusing the previous scheme has been addressed by changing the form of the development from terraced to detached, reducing the number of dwellings and removing the 4 bay cartshed.

The Conservation Officer has no objection to the proposal as presented and considers that the heritage issues raised by the previous application have been addressed in this scheme.

Other Form and Character issues

The Parish considers that the proposal for 2 dwellings is an overdevelopment of the site. However,

the existing property has very little private amenity space to the rear and this proposal even though intensifying the site, has by virtue of siting the properties closer to the road than the existing bungalow has provided a commensurate sized amenity space to those found in the locality. The wall to the front of the site is higher than the front boundary walls found in the street scene, but the wall is set back from the street. It will therefore not be an unduly prominent feature in the street scene.

Amenity Issues

Both the Parish Council and Third Party Representation are concerned that the proposal causes neighbour amenity issues.

The previous scheme for 3 dwellings was considered to cause neighbour amenity issues with the neighbour to the north of the site, Hilltops. Hilltops is unusual in that it does not have any rear private amenity space. The space to the rear of their property is the amenity space to the neighbour immediately to the north of Hilltops. All outside space is to the front of Hilltops. It was noted on a site visit during the previous application that Hilltops has a large velux window in its rear roofslope that serves a bedroom. Plot 3 of the previous scheme caused Hilltops detrimental amenity issues. Its 2 ½ storey scale and 4m distance to the boundary would have resulted in a detrimental overbearing presence upon the enjoyment of this room for the neighbour.

Additionally it was considered that the height and depth of the 4 bay cartshed, 4.3m (h) x 10.97m (l) with its siting close to the shared boundary of Hilltops would have caused a detrimental impact upon of the enjoyment of their front amenity space.

The proposal has addressed both these issues by reducing the scale of the nearest proposed property (plot 2) by 1.5m and siting the 2 storey element a further 0.5m away from the shared boundary.

The cartshed has been removed from the scheme. Instead a single storey front projection to plot 2 that incorporates undercroft parking is proposed. This front projection only marginally extends beyond the plane of the front elevation of Hilltops, thus the enjoyment of their amenity area is not detrimentally affected.

The proposal causes no detriment impact upon the two properties that are currently under construction. Being sited north and not extending beyond either the front or rear plane of these neighbouring properties overcomes any overbearing or overshadowing issues. The outlook from bedrooms in the rear of plots 1 and 2 is primarily over the agricultural fields to the rear. The neighbour opposite is separated from the front elevation of the properties by Station Road itself.

Should consent be approved, a condition will be imposed that notwithstanding the details shown, the bathroom window in plot 1 will be obscurely glazed and fixed shut in order to avoid looking directly into the wrap around window contained in plot 2 of the recently constructed dwelling to the south of the application site.

Highway Safety

The existing vehicular entrance will be widened and offset to provide parking to the two properties.

Whilst the Parish Council are concerned about insufficient parking to serve the development, the 3 parking spaces provided for each plot meets NCC parking standards.

The Highways Officer has no objection to the proposal subject to conditions.

Any other material considerations

The Environmental Quality Officer has no objection to the proposal but requests that the Environment Agency are contacted in respect to ground water protection but this is not considered to be necessary. The Environment Agency enforces any contamination of ground waters through the Environment Agency's legislation. An informative will be attached that draws the applicant's attention to the Environment Agency's standing advice in this regard.

CONCLUSION

Members will need to consider whether two dwellings on the site, following the demolition of the existing bungalow, can be accommodated.

It is your officer's opinion that the previous scheme for three was an overdevelopment and caused harm to the significance of the Conservation Area through its height, bulk, mass and associated parking arrangement. It also caused a detrimental impact upon the neighbour to the north through plot 3's scale in relation to its siting upon Hilltops and the large 4 bay cartshed that extended along the majority of the shared boundary.

The proposal has overcome these issues by not only reducing the scale of the development to two properties; the height, form, siting in relation to the neighbours have all been considered and this has resulted in a proposal that enhances the character of the Conservation Area by removing a bland dwelling and replacing it with a high quality scheme that uses traditional materials found in the locality and addressed the issues in regards to Hilltops.

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 permitted shall be carried out in accordance with the following approved plans:-
 - STR01.01.05 rev K dated 21st May 2018 received 7th July 2018
 - STR01.01.06B dated 21st May 2018 received 7th July 2018
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the dwellings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing

technique. The development shall be constructed in accordance with the approved details.

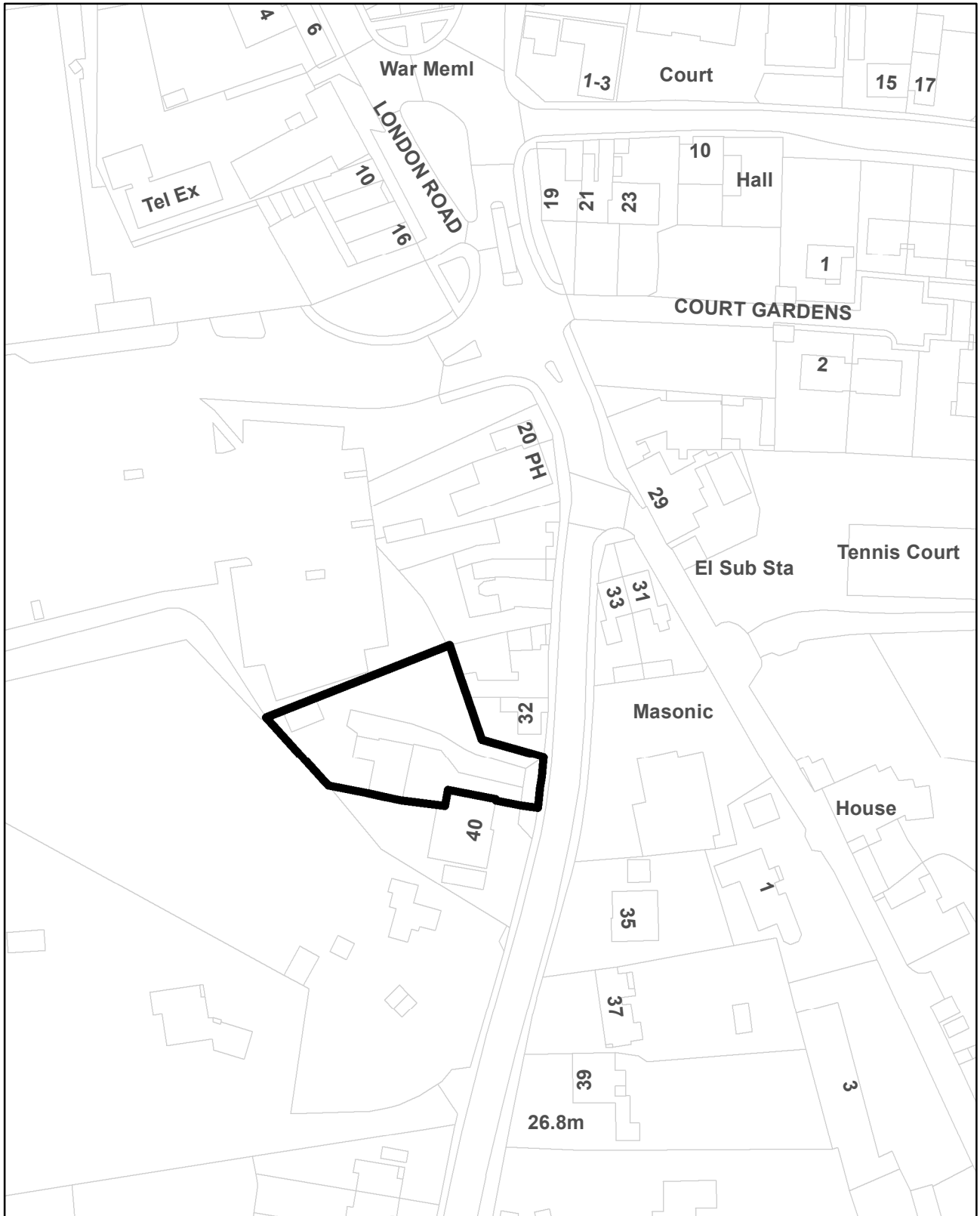
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition No development shall take place on any external surface of the development hereby permitted until samples of the tile and cladding to be used in the construction of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 6 Condition Notwithstanding details shown on plans STR01.01.05 Rev K, before the first occupation of plot 1 the bathroom window at first floor on the south elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.
- 6 Reason To protect the residential amenities of the occupiers of nearby property.
- 7 Condition Notwithstanding details received, prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 8 Condition Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded/ widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 2.5 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 8 Reason In the interest of highway safety and traffic movement.
- 9 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other

means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

- 9 Reason In the interests of highway safety and traffic movement.
- 10 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, in accordance with the approved plan and retained thereafter available for that specific use.
- 10 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 11 Condition Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 11 Reason In the interests of highway safety.

18/00199/F

Land at 34-38 London Road Downham Market



AGENDA ITEM NO: 8/2(b)

Parish:	Downham Market	
Proposal:	Proposed Three Dwellings	
Location:	Land At 34 - 38 London Road Downham Market Norfolk	
Applicant:	PKS Construction	
Case No:	18/00199/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 4 April 2018 Extension of Time Expiry Date: 3 August 2018

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

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of three dwellinghouses on vacant land with access from London Road, Downham Market.

Key Issues

Principle of Development
Form and Character
Highway Safety
Residential Amenity

Recommendation

REFUSE

THE APPLICATION

The application is for three detached dwelling, one with a garage and the other two with covered parking near the gated access with London Road. All dwellings have three parking spaces in triple tandem formation including the garage / covered parking area. Other than Plot 2, the parking areas are not within the curtilages of the proposed dwellings.

The site lies within the development boundary for Downham Market and is not in an area of flood risk.

SUPPORTING CASE

Dwellings are centred around a shared driveway, each facing inwards to give a sense of place and community. Parking spaces, including covered parking and on site turning facilities will be provided in excess of the minimum standards.

Located close on the edge of the town centre, there will be less reliance on car use, less need for car ownership and less vehicle movements than average dwellings.

The dwellings will serve to enhance the environment with minimal impact on neighbouring properties and their occupants. Providing less nuisance than the previous commercial use.

Visibility:

Whilst visibility to the entrance is less than the requested standard, the visibility has been improved considerably with reduction in height of the boundary wall to the south. Giving 2.4 x 43m visibility 1.0m from the carriageway edge.

Traffic is generally slow in the vicinity due to the nature of the street and therefore reduced visibility is considered acceptable in accordance with Department for Transport Manual for Streets.

The site was formerly a local distribution dairy, where milk floats operated to serve the town and surrounding villages. As such, vehicle movements will be dramatically reduced from those previous, and HGV's will not need to enter the site on a daily basis. Whilst the dairy has been closed for some time, the site is considered to retain a commercial use.

Scale:

The density of development is appropriate to the edge of town centre site, making good, economic use of a brownfield site, with dwellings of similar scale to those in the vicinity.

Layout:

Covered parking and entrance wall will provide a sense of enclosure to the development.

The principle private garden areas will be located to the rear of each dwelling, enclosed on all sides by fence or existing boundary walling.

The proposed dwellings will be sufficient distance from neighbouring dwellings so as not to create any adverse impact, nuisance or over-looking.

A shadow diagram illustrates no significant over shadowing of existing adjacent cottage by plot 3. Further the existing courtyard garden will only have limited shading in the late afternoon / evening due to the position of plot 3 to the north west of the courtyard garden.

Plot 1 will not over-look the existing house to the south east, its closest 1st floor front window being at an acute angle to the boundary, at 45 degrees from this window it has very limited view to the rear of the adjacent dwelling and there are no principle windows to the northern end of existing dwelling.

National Planning Policy Framework (NPPF)

The proposal accords with core principles of sustainable development, utilising a brown field site within the town centre. Being an effective use of previously developed land.

PLANNING HISTORY

2/96/0607/F – Construction of dwelling and garage – Permitted

2/01/0733/F – Construction of dwelling and garage (renewal) – Permitted

RESPONSE TO CONSULTATION

Town Council: The Town Council recommends approval noting it is a good use of a derelict site that meets the aims of the current Local Development Framework in offering small gated developments within the town

Highways Authority: OBJECT - Given your consideration of the nil use of the site, and that the applicant has not demonstrated access visibility splays to accord with the adopted standards for the considered 85th percentile traffic speed, I would recommend the application is refused

Internal Drainage Board: NO OBJECTION from a drainage point of view

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

Conservation Officer: This site is adjacent to but not within the conservation area. The proposed new dwellings are set back and as such will have little or no impact on the setting of the conservation area from London Road and none from the Tesco Car Park. The modern gate will be an interesting addition to the streetscene.

Historic England: Does not wish to comment

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

Two letters of objection have been received. The reasons for objection can be summarised as:

- Overshadowing
- Overbearing
- Overlooking
- Drainage
- Not in keeping with style of existing dwellings
- Overdevelopment of the site
- Highway safety, access and parking

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Form and Character
- Highway Safety
- Neighbour Amenity
- Crime and Disorder
- Other Material Considerations

Principle of Development

The site lies within the development boundary for Downham Market; a highly sustainable location where residential development that accords with other relevant planning policy and guidance is sought.

The applicant suggests the site has an existing commercial use (dairy distribution yard). However your officers would argue that the site has not been used for commercial activity for a considerable period of time (application 2/96/0607/F, dated 16 May 1996, states the present use of the site to be 'vacant' with its previous using being 'Dairy').

This is not an issue that would prevent development of the site for residential use (due to its location within the development boundary), but it is pertinent when considering the vehicular activity associated with the current and proposed uses of the site.

Highway Safety

The Local Highway Authority objects to the proposed development on the grounds that it would increase vehicular activity of a substandard access.

Whilst the LHA does not object to the proposed parking, your officers suggest that triple parking one behind the other is far from perfect in this instance due to the limited amount of turning space available to reverse two cars out of the way of a third car.

Further a considerable amount of space is laid to parking and turning, and apart from Plot 2, the parking and turning associated with the dwellings is not within their own residential curtilage. The parking seems contrived and is not considered to be user friendly. As such one would have to suggest the layout is of poor design that would not function well.

On the flip side of the whole parking / highway safety argument is whether or not parking should be sought in such a central location within one of the borough's main towns. Also to be considered however, is that these are not flats within a town centre development, where parking is not always expected; these are family dwellings where one would reasonably expect to be able to park within the curtilage. Indeed such dwellings may well be undesirable without parking. In relation to this point, the LPA comments as follows: *"National advice suggests that development should be provided with parking provision commensurate to the type and scale of development. These dwellings are of a size where families are likely to take occupancy and car ownership is therefore extremely likely. These cars would need to park somewhere and if no off-street provision is provided they will park on London Road. Habitual parking on London Road in such numbers in the locality of the site would not in my view be in the interest of highway safety."*

Neighbour Amenity

The proximity of Plot 3 to the rear of No.38 is considered to be too close. The applicant has submitted a shadow diagram that shows the only area of the garden that would not be overshadowed by Plot 3 is the area to the south. However, this area is largely occupied by an outbuilding. The occupiers of No.38 object to the proposed development on the grounds of overshadowing and your officers share this view.

Overlooking from Plot 1 to the rear garden of No.40 has been addressed by amended plans replacing the southern facing first floor dormer serving the rear bedroom with a high level rooflight. It is unlikely that any material overlooking could occur from the front south easterly dormer serving one of the frontage bedrooms to the rear elevation of No.40 due to the angles involved. However, and even given the change in levels (the site being lower than the adjacent properties), the proximity of Plot 1 to the boundary of No.40 London Road is unneighbourly and overbearing.

Summary

The above issues when taken as a whole clearly suggest that the proposal represents an overdevelopment of the site. This is in line with advice given during pre-application discussions where it was considered that the site could accommodate two dwellings without being of detriment to existing neighbour amenity.

It is still the opinion of your officers that the site could accommodate two dwellings with appropriate and functional on-site parking and turning together with the ability to create suitable separation distances between existing and proposed dwellings. There is however no guarantee that a reduction in the number of units would address the highway safety issue.

Crime and Disorder

There are no specific crime and disorder issues relating to the proposed development.

Other Material Considerations

Whilst it is true that the dwellings are not of a traditional style, does not necessarily mean that they would be of detriment to the visual amenity of the locality, and the Conservation Officer has no objection to the development in relation to its impact on the setting of the adjacent Conservation Area.

CONCLUSION

The contrived layout, functionally lacking parking / turning provision and proximity to existing residential dwellings suggests that the development constitutes over development of the site that would result in unacceptable loss of amenity to occupiers of both the proposed and existing properties.

Furthermore, the lack of evidence to suggest there is an existing commercial use of the site suggests that the proposed development would increase the vehicular activity of a substandard access that could have highway safety implications.

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

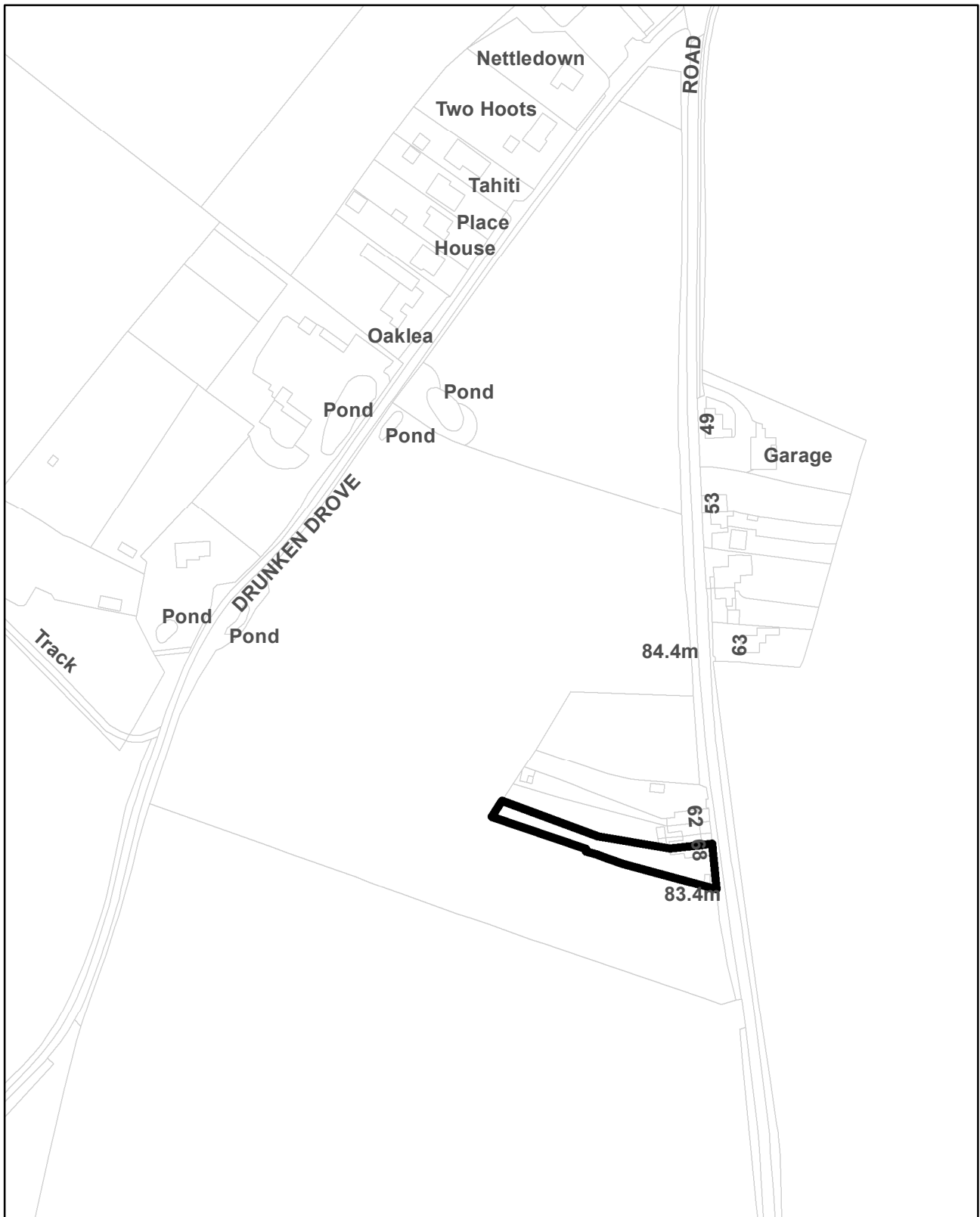
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed development represents undesirable and unneighbourly development that would be detrimental to the amenities of occupiers of adjoining residential properties particularly by reason of overshadowing and being overbearing. As such the proposed development is considered to be of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions and if approved would be contrary to paragraphs 17 and 64 of the NPPF and Development Plan Policies CS08 and DM15.
- 2 The proposed layout of the dwellings and their associated parking areas is considered to represent poor design that would not function well and is therefore contrary to paragraphs 17 and 64 of the NPPF and Development Plan Policies CS08 and DM15.
- 3 The applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety contrary to the NPPF and Development Plan Policy CS11.

18/00906/F

68 Castleacre Road Great Massingham



AGENDA ITEM NO: 8/2(c)

Parish:	Great Massingham	
Proposal:	Alterations and extensions to dwelling, relocated access, and new fence fronting the highway	
Location:	68 Castleacre Road Great Massingham King's Lynn Norfolk	
Applicant:	Mr & Mrs T Tilbrook	
Case No:	18/00906/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 19 July 2018 Extension of Time Expiry Date: 3 August 2018

Reason for Referral to Planning Committee – The applicant is a Borough Councillor.

Neighbourhood Plan: No

Case Summary

The application is the end terrace of four on the outskirts of Great Massingham.

The proposal seeks permission for a two-storey side extension, a single-storey rear extension, a relocated access and a new fence fronting the highway.

Key Issues

Principle of the development
Form and character
Neighbourhood amenity issues
Highways

Recommendation

APPROVE

THE APPLICATION

The application site lies on the west-side of Castleacre Road, Great Massingham.

The application site consists of an end-terrace two-storey traditionally built dwelling and garden. The dwelling forms part of a terrace of four dwellings, all constructed from brick and roofed with clay pantiles. The application site is visible from the public domain.

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT RECEIVED

Highways Authority: NO OBJECTION (Recommended conditions)

REPRESENTATIONS

None.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of the development
- Form and character
- Neighbourhood amenity
- Highways

Principle of the change of use

The proposed extensions and alterations are within the garden and curtilage of an existing dwelling and therefore the principle of development is acceptable.

Form and character

The proposed two-storey extension matches the form and character of the existing dwelling and will incorporate matching materials and architectural detailing. The agent has submitted a letter from a Chartered Building Surveyor that states that the south-facing end gable of the existing dwelling has suffered extensive movement and a full-depth side extension will restrain any further outward movement of the existing gable wall. The single-storey rear extension won't be visible from the public domain.

The new access will look acceptable in the street-scene and the proposed 900mm high palisade fencing will be appropriate in the countryside location.

Neighbourhood amenity

The proposed rear extension is single-storey and doesn't extend further than the existing rear single-storey extension that sits on the boundary with the attached neighbouring dwelling to the north (No. 66 Castleacre Road). The two-storey side extension will extend from the south-facing end gable of the existing dwelling and will face away from neighbouring dwellings. Therefore, the proposed extensions and alterations won't result in unacceptable levels of overbearance, overlooking or loss of light.

Highways

Because the proposed two-storey side extension would restrict the existing access, the agent has proposed an amended access within the garden and curtilage of the dwelling. The Highways Officer has no objection to the proposed access and has recommended conditions. Due to the fact that the applicant owns the two neighbouring dwelling to the north (No. 66 and No. 44 Castleacre Road), the new visibility splay can be secured by condition to the satisfaction of the Highways Officer.

CONCLUSION:

The principle of the development is acceptable and the proposed extensions and alterations won't result in harm to the character of the existing terrace, neighbourhood amenity or highways safety.

RECOMMENDATION:

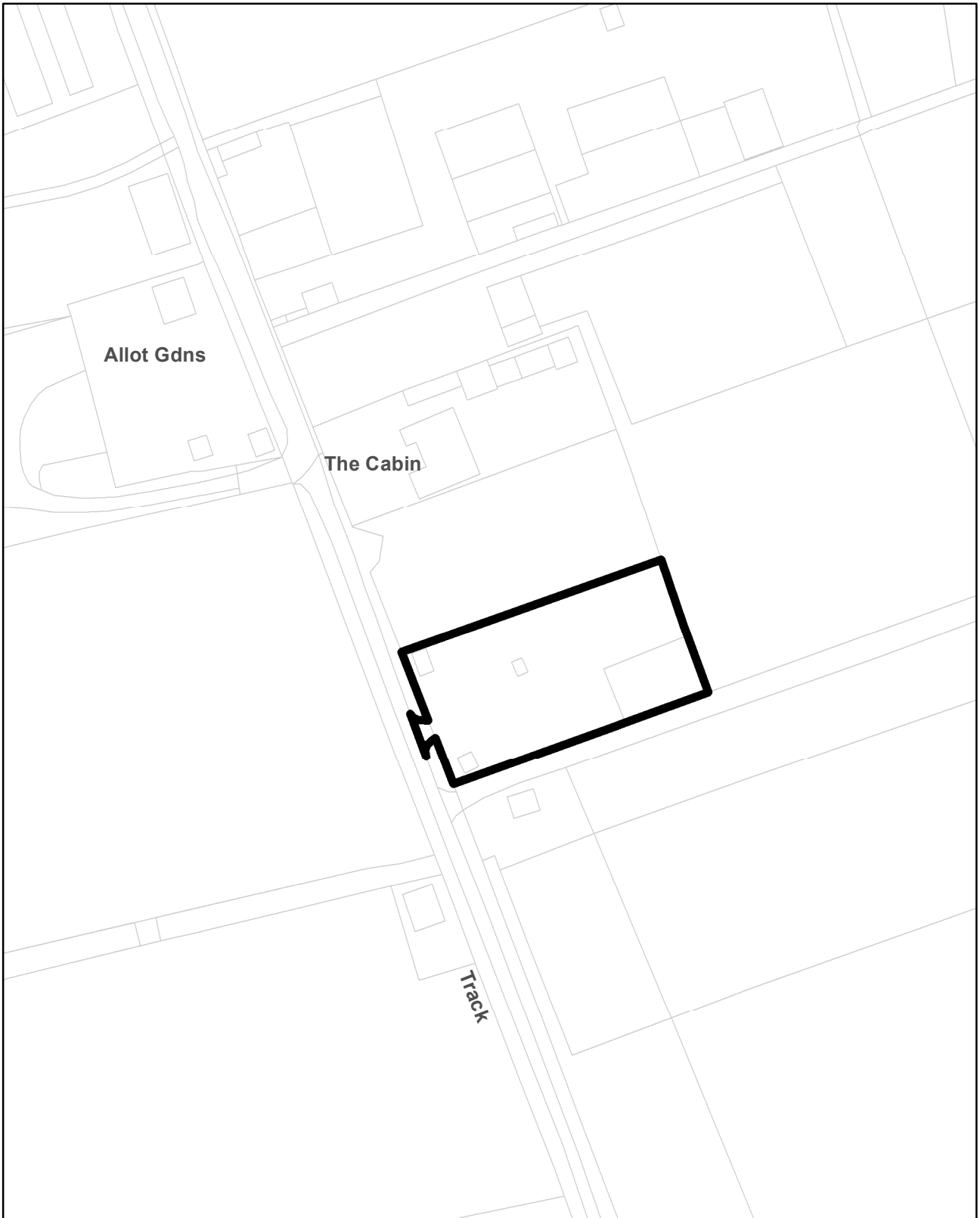
APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:

- DWG BPL-204-04E Proposed plans and elevations (13th July 2018).
- 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 (drawing number BPL-204-04D.) in accordance with the highway specification (Dwg. No. TRAD 5, contact NCC Highways Department). 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 Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access shown on drawing No BPL-204-04D only. Any other access or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.
 - 4 Reason In the interests of highway safety.
 - 5 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
 - 5 Reason In the interests of highway safety.
 - 6 Condition Prior to the first use of the extension hereby permitted, a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
 - 6 Reason In the interests of highway safety.
 - 7 Condition Prior to the commencement of the use hereby permitted the proposed access / on-site carparking 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.
 - 7 Reason In the interests of highway safety.

18/01013/F

Orchard House 66 School Road Heacham



AGENDA ITEM NO: 8/2(d)

Parish:	Heacham	
Proposal:	Cart Shed, Summer house, Log Store & Revised Landscaping	
Location:	Orchard House 66 School Road Heacham Norfolk	
Applicant:	Mr & Mrs Bray	
Case No:	18/01013/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 6 August 2018

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

Neighbourhood Plan: No

Case Summary

The application site lies on the eastern side of school road, Heacham within an area designated as Countryside according to the Site Allocation and Development Management Policies Plan.

The site has the benefit of permission for the construction of a detached dwelling with cartshed granted by Committee, 16/02023/RM on the 6th February 2017 with a condition that removed class A,B,D and E of the Town and Country Planning General Permitted Development Order 2015.

This application seeks consent for the erection of a further cartshed, log store and summerhouse in association with this house that is now currently under construction.

Key Issues

Planning History
Visual Amenity
Neighbour Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within an area designated as countryside according to local plan proposals maps for Heacham.

The site, a former orchard, has the benefit of permission for the construction of a detached dwelling with detached garage with gymnasium. Both the dwelling and garage/gym are substantially complete.

This application seeks consent for the erection of a cartshed, log store, and summerhouse in association with a detached dwelling that is currently under construction. Furthermore a landscaping scheme for the garden area of the property is proposed as part of this application, even though details of landscaping was not requested as a separate condition on the reserved matters approval and was merely annotated on the approved plans.

Permission is required for the cartshed and log store being to the front of the principle elevation. The summerhouse needs consent as the Committee imposed a condition removing permitted development rights for the erection of such buildings. The landscaping scheme is a revision to the landscaping scheme that already considered acceptable as annotated on the block plan that formed Condition 1 of 17/01618/RM.

The summerhouse scales 4m (h) x 6.06m (d) x 3.59m (w) constructed from brick in the north west corner of the site

The cartshed is in the south east corner of the site and scales 4m (h) x 6m (d) x 7.75m (w) constructed from timber boarding

The log store is incorporated into the cartshed.

The new landscaping scheme involves ornamental water features, natural sandstone paving terrace, vegetable garden, apple trees.

SUPPORTING CASE

No supporting statement has accompanied the application.

PLANNING HISTORY

18/00952/F: Application Withdrawn: 01/06/18 - Variation of Condition 8 attached to 16/02023/RM: Residential dwelling

16/02023/RM: Application Permitted: 08/02/17 - Reserved Matters Application: Residential dwelling

16/00964/RM: Application Withdrawn: 06/07/16 - Reserved Matters Application: construction of a dwelling

16/00074/O: Application Permitted: 15/03/16 - Outline application: Residential dwelling

RESPONSE TO CONSULTATION

Parish Council: OBJECTION The Heacham Parish Council objects to the cart. Shed and log store. The plot already has a double garage, which the Parish Council objected to, saying that it could be converted into a dwelling.

This application is for ANOTHER style of garage in the form of a cart shed when they already have a large building which includes a garage accommodating a gym above.

It has also been noted that there has been delivery of TWO septic tanks to the site. I cannot find among the confusing simple search pages, a plan for this site, of underground pipe work so can only come to the conclusion that one is required for the main dwelling and the second for the garage/gym building.

Why the need for two separate septic tanks if the property and the garage/gym is exclusively for the personal use of the family as stated in section 4 of the Grant of Planning Permission 16/02023/RM, unless there was an ulterior motive regarding the garage/gym.

NCC Highways: NO OBJECTION subject to condition

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Planning History
- Impact upon Visual Amenity
- Impact upon Neighbour Amenity
- Any other material considerations

Planning History

The property that is currently under construction was approved by the Planning Committee on the 6th February 2018 planning reference no.16/02023/RM with a restrictive condition removing permitted development rights Class A,B,D,E of the Town and Country Planning General Permitted Development Order 2015. The classes relate to; the enlargement, improvement or other alteration of a dwellinghouse, the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house and the provision within the curtilage of the dwellinghouse any building or enclosure, swimming or other pool. The reason for the condition was to ensure that the Local Planning Authority had control over such development for visual amenity reasons.

Whilst this application seeks consent for the erection of a cart-shed and logstore to the front of the property, which would have required planning permission in its own right, being forward of the principal elevation, the erection of the summerhouse would have not required consent given their scale and siting and would have met the provisions of Class E.

The landscape scheme does not require consent, the dwelling is now substantially complete and such works are contained within the permitted curtilage, but the applicant has submitted such details as it is not their intention to carry out the landscape works which were detailed on the site plan that consisted of just lawn and the planting of a couple of apple trees.

Impact upon Visual Amenity

The site lies within an area of countryside with outline permission granted for 1 dwelling when the council did not have a 5 year supply of deliverable sites.

As stated above the property benefits from a substantial detached garage with personal gym above, conditioned to not be used for business purposes and which is being used by the applicant for restoring their classic cars (hobby) and for woodwork purposes. Thus they now seek consent for a cartshed to keep their “everyday” cars under shelter.

The proposed cart-shed would be located to the front of the property adjacent to the southern boundary and opposite the detached garage with gym structure and scales 3.9m (h) x 6.55m (w) x 6.5m (d), and is clad in timber boarding. The log store is attached to the cart-shed.

The summerhouse scales 4m (h) x 6m (d) x 3.59m (w) and is constructed from brick.

At present, and conditioned accordingly on the reserved matters approval, the boundary treatments for the property are unknown, but the applicant’s agent has intimated that the front hedge will be retained and 2m close boarded fencing shall be provided along the northern boundary.

It is considered that irrespective of what boundary treatment will be agreed between the LPA and the applicant that the scale and siting of the structures do not cause any detrimental visual amenity issues. The applicants have turned the garage 90 degrees in order to have the roof mass of the cartshed move away from the southern boundary and limit its presence in the wider views of the site. The summerhouse is seen in context with the existing house and is the in the rear garden, and any form of boundary treatment would also mitigate against views of it.

Impact upon Neighbour Amenity

There are no residential neighbours to the south, east or west of the site.

The nearest neighbour is the adjacent residential bungalow that is also currently under construction and also substantially complete. However given the scale and siting of the cartshed and logstore, pergolas, summerhouse there is no detrimental impact upon this neighbour's amenity.

Any other material considerations

The Parish Council raise concerns that the outbuilding (current garage with gym above) might be converted to a dwelling as it's on its own septic tank. The Parish Council also question why there is a need for another garage. Fundamentally a planning permission will be required if the garage were to be converted to a dwelling and the rigours of such proposal would be the subject of public consultation. The applicant requires an additional garage for the reasons explained earlier on the report. In regards to the septic tank, 2 tanks were delivered to the site. One for the applicant and one for the newly constructed bungalow next door, at the time of ordering the tank, there was an offer on for 2 tanks so the neighbour order one at the same time.

CONCLUSION

Members will need to consider if the proposed cartshed, log store, and summerhouse would cause any detrimental impact in terms of neighbour and visual amenity.

It is your officer's opinion that they would not cause any detrimental impact upon neighbour amenity or visual amenity, given their respective scale, appearance and siting.

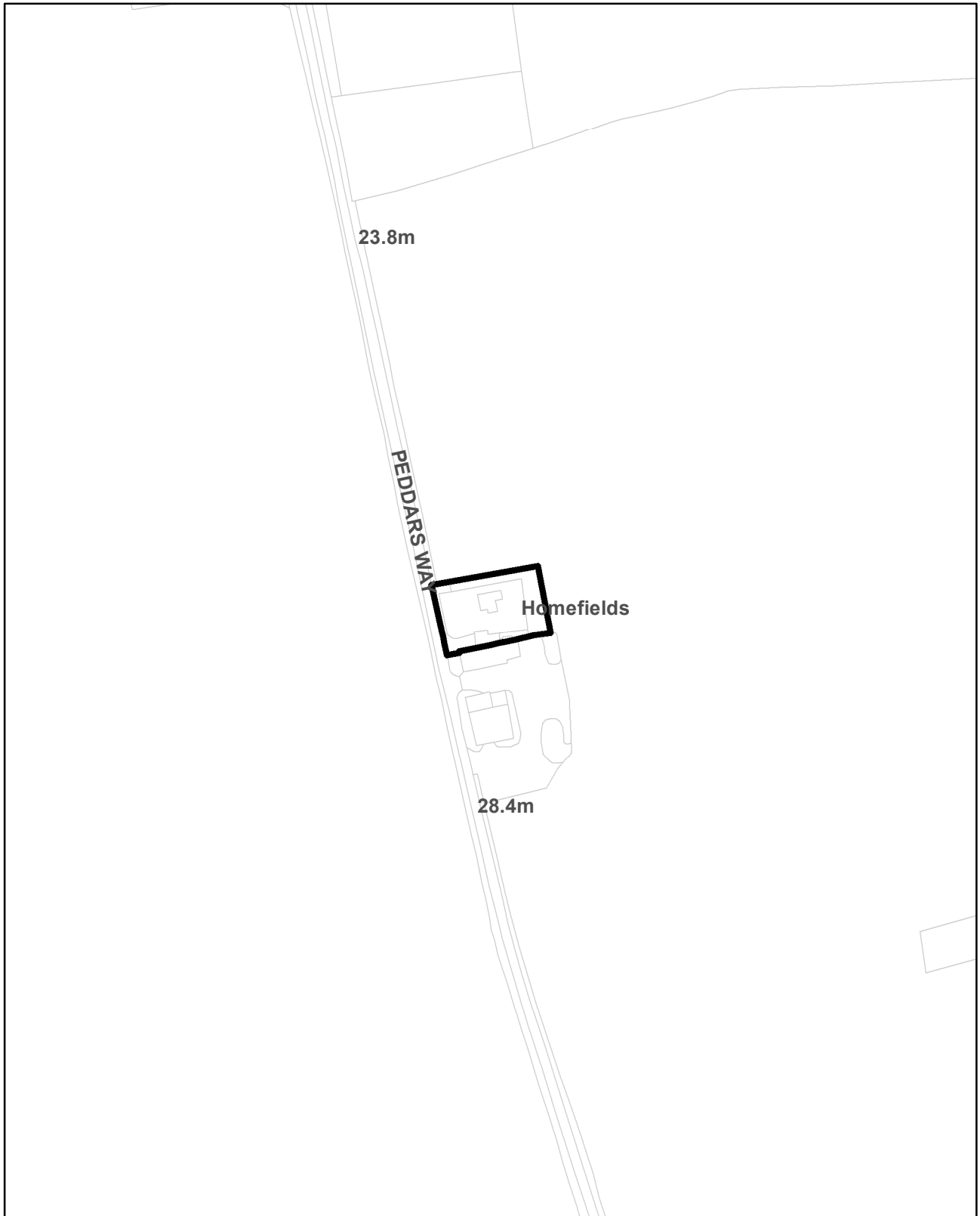
RECOMMENDATION:

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:-
 - Summerhouse - 262-18 received 25th June 2018
 - Landscaping plan 262-16D received 16th July 2018
 - Cartshed 262-17C received 16th July 2018
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

17/02359/F

Homefields Peddars Way Holme Next The Sea



1:2,500



AGENDA ITEM NO: 8/2(e)

Parish:	Holme next the Sea	
Proposal:	Demolition of existing dwelling and outbuildings and erection of replacement dwelling and garages with revised highway access	
Location:	Homefields Peddars Way Holme next The Sea Norfolk	
Applicant:	A. R. & V. Investments	
Case No:	17/02359/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 15 February 2018 Extension of Time Expiry Date: 9 August 2018

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

Neighbourhood Plan: No

Case Summary

The site comprises a single storey detached property and associated garden land. The property is surrounded by open countryside.

In planning policy terms the site is within the countryside and within the AONB.

This application seeks full planning permission for the demolition of the bungalow and outbuildings on site and their replacement with a large, two storey contemporary dwelling, garages and revised highways access.

Key Issues

The principle of development;
Form and character / impact on the countryside and AONB;
Neighbour amenity;
Access and highways impact; and
Other considerations.

Recommendation

APPROVE

THE APPLICATION

The application proposes the demolition of the existing bungalow and outbuildings at Homefields, Peddars Way, Holme next The Sea and their replacement with a two storey, four bedroom property and a detached garage/store building.

The site is within the countryside as depicted on the Local Plan Proposals Maps and within the North Norfolk AONB. The site is immediately surrounded by open countryside in agricultural use on three sides and there are brick built agricultural barns adjacent to the south. There is residential and agricultural development along Peddars Way both to the north and south of the site.

When the application was originally submitted the site consisted of the bungalow, outbuildings and garden land, a grassed access running immediately to the north of the bungalow, an area immediately to east of the bungalow and a large parcel of land to the north, which is currently part of a larger field. Following discussions the application site boundary has been reduced in size, omitting the whole of the section of field to the north, which is now shown as blue land i.e. within the same ownership as the applicant.

Amended plans have also been submitted reducing the scale of the proposed replacement dwelling in terms of its footprint. The design has also been amended so that the barn-like qualities, (albeit a contemporary take on this), are more apparent.

SUPPORTING CASE

The application has been supported by a Design and Access Statement and Contaminated Land Assessment. The applicant has also supported the application by this summary:

Design:

The original scheme submitted in late December last year has been comprehensively revised in consultation with your officers resulting in a reduction in size of some 50% of the residential element. In addition, the appearance has been amended to better reflect the character of agricultural buildings in the locality, and we feel that the scheme to be considered by your Committee now presents an appropriate and recessive building which will harmonise with its immediate surroundings and with the AONB as a whole.

Precedent:

Council planning departments are required by central government to be consistent in their decision making. I call your attention to a large replacement dwelling immediately to the south of Homefields in a much more prominent location which was granted consent some nine years ago. Although your Council now has a replacement dwelling policy in place this has no limitation on size and we are of the opinion that the current proposal conforms to this policy.

Parish and Neighbour Comments:

The original proposal has been comprehensively revised and the amendments have thoroughly addressed the concerns of the Parish Council despite their continued objection to the much reduced scheme. The proposal is indeed sustainable and the existing bungalow never was "affordable" being marketed at over £400,000. The house is set well below the sightline of the top of the hill above Holme and being grouped with a farm building complex will not be excessively prominent in the AONB or create any appreciable extra traffic movements.

PLANNING HISTORY

11/01564/F: Application Refused: 29/11/11 - Siting of caravan – Homefields Peddars Way Holme next the Sea Norfolk PE36 6LD

2/98/1477/F: Application Permitted: 23/11/98 - Extension to dwelling – Homefields Peddars Way Holme next the Sea

RESPONSE TO CONSULTATION

Parish Council: OBJECT - The amended drawings do not address The Parish Council's concerns regarding the proposal for a replacement dwelling on this site and the extension of the residential curtilage into the countryside. The changes to the design will do nothing to mitigate the damaging impact of the proposed development on the AONB countryside at this location.

The Parish Council's remaining concerns are set out in our previously submitted comments on the original application (dated 19 January 2018) and these are maintained.

1. The Parish Council objects to this proposal to replace the existing, modest Homefields bungalow by a very large house with four bedrooms, numerous reception rooms, balconies and loggia. The proposed replacement is several times the size of the existing dwelling. It is completely out of context with its countryside setting, located as it is between the developed areas of the Smaller Villages and Hamlets of Holme and Ringstead and sited adjacent to a
1. group of farm buildings. These include a substantial agricultural barn immediately to the rear with a 4ft way-leave on the north side for maintenance purposes.
2. Despite the claims of the Applicants, the proposal is not sustainable in terms of its impact on the community or the environment, it will do nothing to support the local economy and the location is inaccessible to sustainable modes of transport.
3. The development of the existing, small bungalow on this site in open countryside was originally justified as tied accommodation for a local agricultural worker and his family. A previous application (11/01564/F) to site a small caravan, out of public view, to accommodate the locally employed son of the family was refused for reasons related to highways and possible landscape impacts.
4. The proposed replacement would represent the loss of yet a further affordable market home in the village and will do nothing to contribute to local housing need. Permitting this application would hence conflict with the social role of the planning system in achieving sustainable development (NPPF 7) through “.....supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations ...”
5. This is a particularly sensitive location on the coastal slopes of the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The site is highly visible to passers-by, occupying a prominent position on relatively high ground, close to the Peddars Way in an area that is rich in biodiversity and supports a wide variety of Priority Species. Given the location, the proposals are contrary to NPPF 115 which states that “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas“
6. The proposed development would result in overdevelopment of the site. It would require a change of use over a significant area, extending the existing residential curtilage northwards and resulting in a loss of agricultural land to garden. Given the location, the scale and visibility of the overall development threatens to extend the margins of the developed area of the village and to close the gap that separates

Holme and Ringstead, impacting negatively on the countryside in this Area of Outstanding Natural Beauty.

7. The attempt to present the site as brown field is totally misleading. It is however characteristic of the approach followed by this developer, based on targeting small family homes for replacement by homes of a size, design and price tag that is of little interest and beyond the reach of the local community. Until its acquisition by the developer, the bungalow served as a good family home. It may benefit from modernisation and refurbishment but
8. its age and modest proportions do not justify the brown field label, nor the proposed replacement.
9. The existing single storey dwelling blends well with the immediate setting. It also sits well within the wider landscape. In complete contrast:

I. The scale, mass and modern design of the proposed replacement is out of context – it is dominated by uncharacteristically large gables and windows and incorporates equally uncharacteristic black stained boarding to the elevations.

II. In design terms the replacement bears no relationship to the adjacent large barn and it would appear as an incongruous and intrusive feature on the skyline, dominating the landscape and interrupting open views across the AONB.

III. The sheer scale of the fenestration incorporated into the design will inevitably introduce an element of light pollution on the site impacting negatively on the naturally dark skies which are so characteristic of this rural location in the AONB.

Given the above, the proposed development runs counter to national and local planning policy as follows:

I. NPPF 64 which states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” and to Core Strategy CS06 which states that “Development in Smaller Villages and Hamlets will be limited to specific identified needs only”. In all cases , development should seek to avoid conflict with the environmental protection and nature conservation policies of the Local Development Framework “.

II. SADMP Policy DM 5 which states that “proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused”.

III. SADMP Policy DM15 on Environment, Design and Amenity which states that “proposals will be assessed against a number of factors including light pollution” , and that “the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting”

10. The area is rich in archaeology and very popular with walkers - notably those following the Peddars Way / National Trail across the coastal slopes. Currently these afford magnificent, long-reaching views across The Wash to Lincolnshire. By virtue of its design, scale and visibility the proposed development would impact negatively on the amenity of all those who come to enjoy this open landscape and the associated peace, tranquillity and views that this affords. In this respect the proposed development conflicts with the purpose of SADMP Policy DM15 which states variously that “Development must protect and enhance the amenity of the wider

environment including its heritage and cultural value” “Proposals will be assessed against a number of factors includingheritage impact and visual impact...” and also that “development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused”.

11. The increase in activity implied by the scale of the development will add to the visual distraction of the building itself. In particular, the increased car parking spaces (5 in total) will encourage additional vehicle movements both on the site and on Peddars Way which is a narrow lane where traffic conflict is a growing issue and there are limited passing places.

Highways Authority: NO OBJECTION - conditionally

Environment Agency: NO COMMENT

Natural England: NO OBJECTION but made comments

Environmental Health & Housing – Environmental Quality: NO OBJECTION – subject to informative re: asbestos

Norfolk Coast Partnership: – OBJECT - The Norfolk Coast Partnership have not changed our previous stance for this development. The amended drawings do not address our concerns as to scale and design.

The applicant states that the proposal is not out of context for the locality, however it is completely out of context being a substantial, very modern, largely glazed property in the middle of the countryside next to a vernacular farm building.

The views over this part of the AONB from the Peddars Way are very extensive and of high quality. Primarily due to the fact that there is no development in the immediate vicinity other than farm buildings. This would be a major visual detractor.

The existing building, although not considered to be attractive in architectural terms, does not detract from the views as it is small and compact, it is single story and unobtrusive.

This proposal goes against our Management Plan policies for the AONB in the current Management Plan:

'PB3 Ensure that new development, including changes to existing buildings and infrastructure, within their ownership or powers of regulation are consistent with the special qualities of the area and relevant conservation objectives.' This proposal is not consistent with the special qualities of the area.

'PB5 Support new development and conversion that is consistent with local and national planning policy and the principles above, in order to retain and develop residential and employment opportunities that support natural beauty' The proposal could act as a visual detractor to the AONB and will impact on Peddars Way viewpoints.

'PC7 Manage traffic and transport issues, including car parking and provision and promotion of effective public transport and other non-car means of travel, to reduce traffic congestion at peak times, conserve tranquillity and manage pressures on sensitive sites in the area' The proposal is not in a sustainable location and is well outside of the village boundary and its facilities.

From our Integrated Landscape Character Assessment the area is classified as 'Coastal Slopes'. Perhaps one of the key messages of this character type is the conservation of

critical strategic gaps between villages and to avoid new development that adds a prominent skyline. Views from the Peddars Way which runs straight up the slope are particularly important and sensitive to change. This development will add a large and confusing modern visual mass to the locality which will be detrimental to the enjoyment of the Peddars Way route.

REPRESENTATIONS

2 representations received to the original scheme referring to the following:

- this applicant/ developer has a track record of acquiring small bungalows previously occupied by individuals who live and work in Holme, demolishing them and building or applying to build million pound plus houses for the holiday home sector.
- This application however seems to have exceeded all expectations or credibility.
- The property to be demolished was a very small tied house for a farm worker associated with the adjacent farm buildings. It was bought by the occupant when given the legal right to purchase some years ago.
- Its function as a home for a farm worker was its justification for being built on the edge of Holme village in countryside.
- Now acquired by a London based property development company from its long term occupant, it is scheduled for development as yet another inappropriately massive residence, beyond the ability of any local to afford and yet another affordable residence is to be lost.
- Described in the application as a point of interest, on the road from Holme-next-the-Sea to Ringstead, it threatens to be yet another monstrosity in the locality, in seriously bad taste as an ostentatious display of wealth. Anyone wealthy and genuinely wanting a rural life-style would seek a larger plot and seclusion from passers-by.
- Holme does not need points of interest, it needs houses which local people can afford to buy and occupy. Holme risks becoming a theme park for wealthy investors who enjoy occasional holidays themselves or acquire assets to rent out. Their clients will enjoy a short break in the locality whilst making no contribution either financially or practically to the village.
- Although without near neighbours to affect adversely, it will be in clear view of the many people driving from Holme to Ringstead or walking the Peddars Way. The property is many times too large for its site along a country road where it will have an intrusive presence. It is no way in keeping (other than possibly by size comparison) with the adjacent farm buildings. Never could this be taken to be a farm house.
- Who is expected to live in it?
- The proposed property is five or six times the size of the existing small house.
- Suggesting that demolishing sheds, summerhouse, a greenhouse and mobile home will go some way to minimising the size increase is dishonest representation. If the application were (disastrously) approved, any new occupants could replace those buildings without planning consent problems. The only reasonable before and after comparison is existing house to new house. The proposed garage is itself considerably larger than the existing house.
- Hopefully this outrageous application will get the short shrift it deserves.
- As the previous owner of this bungalow we would like to point out that when we sold the bungalow it was not in need of modernisation or refurbishment. You could have moved in that day, apart from redecorating to your choice.
- My husband and I spent many hours keeping the garden neat and tidy. Being a large garden my husband was finding keeping it tidy was taking its toll.
- This bungalow has been neglected and left unkempt with the sole intention of getting planning on a supposed eye sore which it was not.

- The planned size is too big

2 representations received to the amended scheme referring to the following:

- I agree totally and support all the points and comments made by the previous objectors. The same "developers" plan to despoil our wonderful village with another of their vile monstrosities. A totally unattractive and tasteless building of titanic proportions no doubt intended for the type of individual that wishes to park their surplus cash in a property to be used once a year maybe?
- They may not get permission for this application as it stands but by playing the game of constantly altering their plans eventually they will get something akin to their original ideas.
- I have lived here 18 years and I am deeply saddened by the amount of unnecessary development and filling in which has occurred here during that time.
- Ruining Holme will not solve the so called "housing crisis" which in fact it is not, it is an immigration crisis our England is facing and until something concrete is done about that there is no hope that villages like ours will not be totally raped and ruined.
- This "development" is completely out of keeping for this area of outstanding natural beauty, the size is monstrous.
- Yet another blot on our beleaguered landscape.
- No doubt to be inhabited for a couple weeks a year while ruining the landscape for ever.
- This should be rejected out of hand as any planning dept. of probity would do.

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

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

17/02359/F

Planning Committee
30 July 2018

PLANNING CONSIDERATIONS

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

- The principle of development;
- Impact on the countryside and AONB;
- Form and character;
- Neighbour amenity;
- Highway safety; and
- Other considerations.

The Principle of Development

The application seeks full planning permission for a replacement dwelling on the same site as the existing bungalow.

The application site is situated within the countryside as defined on the King's Lynn & West Norfolk Local Plan (1998) Proposals Map. The countryside is defined as any area outside of the settlements listed in Core Strategy Policy CS02 the Settlement Hierarchy.

One of the core principles of the NPPF is to recognise the intrinsic character and beauty of the Countryside. Beyond the villages and in the countryside, Policy CS06 refers that the strategy will be 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. Issues relating to the AONB are covered in later sections.

The NPPF promotes sustainable rural development, however, there is no national guidance regarding replacement dwellings and residential extensions.

At a local level Policy DM5 of the SADMP sets out the approach for the enlargement or replacement of dwellings in the countryside. This states that 'proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.'

Impact on the countryside and AONB

The whole site is within the AONB. The NPPF states, nationally designated areas such as Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. Any development on this site would need to comply with these provisions.

Peddars Way runs between Holme next the Sea in the north and Ringstead in the south. The site is on rising ground and sits on the northern side of some existing brick built farm buildings. Within the King's Lynn and West Norfolk Borough Landscape Character Assessment March 2007 the site falls within the landscape character area defined as 'Coastal Slopes - C2 Holme next the Sea to Brancaster'. The characteristics within this area are its gently sloping landform (from higher plateau to the south towards the coast).

Reference is made to Peddars Way, which connects to a wider network of public footpaths, both within and outside the character area. The character summary also refers to the mixture of traditional buildings that dominate the built character within the villages, which are occasionally interspersed with more modern development. The summary makes reference to the higher landscape to the south which facilitates extensive, uninterrupted and often panoramic views towards the coast (with an intricate network of saltmarshes and creeks visible in the distant foreground). Views northwards towards the coast are also often channelled along rural lanes, such as Peddars Way.

Within this C2 area the most pertinent key Landscape Planning Guidelines are to

- Seek to conserve characteristic panoramic, open views northwards across the slopes towards the coast.
- Seek to conserve and enhance strongly recognisable sense of place within the area.
- Seek to ensure that any new development avoids prominent skyline locations upon the slopes.

Officers were initially concerned about the scale of the original proposed replacement for this site in terms of its setting in the AONB. The amended scheme has reduced the footprint, depth and position of the proposed replacement dwelling. The amended plans show a dwelling which is now set further back in the site, in a similar position to the original bungalow behind the barns to the south.

The dwelling has been reduced in floor area from an 'L' shaped block to a 'T' shaped layout. The longest elevation of the two storey element is 24m long but is only 6m wide. The link to the garage/store building is of single storey height. The overall mass of the building would appear less from some viewpoints than the original proposal.

The Parish Council has objected to the proposal which they state is of too great a scale, out of context, not sustainable, will not support the local economy, will be overdevelopment of the site, and will harm the general amenity of the area. They raise concerns about the impact of light pollution from the windows of the proposed new property on the dark skies of the AONB.

The Norfolk Coast Partnership has also objected to the application stating that it is out of context, being a substantial, very modern, largely glazed property in the middle of the countryside next to a vernacular farm building. They note that the views over this part of the AONB from the Peddars Way are very extensive and of high quality, primarily due to the fact that there is no development in the immediate vicinity other than farm buildings. They consider this would be a major visual detractor in the landscape. They note that the existing bungalow does not detract from views as it is small and compact, single storey and unobtrusive.

The NCP consider this proposal goes against Management Plan policies for the AONB in their current Management Plan. Within their Integrated Landscape Character Assessment the area is classified as 'Coastal Slopes' and one of the key messages of this character type is the conservation of critical strategic gaps between villages and to avoid new development that adds a prominent skyline.

Although the proposed dwelling would be considerably taller than the building it seeks to replace it is not on the ridgeline of the coastal slope, it is set back in the site adjacent to existing buildings and incorporates traditional building characteristics.

There are examples of other buildings which already breach the skyline in the form of the former Windmill (now a residential property) and The Crows Nest (a replacement dwelling) to

the south. This application site is, however, on rising ground of the slope and not on the ridge like these more prominent buildings.

Given that the site is not wholly isolated and is not on the highest and most visible part of the landscape it is not considered the proposed replacement dwelling will significantly detract from the character and appearance of the AONB. On balance although it would be more visible than the existing bungalow, it is considered that the proposal would not be so prominent to conflict with the general planning guidelines for this landscape character type.

It is however recommended that should planning permission be granted permitted development rights should be removed for development within the curtilage of a dwelling house (Classes A to E) to allow the local planning authority to retain control over development which may be detrimental to the character of the area and the amenities of the locality if not otherwise controlled.

The Parish Council and NCP concerns about dark skies and lighting is noted. The proposed dwelling would result in a larger number of window openings.

It is recognised that light spillage can have a harmful effect upon the character of the area and wildlife and it is considered that a condition to limit the type of outdoor lighting to be used would go some way to alleviating unnecessary light spillage.

Form & Character

Paragraph 56 of the National Planning Policy Framework states that the government “attaches great importance to the design of the built environment, good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people” Additionally paragraph 58 requires development to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development... responds to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Policy DM 15 – Environment, Design and Amenity states that the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

The existing bungalow is a very modest building with no specific architectural features to reflect its position in the north Norfolk countryside. The site is on rising ground, on the eastern side of Peddars Way and is located adjacent to existing farm buildings.

Despite its position in the countryside, the site is not completely isolated given the farm buildings immediately to the south of the site. The nearest residential property to the north is a detached property on the opposite side of the road, approximately 270m away. Other residential properties in the village of Holme next the Sea are approximately 440m to the north.

The nearest property to the south, The Crows Nest, is on the same side of the road, approximately 560m away. This itself was a much larger replacement dwelling for a modest bungalow (lpa ref: 11/00713/F). At the time it was considered that the principle of replacing the existing dwelling was acceptable and the high quality design of the replacement dwelling would not have any significantly detrimental impact on the character or appearance of the AONB or cause any significant harm to residential amenity or highway safety. Conditionally the proposal was considered to comply with policy in place at that time.

The properties within the village of Holme -next -the Sea, are a mixture of single and two storey buildings and to the south the properties of Ringstead are predominantly two storey. This proposed dwelling is two storeys in height and proposes barn-like qualities, using traditional, external building materials. In context therefore a two storey dwelling of this design in this location is not considered to be out of keeping with development which already exists in the vicinity.

As referred to above, the layout has also been amended from a 2 storey 'L' shaped block to a mostly 2 storey but part single storey 'T' shape. The longest elevation of the two storey element is 24m long but is 6m wide. The link to the garage/store building is of single storey height.

The existing property contains a series of outbuildings including a garage, three sheds, a caravan, detached summer house and a greenhouse. These are all single storey outbuildings but are spread over a proportion of the site. In comparison the proposed single storey garage/store is of similar floor area but consolidated in one part of the site.

The proposed dwelling is shown to be approximately 5.5m to eaves and 8m to the ridge. It is proposed to be constructed of red brick with a charcoal coloured clay pantile roof. The west elevation facing the road is shown to have chalk rubble panels. A short timber clad, flat roofed link is proposed between the main house and the garage building.

The closest brick barn to the south of the site is approximately 4m in height to the eaves and 6m in height to the ridge. These barns are on slightly higher ground than the current bungalow as the ground levels rise from north to south at this point along Peddars Way.

Both of the barns are wider than the proposed dwelling and sit closer to the road. When viewed from the south the only element of the house visible will be the roof slope. When travelling from the north the proposed house will be set back in the site with a low brick wall to the street frontage.

Despite the amendments the proposed replacement dwelling is still much larger than the existing property in terms of the overall floorspace to be created. However, in context the footprint of the dwelling is much less than the barns to the south and the outbuildings are of a comparable dimension to those already on site, albeit consolidated in one part of the site.

Although Policy DM5 makes no reference to the need for replacement dwellings to be of a similar size to the building it seeks to replace, it does require that proposals for replacement are of a high quality design that will preserve the character or appearance of the street scene or area in which it sits. Members will need to decide if they consider that the character of Peddars Way is adequately preserved.

Policy DM5 also refers that schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area ... will be refused. Again, Members will need to decide whether the size, scale and design of the proposed dwelling is appropriate for the site and would not have a detrimental impact on the character or appearance of the streetscene.

Although the site is within the AONB where permitted development rights are already restricted it is recommended that certain classes of permitted development are removed to ensure that the scale of the property remains appropriate to the character of the area.

Neighbour Amenity

The closest neighbouring property to the proposed replacement dwelling is 'Field Barn' on Peddars Way which is a detached property situated approximately 270 metres away to the north.

Given the distance between the properties and the planting which exists between the two properties it is not considered that the proposed replacement dwelling would result in any harm to residential amenity in terms of either loss of light or overlooking.

Access & Highways Impact

The proposed development includes provision of satisfactory access, turning and parking areas that comply with adopted standards. As a result the Local Highways Authority has raised no objection to the proposal subject to specified conditions, relating to the provision of the access and parking facilities, being attached to any planning permission.

Other Considerations

Initial comments referred to the large area to the north of the site. However, this has been removed from the application site and shown as 'blue' land or land within the applicant's ownership. It does not form part of the curtilage of the dwellinghouse and as this field does not form part of the application site its use is not for consideration as part of the determination of this application.

Third party and Parish Council concerns have been raised regarding the use of the property as an agricultural tied dwelling. Planning permission was approved in 1954 for the dwelling currently on site, but there were no restrictions imposed linking the occupation of the occupants to agriculture.

The Parish Council has also referred to a planning application in 2011 (lpa ref: 11/01546/F) which refused planning permission for the siting of two residential caravans to provide a single residential unit for family accommodation. This application was refused for several reasons including the fact that it would have resulted in a new dwelling in the countryside, contrary to policy.

Parish council and third party comments refers to the loss of an 'affordable dwelling' but this is not 'affordable' under the definitions of planning policy as set out in the glossary of the NPPF. For clarity the bungalow was sold on the open market and not a dwelling provided at a cost lower than market housing.

Following further investigation the applicant has amended the nature of the foul drainage to link to the existing mains drainage system. This then overcomes the comments of the Environment Agency and Natural England.

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Planning Committee will not have a material impact upon crime and disorder.

CONCLUSION

Members will need to consider whether a significantly larger two storey dwelling in place of a modest single storey dwelling is suitable in this locality. Both the Parish Council and Coastal Partnership raise concerns about this proposal, as they feel it's scale, mass and design mean it is harmful to the character of the AONB.

The principle of replacing the dwelling needs to adhere to policy DM 5 of the Development Management Policy which states “replacement dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surrounding or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.”

It's your officer's opinion that whilst the proposed replacement dwelling is much larger than the existing bungalow on site, it is of high quality, bespoke design which takes reference from the agricultural style buildings adjacent to it and in the surrounding area. It is considered that the amended plans show a dwelling that is now suitable for the site in context. The site is not entirely isolated as it is adjacent to existing farm buildings and although it is taller and much longer than the dwelling it seeks to replace, it sits in context with the neighbouring brick built farm buildings

The principle of a replacing the existing dwelling is considered to be acceptable and although undoubtedly more visible in the landscape than the existing bungalow it is not considered it would have a significantly detrimental impact on the character or appearance of the AONB.

On balance, the scale and design of the property is considered to cause some impact upon the character of the AONB in its wider setting but not to a degree that would warrant a refusal of the application.

The proposal would not cause any significant harm to residential amenity or highway safety.

As a result the proposal complies with the provisions of the NPPF and local policy, in particular Policies CS06, DM5 and DM15. It is therefore recommended that planning permission be approved subject to conditions.

RECOMMENDATION:

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

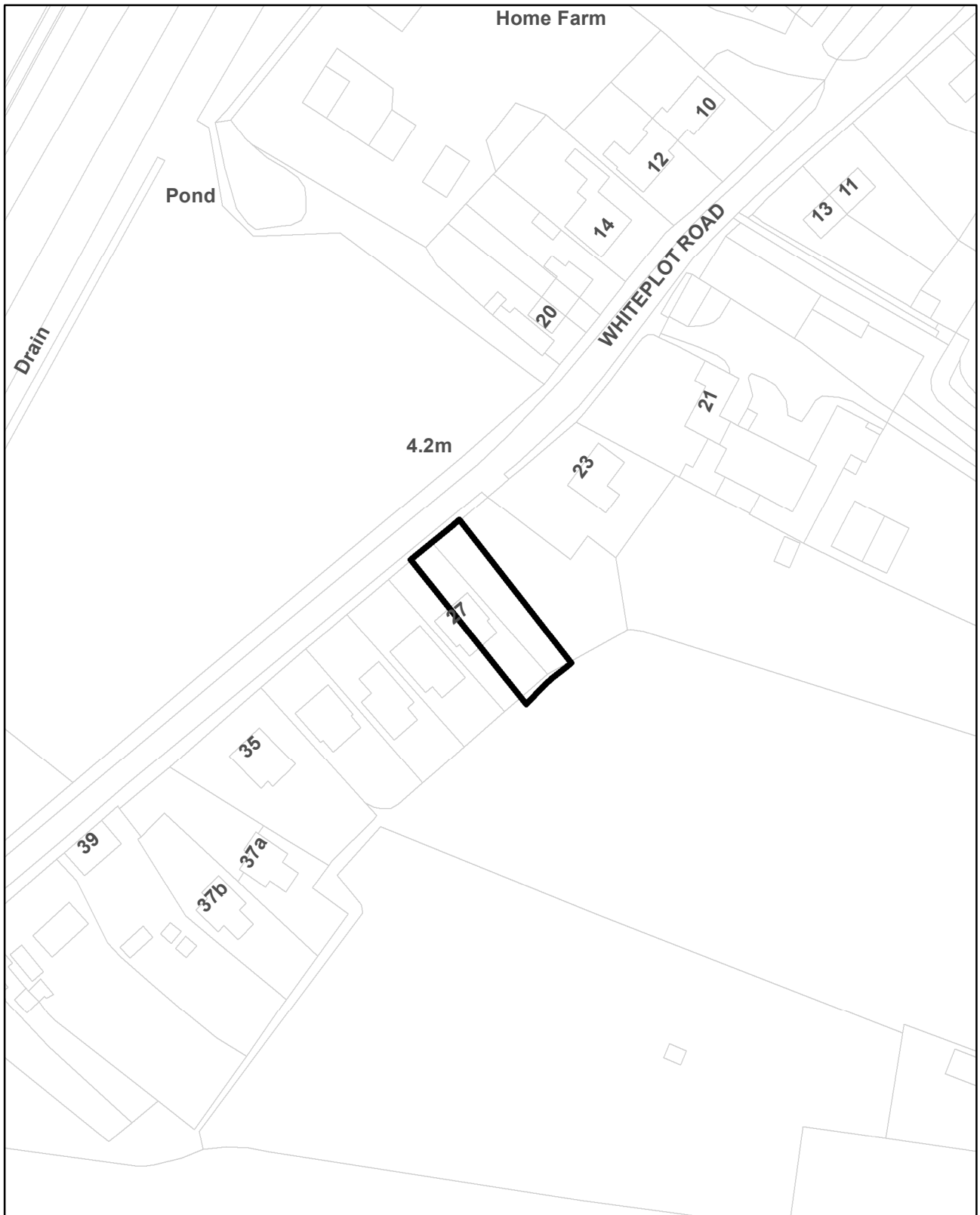
- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. 1889.1 – Site Location (version received 22 May 2018)
 - Drawing No. 2049.2a – Block Plan
 - Drawing No. 2049.3 – Elevation (West and South)
 - Drawing No. 2049.4 – Elevation (East and North)
 - Drawing No. 2049.5 – Layout (Ground floor)
 - Drawing No. 2049.6 – Layout (First floor)
 - Drawing No. 2049.7 – Layout (Ground floor)
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 2049.2a) in accordance with the highway specification (Dwg. No. TRAD4) attached. 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.
- 4 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 5 Condition Vehicular access to and egress from the adjoining highway shall be limited to the access shown on drawing No 2049-2a only. Any other access or egress shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
- 5 Reason To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety.
- 6 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 6 Reason In the interests of highway safety.
- 7 Condition Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 120 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 1.05 metres above the level of the adjacent highway carriageway.
- 7 Reason In the interests of highway safety.
- 8 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 9 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.
- 9 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 10 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.
- 10 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 11 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, roof alterations, porches or incidental buildings shall be allowed without the granting of specific planning permission.
- 11 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 12 Condition Prior to the installation of any external lighting to the site, details shall be submitted to and agreed in writing by the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation. The lighting shall be fully shielded (enclosed in full cut-off flat glass fittings), directed downwards (mounted horizontally to the ground and not tilted upwards), switched on only when needed (no dusk to dawn lamps) and use white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources.
- 12 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.

18/00145/F

Adjacent 23 Whiteplot Road Methwold Hythe



1:1,250

AGENDA ITEM NO: 8/2(f)

Parish:	Methwold	
Proposal:	Erection of dwelling	
Location:	Adjacent 23 Whiteplot Road Methwold Hythe Thetford	
Applicant:	Holmebrink Construction Limited	
Case No:	18/00145/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 25 July 2018 Extension of Time Expiry Date: 3 August 2018

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

Neighbourhood Plan: No

Case Summary

The application site is located within the settlement of Methwold Hythe, which is categorised as a Smaller Village and Hamlet in the adopted Local Plan (specifically CS02). The site is located southeast of Whiteplot Road, and south of the built extent of the settlement.

This application is seeking planning consent for the construction of one four-bed detached dwelling. This dwelling is to be located between existing recently built residential development (on either side of the application site).

The Parish Council has cited a number of reasons for their objection to the scheme which include the scale of recent development across the settlement, alongside the lack of infrastructure in such a settlement. The type of houses being built are not considered to be accessible to local residents and finally that the condition of Whiteplot Road is not being maintained.

Key Issues

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

Recommendation

APPROVE

THE APPLICATION

The application site is located within the settlement of Methwold Hythe, which is categorised as a Smaller Village and Hamlet in the adopted Local Plan (specifically CS02). The site is located southeast of Whiteplot Road, and to the south of the built extent of the settlement.

This application is seeking planning consent for the construction of one four-bed detached dwelling. This dwelling is to be located between existing recently built residential development (on either side of the application site). This is the sixth new dwelling to be built on this part of Whiteplot Road and is within the same ownership, although it is a net gain of five, as the previous house was demolished.

SUPPORTING CASE

Supporting Statement: Land Adjacent 23 Whiteplot Road, Methwold Hythe: Erection of Dwelling

This statement provides supporting information to Planning Committee in respect of our full application for planning permission for the above. This statement should be read in conjunction with the application form and drawings 10106 1A, levels and pre determination questionnaire. The application is accompanied by the necessary contribution to Habitats Regulations Monitoring and Mitigation and CIL Form 1.

The Proposal:

This full planning application relates to the erection of one dwelling between an existing dwelling and a recently erected development of four dwellings standing on Whiteplot Road. Drawing 10106 1A shows how the dwelling can be accommodated on the site with adequate parking/turning and amenity areas. The scale, form and design of the dwelling reflects those dwellings recently erected to the south west. Access is from Whiteplot Road.

The Site:

The site is former garden land to Lime Kiln Farm.

Policy:

Methwold Hythe is classified as a Smaller Village and Hamlet within the Development Management Policies. Policy DM 3 supports "The sensitive infilling of small gaps within an otherwise continuously built up frontage" where development is appropriate to the scale and character of the buildings and its surroundings and will not fill a gap which provides a positive contribution to the street scene.

The development of the site is a natural infilling of the gap within the continuously built up frontage on Whiteplot Road. The scale, form and design of the dwelling reflects those dwellings recently erected to the south west.

The existing undeveloped site does not make a positive contribution to the street scene.

Safe access can be created onto Whiteplot Road.

The siting and design of the dwelling would not result in impact on the residential amenities of adjacent properties.

Past uses of the site are unlikely to result in the potential for contamination.

The application is accompanied by the necessary contribution to Habitats Regulations Monitoring and Mitigation and CIL Form 1.

Conclusion:

The proposed development is in line with policy DM 3; the new dwelling would contribute to the housing land supply and support the community.

PLANNING HISTORY

15/01688/DISC_B: Discharge of Condition final letter: 26/01/18 - DISCHARGE OF CONDITIONS: 10, 11, 12 AND 13 - Outline Application: Residential development - Land Adjacent 23 Whiteplot Road

17/01651/RM: Non-determined Invalid now returned: 23/02/18 - RESERVED MATTERS: Residential development for four dwellings - Lime Kiln Farm

17/01377/F: Non-determined Invalid now returned: 28/07/17 - Variation of condition 2 of planning permission 16/01183/RM to make improvements to layout of site and dwellings - Land Adj Lime Kiln Farm

15/01688/DISC_A: Discharge of Condition final letter: 30/10/17 - Removal of conditions 7 and 14 of planning permission 15/01688/O - Land Adjacent

16/01183/RM: Application Permitted: 09/11/16 - RESERVED MATTERS: Residential development for four dwellings - Lime Kiln Farm

15/01688/O: Application Permitted: 17/06/16 - Outline Application: Residential development - 23 Whiteplot Road

13/01239/O: Application Refused: 10/10/13 - Residential Development - Proposed Development 27 To 33 Whiteplot Road

Appeal Dismissed 24/03/14;

13/00572/O: Application Refused: 12/06/13 - Outline application with some matters reserved: Residential Development - Lime Kiln Farmhouse

13/00383/F: Application Permitted: 10/05/13 - Proposed extension - Lime Kiln Farm

RESPONSE TO CONSULTATION

Parish Council: Methwold Parish Council **OBJECT** to this application. There is great concern over another development in Methwold Hythe which is classified as a smaller village and Hamlet in the Core Strategy where it would be inappropriate to seek further development.

There have already been 8 houses approved since February 2016 and an appeal for another four large 4/5 bedroomed houses is ongoing. This is an application for an additional 4 bedroomed house. The houses which have already been built are rentals and not affordable. The parish council feels this is over development in a small hamlet. The primary school is full in the Early Years classes, 15 children have been accepted this year with another 4 going to appeal. There is no infrastructure to support this application, there are no shops in the parish only a part-time Post Office and a fish & chip shop, the Doctors are full and have no plans to expand. There are already issues with the upkeep and standard of White Plot Road.

Local Highway Authority: I am mindful of the previous outline application for this site under planning reference 15/01688/O. In relation to the highway safety considerations I would recommend conditions are attached to the consent.

Environment Agency: Thank you for your email. We have reviewed the information provided and have no comment to make on this application.

IDB: The site is outside of the Southery & District Internal Drainage District. The Board has **NO OBJECTION**.

Environmental Quality: Following a review of the information provided and that held by the council I have the following comments. The site is situated adjacent to a former quarry which was partially backfilled and from google streetview there is what appears to be an above ground fuel tank on site. Additionally from the historic maps of the site this area was part of the adjacent farm buildings which have just been developed and required remediation to make the development suitable for development. Therefore it is considered that there is a potential for contamination on site which would adversely affect human health, I recommend conditions are attached.

Housing Enabling Officer: I have looked at this application today and confirm under Policy DM8 this would be classed as a larger site. Provided the development is for under 1,000m2 GIA, no affordable housing contribution is required. We would request the standard condition be applied limiting the site to not more than 10no units and not more than 1,000m2 GIA. In the event a proposal exceeds either of these, please contact the team as an affordable housing contribution is likely to be required.

Representations: None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

Principle of Development:

Methwold Hythe is categorised as a Smaller Village and Hamlet in policy CS02 of the adopted Core Strategy. As a result there are no development boundaries for the settlement, and Policy DM 3 (of the Site Allocations and Development Management Policies Plan) states that 'sensitive infilling of small gaps in an otherwise continuously built up frontage will be permitted'. In this case the application site is located within a built up frontage and the scheme represents the infilling of one dwelling within this gap. Therefore in policy terms the proposal does accord with the adopted Local Plan.

The Parish Council raise concerns at the amount of the recent development in the settlement, and that given the size of the settlement and the lack of facilities here, it is over development in a small hamlet. However with the adoption of policy DM3, the policy does allow this scale of development in this type of settlement as it is regarded as 'infill' development. While the point is acknowledged, this application is in line with the authority's current adopted policy approach.

Form and Character:

The proposed dwelling reflects the size, scale, design and materials of the new dwellings constructed either side of the application site. Therefore in design terms the proposal is considered to be acceptable in this location and it reflects the form and character of the immediate locality.

Neighbour Amenity:

The proposed dwelling has no windows proposed to side elevations, and its siting within the plot is in line with the neighbouring dwellings. It is also of a comparative scale, and therefore there are no issues of overlooking or overshadowing which would be detrimental to neighbour amenity.

Access / Highways Issues:

There is significant planning history on this site, where originally an application for a residential scheme was refused (and upheld at appeal; reference 13/01239/O) due to the remote location of the site which conflicted with the aims of sustainable development. As part of an outline application (15/01688/O) for the wider site the Local Highways Authority referred back to these decisions and highlighted their concerns. However at that time the local planning authority did not have a five year housing land supply and as a result the scheme adhered to current policy, the decision was taken to approve the scheme and the Local Highways Authority recommended conditions to be added to the consent. In response to this current application, given the permitted outline application 15/01688/O, the officer recommended similar conditions again. The Parish Council raise concerns about the condition of Whiteplot Road, however the maintenance of this road is an issue for discussion between the Highways Authority and the builder.

Affordable Housing Contributions:

This application site is situated between new residential developments on either side, fronting Whiteplot Road. The cumulative development of this wider site has been assessed and there are no additional affordable housing requirements, in line with policies CS09 and DM 8 of the adopted Local Plan. One of the new dwellings was a replacement dwelling and so there is 5 new units and in total the GIA of the dwellings is under 1,000 square metres.

CONCLUSION

The application is in line with the adopted Local Plan, and specifically the principle of development adheres to policy DM3 (of the SADMP). The form and character of the proposed development is entirely acceptable in the locality and does not give rise to any neighbour amenity issues. The Local Highways Authority has not raised an objection, nor has many of the other consultees. However the Parish Council has objected to the principle of the scheme, stating it represents over development of the hamlet.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 10106 1A and 2A).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 3 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 4 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.
- 4 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 5 Condition 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.

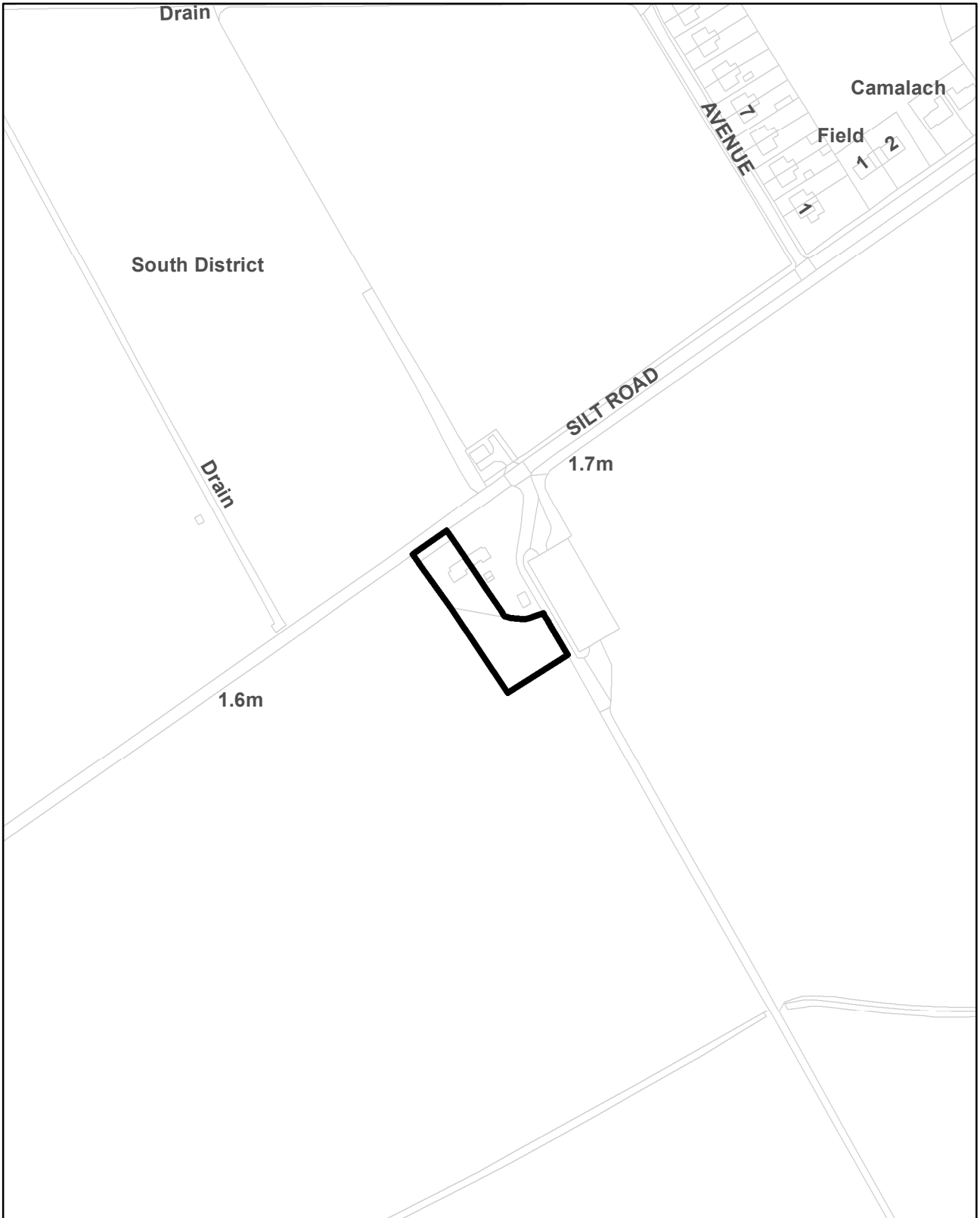
- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 6 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 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 4, 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 5.

- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1A) in accordance with the highway specification (Dwg. No. TRAD 2) attached. 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.
- 7 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 8 Condition Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car and cycle parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

18/01079/CU

White Barn Cottage 2 Silt Road Nordelph



1:2,500

AGENDA ITEM NO: 8/2(g)

Parish:	Nordelph	
Proposal:	Change of use to allow 10 dogs on site at one time for day care	
Location:	White Barn Cottage 2 Silt Road Nordelph Norfolk	
Applicant:	Libbys Lounge	
Case No:	18/01079/CU (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 14 August 2018

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

Neighbourhood Plan: No

Case Summary

Permission is sought for the retrospective change of use of agricultural land to dog day care. Part of the residential curtilage and parts of dwelling itself are also to be used for the same use.

Currently the land, garden and house are being used to look after 6 dogs per day. This is licensed and has been in operation since August 2017.

The current application will make lawful the use of the agricultural land that is being used and enable the business to accommodate more dogs to keep up with demand (there is already a waiting list).

It is recommended that a temporary approval can be granted to enable the operation of the use to be monitored for an initial period of 13 months.

Key Issues

Principle of Development
Highway Safety
Neighbour Amenity
Crime and Disorder
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Permission is sought for the retrospective change of use of agricultural land to dog day care. Part of the residential curtilage and parts of dwelling itself are also to be used for the same use.

Currently the land, garden and house are being used to look after 6 dogs per day. This is licensed and has been in operation since August 2017.

The current application will make lawful the use of the agricultural land that is being used and enable the business to accommodate more dogs to keep up with demand (there is already a waiting list).

SUPPORTING CASE

The following statement has been submitted by the applicant:

I am unable to attend the committee meeting as i am on annual leave, so i would like to clear some points up that have been made by the Parish Council and a third party representative.

Highway and parking:

I have ample private parking off the road. Many of my owners have more than one dog and I also provide collection and delivery service (for which I collect / return 2/3 dogs every day.) Ten dogs do not therefore necessarily mean that 10 cars will attend the property each day.

Waste:

Dog waste is disposed of every two weeks as agreed by the Licencing Team.

Noise:

I have been functioning as a business for just over a year now, and I am yet to hear a complaint from my neighbour or anyone within close proximity of my property. As this is a home environment and not kennels, the dogs feel at ease and very rarely bark and certainly do not howl continuously. I am not allowed to leave the dogs for longer than 3 hours at a time, so this is unlikely to happen and I would certainly intervene if it was to.

Property and space:

I own a 3 bedroom semi-detached house with a spacious kitchen/diner, conservatory, lounge and hallway. These rooms are separated by gates, allowing the dogs to be separated and rest. I currently have 7 separate areas. I also have a large garden and field, which are safe and secure for them to exercise freely.

My licence currently allows 6 dogs including my own, so having 10 will also include my own dogs.

Both my children attend school from 8:30 till 3:30. All dogs are vetted before they come to me to ensure no harm will come to the children or the dogs, and that their care and welfare are not jeopardised.

I do offer boarding which has been agreed by licensing. It was also discussed with Michael Bates in 2017 whereby it was agreed no planning was needed due to the limited number and the fact they board in my house not in external kennels. If my application was to be approved I would be looking to stop boarding and solely do day care.

I have one neighbour who I believe is happy with the current situation. He works from 7:30 till 6 pm, Monday to Friday so my hours of work do not affect him.

I hope that this answers any questions or concerns the parish and any third party may have.

PLANNING HISTORY

No recent relevant history

RESPONSE TO CONSULTATION

Parish Council: Nordelph Parish Council recommends **REFUSAL** to this application for the following reasons:

- This is a semi-detached, residential property, not suitable for the suggested associated business use.
- Concerns surrounding the hours of business opening and the associated noise nuisance/disturbance in such close proximity to neighbouring properties.
- Associated smell surrounding an increase in the amount of dogs and disposal of the waste is a concern.
- An increase in traffic movements/parking along the Silt Road which is already an extremely busy road and one of major concern to the parish council surrounding speeding issues.

Highways Authority: NO OBJECTION – does not wish to restrict grant of permission

Licensing: No objection - Under the current legislation (Animal Boarding Establishment Act 1963) we would not have an issue with licensing Mrs Kent for 10 dogs if we were satisfied that she would meet all of the licence criteria for care and attention to the dogs being boarded. She has a large amount of land, however this is suitable this time of year but in the winter months she would need to think about accommodation within the home. My guess is that she would adapt her numbers accordingly to weather and control.

She was a new Home Boarder with effect from the 30th August 2017 and her current licence is waiting renewal from the 29th August 2018.

DEFRA are launching new legislation for various animal welfare Acts into one licence with specific activities. With regards to home boarding, there are relevant changes that currently state each dog must have its own designated area. What this means for Danielle is that she would need 10 separate rooms in the house (it is unclear yet as to what the definition of a room is). Therefore in August 2019 her numbers may reduce. We are currently awaiting further guidance and hence clarification on the specifics.

CSNN: Given that there is the potential for boarding, there is an attached un-associated dwelling, there could be 9-10 dogs in the dwelling or garden which are not owned by the applicant and which could bark, howl and whine, and there is no information on how or where waste is stored, I'm afraid I am registering an objection.

I have done a check of our records to ascertain whether there have been any complaints about the operation of the existing business from the site, and there is a record of complaint. I have taken into account that the number of dogs will increase and I also have to consider that the occupancy of the attached dwelling could change. Whilst in some circumstances I

would be able to recommend conditions to control noise and odour at the site, there is no real solution to an attached dwelling. My objection is validated because we have had a number of historical complaints about attached dwellings and dogs which have not just been an annoyance to neighbours but have been evidenced as a statutory nuisance, due to the noise from barking etc., and have resulted in us serving Notices under Environmental Health legislation.

If permission were to be granted the following conditions are recommended:

- Noise Protection Scheme,
- Hours of Day Care,
- max of 10 dogs incl. applicants,
- No overnight Boarding,
- Applicant Only Business Use (i.e. if she moved out the planning consent stopped and couldn't be transferred to new owner of house automatically)

Environment Agency: No comments to make

REPRESENTATIONS

One letter of objection has been received. The author writes: "The property is in a flat, open lying area close to other residential properties and noise resonates very easily around the whole village. It would be unfair for residents of the village to be expected to tolerate continual barking and howling from ten dogs.

The property itself is not large enough to cope with ten dogs. It is a very small two bed property with two adults and two to three young children in residence. It is not in the interests of animals or indeed family welfare to allow so many dogs to spend extended time in such a small environment, seven days a week. It is believed there is a resident dog also, which would mean the total number of dogs would be eleven. Some of the dogs currently catered for are also very large dogs, Alsatians and Dalmatians for example. Council licence stipulations say that 'there must be sufficient space to keep the dogs separately if required' that is not possible in this property with ten dogs.

The rented exercise area for the dogs is also sub-rented out by the applicant to anyone who wants to pay to use it (advertised on her Facebook page) the council licence states that the exercise area should be exclusively for use by the homeowner.

The applicant states: "my house is a family home, so no changes will be made or added as this is just for day care not boarding, the dogs will be with me between 7:30 am and 6pm 7 days a week" and yet on her Facebook page she regularly advises that she has dog boarders staying overnight and indeed advertises that boarding is available."

A further letter was received although little weight can be given to the comments due to the name and address being redacted. The issues suggest:

- There will be close to 20 additional vehicular movements
- Family welfare
- Welfare of the dogs
- The proposal is contrary to the Licence conditions
- Why was planning permission not needed in the first instance
- There is a restrictive covenant on the property that means it is not allowed to be used for business use.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Highway Safety
- Neighbour Amenity
- Crime and Disorder
- Other Material Considerations

Principle of Development

The proposal represents a rural enterprise in a relatively isolated location (there is one particularly affected neighbour as the property is one of a pair of semi-detached houses). In this instance, given the nature of the enterprise, an isolated location is preferable to one within a built-up area. Both national and local planning policy and guidance seek to support the rural economy where it accords with other relevant planning policy and guidance.

In relation to the change of use of the land outside the curtilage of the dwellinghouse from agriculture to the keeping of dogs, the only physical, permanent feature is the boundary fencing. As such, when the business is no longer in operation, it will be very easy for the land to revert back to agriculture.

Highway Safety

The Parish Council and a third party suggest there are highway safety concerns. However, the Local Highway Authority do not share these concerns and have no objection to the development and do not require any conditions to be appended if permission is granted.

Your officer experienced no issues with entry, exit and parking during her site visit.

Neighbour Amenity

The main issue is likely to result in noise and to a lesser degree perhaps odour – the latter (waste) being controlled under the license.

The only neighbour that is likely to realistically be affected is the one immediately adjacent. However, the LA has not received any complaints from this property in the past year and the occupier of that property has not objected to the current planning application.

When your officer visited the site there was very little barking and certainly no howling; although obviously this was a 'snap-shot' in time.

Notwithstanding this, the proximity of a non-associated dwellinghouse is a material planning consideration that carries significant weight and the concerns of the Parish Council and CSNN are noted. For this reason, it is considered reasonable to offer a temporary consent to enable monitoring of the situation. A temporary consent to 30 August 2019 would also coincide with the renewal date of the licence.

In relation to third party comments, your officers believe it would be difficult to suggest this property (that is nearly 900 metres from the site) would be materially affected by the proposed development.

Crime and Disorder

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

Other Material Considerations

The site lies in an area at risk of flooding. Due to the nature of the development (day care), numbers involved (if absolutely necessary all dogs could be taken to first floor refuge), and the fact that under licence the animals cannot be left for more than three hours, it is not considered that the risks associated with flooding should preclude development. The Environment Agency (EA) raises no objection to the proposed development on the grounds of flood risks; responding with 'no comments'.

Specific Comments

In relation to the conditions requested by CSNN, your officer comments as follows:

- Noise Protection Scheme – in their original comments CSNN suggest such a condition would not work in this instance
- Hours of Day Care – the applicant has confirmed dogs arrive no earlier than 8am and leave no later than 6pm (other than on the odd time someone collecting may get caught in traffic or the like)
- Max of 10 dogs including applicants – this can be suitably conditioned,

- No overnight Boarding – this issue has been investigated by Enforcement and the case was closed as planning permission was not considered necessary due to the limited numbers of dogs involved (max 3) – it is not therefore considered reasonable nor necessary to condition this element,
- Applicant Only Business Use (i.e. if she moved out the planning consent stopped and couldn't be transferred to new owner of house automatically) – clearly it is an applicant only venture as it is in the applicant's dwellinghouse. Furthermore, it is considered unlikely that any future purchasers would undertake the same venture, but if they did, if it is shown to operate without issue, then a personal consent is not considered to meet the conditions tests either. Additionally the license is personal.

In relation to third party comments not covered above, your officers comment as follows:

- There will be close to 20 additional vehicular movements – The Local Highway Authority assessed the application prior to comments from the applicant stating that she collects and delivers some of the dogs. As such the LHA will have made the assessment on the basis of the most traffic movements and has no objection on the grounds of highway safety or parking provision
- Traffic speeds on the road – this is a police matter
- Family welfare – this is not a material planning consideration, and is looked into by the licensing team
- Welfare of the dogs and the proposal is contrary to the Licence conditions – the Licence Department has no objection to the proposed increase in the number of dogs or their welfare. If DEFRA guidance changes then the applicant may have to decrease her numbers under the license regardless of what planning permission she has
- Why was planning permission not needed in the first instance – an enforcement investigation was undertaken and closed without requiring planning permission
- There is a restrictive covenant on the property that means it is not allowed to be used for business use – this is a civil matter.

CONCLUSION

The proposal is considered to accord with the overarching principles of rural enterprises and in this instance its isolated position is a necessity. The proposal would not result in the long-term loss of agricultural land, would not have material highway safety implications, and no objections have been received from the immediate neighbour either to this planning application. Furthermore in relation to the latter aspect it is considered that offering a temporary permission, to 30 August 2019, would enable a reasonable period of monitoring to take place.

It is therefore recommended that this application be approved, for a temporary period, subject to the following conditions.

RECOMMENDATION:

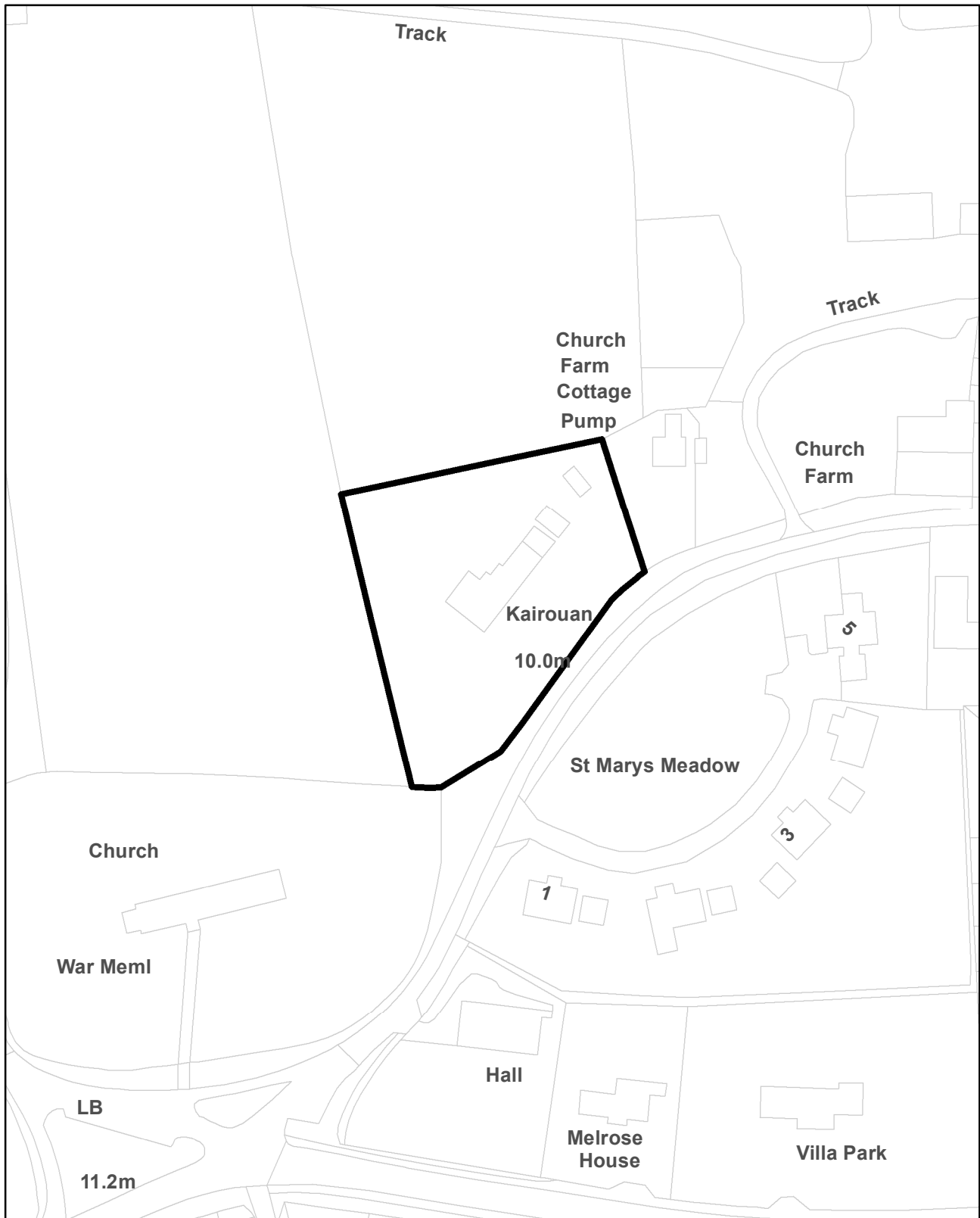
APPROVE subject to the imposition of the following condition(s):

- 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 use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 August 2019 unless a further application for renewal is submitted prior to the expiry of this permission and is subsequently approved.
- 2 Reason In order that the Local Planning Authority may retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality contrary to the NPPF.
- 3 Condition No more than 10 dogs (including the applicant's own dogs) shall occupy the site at any one time.
- 3 Reason To define the terms of the permission.
- 4 Condition The premises shall only be used for Doggy Day Care between the hours 08:00 and 18:00.
- 4 Reason In the interests of the amenity of occupiers of neighbouring dwellings in accordance with the NPPF and Development Plan.
- 5 Condition The development hereby permitted shall be confined to the area inside the red line site boundary submitted including the dwellinghouse and residential garden.
- 5 Reason For the avoidance of doubt and in the interests of proper planning.

18/00828/O

Kairouan Back Road Pentney



AGENDA ITEM NO: 8/2(h)

Parish:	Pentney	
Proposal:	Construction of 3 dwelling houses following demolition of existing dwelling.	
Location:	Kairouan Back Road Pentney King's Lynn	
Applicant:	Mr Beck	
Case No:	18/00828/O (Outline Application)	
Case Officer:	Clare Harpham	Date for Determination: 3 July 2018 Extension of Time Expiry Date: 7 August 2018

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

Neighbourhood Plan: No

Case Summary

The application is for outline planning permission (all matters reserved) to construct three detached dwellings following the demolition of the existing bungalow on site. The proposal is immediately adjacent to St Mary Magdalene Church and associated graveyard which is a Grade I Listed Building and therefore the impact of the proposal on the setting of the Listed Church must be considered.

Key Issues

Principle of Development
Form and Character/ Design
Impact on the Listed Building
Tree Issues
Amenity Issues
Highways Issues
Other material considerations
Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

The application site is an irregular shaped plot to the northern side of Back Road immediately adjacent (north-east) of St Mary Magdalene Church which is Grade I Listed. On site currently stands a large detached single storey dwelling with associated outbuildings

and outdoor swimming pool. The site is well screened by existing hedging, trees and a raised bank to the front of the site.

The application is for outline planning permission for the demolition of the existing bungalow and its replacement with three detached two storey dwellings. This application seeks outline planning permission with all matters reserved.

SUPPORTING CASE

Careful consideration of this proposal has been made, following both the original pre-application enquiry and previous Outline application comments. The application proposal takes into consideration these matters and follows matters following conversations and meetings with the planning officer during the application process.

The proposals:

Development of the site, akin to the local area road frontage development, with the properties set back within the site.

The proposed dwellings have been considered in their positioning and layout and are for illustration at this outline stage but show the site ability to accommodate the scope of this development following the removal of the large existing bungalow and outbuildings.

The illustrated site, with the setting back of the proposed buildings allows for the retention of the trees to the frontage, and to allow the boundary hedging to the west to be retained and preserved. This arrangement sets the buildings back to avoid any overlooking, overbearing or overshadowing nor imposing upon the local area.

A tree/hedge boundary to the west is proposed to be protected in order to retain a screen between the site and the adjacent church land. The proposal is for the trees to be given necessary attention to enhance and prolong life and potential further/replacement tree planting to be carried out for screen retention/reinforcement, to be finally agreed at Reserved Matters application.

The Conservation Officer has considered the proposal and the intention of retention of the tree/hedge to the west is confirmed.

Highway consultation has been made and vehicular access onto Back Road is illustrated for each property and with any protection measures carried out and proposed at Reserved Matter application stage to allow retention of the healthy trees to the road frontage. The proposed passing bay location will similarly be agreed at Reserved Matter application stage.

Initial contact has been made with Norfolk Archaeology and archaeological matters can be dealt with as necessary at Reserved Matters application following a successful Outline Application.

Communication with the Planning Officer has been productive with the proposed development incorporating the comments made with the endeavour to outline a scheme suitable for approval.

PLANNING HISTORY

17/01714/O: Application Withdrawn: 19/10/17 - Outline Application: Construction of 3 dwelling houses following demolition of existing dwelling – Kairouan Back Road Pentney

RESPONSE TO CONSULTATION

Parish Council: OBJECT

- The village is classified as a Hamlet and a development such as proposed is totally inappropriate for the location.
- The site is immediately adjacent to a green burial site and village church and is out of keeping for this area.
- There has already been consent given to other development along this part of Back Road and this will add to the traffic flow and change the nature of a quiet area. This will also add pressure to other surrounding village services which Pentney lacks.

Highways Authority: NO OBJECTION The agent has confirmed that off-site passing provision would be provided as part of the mitigation for the development. On that basis I would not be against the principle of development. I observe that at this stage the application is 'all matters reserved' and therefore I would need to see at reserved matters stage an appropriate design to address visibility splays, access, parking and turning provision which accords with adopted standards. Conditions are recommended regarding off-site highway improvement works.

Historic England: No comment. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation Team: NO OBJECTION This property is on the boundary with the Church and churchyard and therefore any development has to have regard for the setting of these historic assets. The submitted Heritage Statement explains how these assets would be protected and I understand the Arboricultural Officer has also asked for in-depth information regarding the trees and natural boundaries of the site.

Providing the setting of the church and the natural boundary treatment is protected, I have no objections to this outline. Should a full application be forthcoming, specific design details and materials will need to be considered.

Historic Environment Service: NO OBJECTION The proposed development site lies immediately adjacent to the medieval church of St Mary Magdalene, which is a designated heritage asset (Grade I listed). Any development within the immediate vicinity of the church has potential to affect the significance of this designated heritage asset by altering its setting. The proximity to the church also means that the proposed development site lies within the historic core of the settlement. A hoard of brooches of middle Anglo-Saxon date was found in the churchyard in 1978 and other artefacts and archaeological features of Anglo-Saxon and medieval date have been recorded in the vicinity.

Consequently there is a high potential that heritage assets with archaeological interest (buried archaeological remains relating to settlement activity of Anglo-Saxon and medieval date) will be present at the site and that their significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction) and conditions relating to this work should be placed on any decision.

Arboricultural Officer: NO OBJECTION I will need to see a full tree survey, arboricultural implication assessment and arboricultural method statement to BS 5837:2012 should the application progress.

NCC Public Rights of Way: NO OBJECTION Pentney Footpath 10 is in the vicinity but does not appear to be affected by the proposal.

Environmental Health & Housing - Environmental Quality: NO OBJECTION The proposed development will include the demolition of the existing building. Given the age of the building it is considered likely that there will be asbestos containing materials within the building. Therefore an informative is recommended regarding asbestos disposal.

Community Safety & Neighbourhood Nuisance: NO OBJECTION conditions are recommended regarding surface and foul water drainage and hours of demolition/construction as well as informatives.

Environment Agency: No comment to make.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character / Design
- Impact on the Listed Building
- Tree Issues
- Amenity Issues
- Highways Issues
- Other material considerations
- Crime and Disorder

Principle of Development

The application site is located within Pentney which is identified as a Smaller Village and Hamlet within Core Strategy Policy CS02. As such it does not have a development boundary and only very limited development is considered acceptable; particularly as outlined within Policy DM3 ‘Development in Smaller Villages and Hamlets’ of the Site Allocations and Development Management Plan 2016.

Policy DM3 states that new development in smaller villages and hamlets will be limited to that suitable in rural areas plus housing which complies with the following; ‘The sensitive infilling of small gaps within an otherwise continuously built up frontage’ and ‘where the development is appropriate to the scale and character of the group of buildings and its surroundings; and it would not fill a gap which provides a positive contribution to the street scene.’

There is an objection to the proposal from the Parish Council on the grounds that the village is classed as a smaller village and hamlet and as such they feel that a further two dwellings in this location would be inappropriate in principle, especially given the lack of services in Pentney.

On site at the current time is a large bungalow with a low profile roof and therefore there is no gap in the otherwise built up frontage. However the proposal does propose the demolition of this large bungalow and its associated outbuildings to be replaced by three two-storey houses.

Form and Character / Design

This part of Back Road is characterised by different style dwellings of different ages. To the north-east of the application site there is some new development with traditional looking two storey dwellings which emulate the immediate neighbour at Church Farm Cottage. On the opposite side of Back Road and sited behind a ‘green space’ are some large ‘executive

style' dwellings. To the immediate south-east of the application site is the Grade I Listed Church of St Mary Magdalene.

The existing bungalow is of no particular architectural merit however it is low profile and set at a low level within the site which helps to provide an open verdant setting for the neighbouring historical asset. The indicative plans show the proposed dwellings to be of a traditional appearance; however they are two-storey and will fill the site which will affect the setting of the church.

The application is an outline application with all matters reserved and so the final detailed design and layout is unknown, however the submitted indicative plan does illustrate how three detached dwellings could be sited to create a form of development which would be in character with the locality.

Impact on the Listed Building

Immediately adjacent to the site is the Grade I Listed Church of St Mary Magdalene and its associated churchyard. There is an objection to the proposal from the Parish Council as it is sited immediately adjacent to the Church and the green burial site and they therefore feel the proposal is out of keeping.

The majority of the application site is set at a lower level than the neighbouring church which is elevated above the road level and there is also a distance of 34 metres between the church building and the closest corner of the application site.

Within the site are differing levels with a bank or bund to the front of the site and with land at a higher level on the south-western side nearest the church. The indicative layout shows that the three dwellings would be sited within the existing lower area of land where the existing bungalow and outdoor swimming pool is sited and the proposal would therefore be screened to a degree by the existing bank to the front and south-west corner of the site. It should be noted at this point that the proposal indicates that a new access would be provided through this existing bank in order to serve two of the dwellings and care would have to be taken not to disturb the root protection area of the trees to be retained in fairly close proximity.

In addition there are a number of trees within the site as well as conifers which provide screening between the application site and the neighbouring church (this will be discussed below).

It is considered that with careful siting of the proposed dwellings within the lower areas of the site, retention and reinforcement of the existing landscaping on site and careful design utilising sympathetic traditional materials it would be possible to site three dwellings which would not be detrimental to the setting of the adjacent Listed Church. However it is important to note that there will be an impact due to the two-storey nature of the proposal which will be more visible in the locality than the existing low level bungalow.

There are no objections to the proposal from the Conservation Team, Historic England or the Historic Environment Service.

Tree Issues

The application site has a number of trees and conifer hedging which screens the existing development and which would be important to screen any future development in order to preserve the setting of the Listed Church. At the current time the layout is only indicative and therefore an Arboricultural Impact Assessment and Method Statement would not be required at this stage as the layout may alter.

Due to the importance of retaining and reinforcing the existing screening, especially on the western side adjacent to the Church a Tree Survey was submitted in order to ascertain the condition of the existing trees. The submitted survey identified only one tree which would have to be removed due to damage (on the frontage towards the eastern side) and it also identified the fact that the conifer belt on the western side should be removed or reduced in height if it was to be retained for screening purposes. This is considered acceptable however it would be important to provide additional planting (trees and hedging) along this boundary in order to reinforce the screening.

Amenity Issues

The final design of the dwellings is not known at this stage although it is considered that the three dwellings could be sited without causing amenity issues.

Highways Issues

Back Road is a narrow road and whilst there are no objections to the proposal from the Highways Officer the proposal is only considered acceptable if passing provision is incorporated into the scheme in the form of passing bays and a condition has been requested by the Highways Officer. Whilst passing bays are not shown on the indicative plan the agent has indicated verbally that it is likely that they would be sited within the points of access in order to minimise the impact on the existing bank along the frontage and the root protection area of the trees to the front of the site which are growing within this bank.

There is an objection from the Parish Council regarding the fact that the proposal will increase traffic flow along Back Road which will alter the quiet nature of the area.

Other material considerations

The application site is located within Flood Zone 1 of the Environment Agency Flood Risk Maps and therefore does not require a Flood Risk Assessment.

Crime and Disorder

There are no issues relating to crime and disorder which have arisen due to this application.

CONCLUSION

The proposed development seeks to replace the existing low level bungalow with three two-storey dwellings which would provide a linear form of development within an otherwise continuously built up frontage which complies with Policy DM3 of the SADMP.

However, due to the existing character of the locality this will inevitably have an impact upon the setting of the adjacent historical asset due to the nature of the proposal, which is a more intensive form of development and will be of greater height than the existing bungalow.

Whilst it is finely balanced, for the reasons identified in the report above it is considered that whilst the proposal will affect the setting of the listed building this need not be to its detriment. On balance the proposal is considered acceptable subject to the detailed design to be submitted at reserved matters stage and Members are asked to consider whether the application should be approved subject to the recommended conditions.

RECOMMENDATION:

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

- 1 Condition Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition The development hereby permitted shall be carried out in accordance with the following approved plan 3/015/1D.
- 5 Reason For the avoidance of doubt and in the interests of proper planning.
- 6 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 6 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.

- 7 Condition No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
 1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording

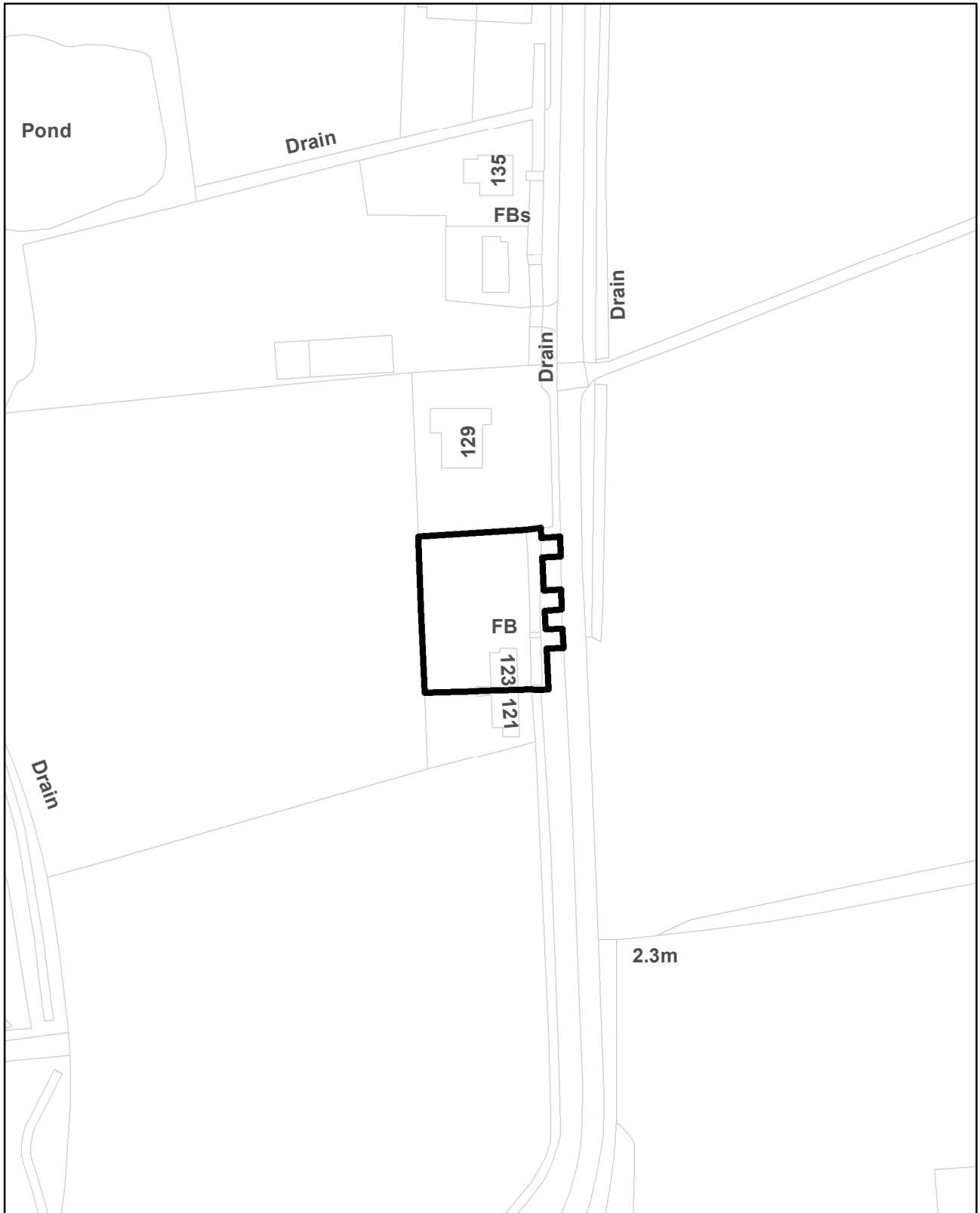
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 7 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.
 - 8 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 7.
 - 8 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
 - 9 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 7 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
 - 9 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
 - 10 Condition At reserved matters stage an Arboricultural Implication Assessment (AIA) and Arboricultural Method Statement to BS 5837:2012 shall be submitted which shall show the trees to be retained and protected. No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with the submitted scheme. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
 - 10 Reason To ensure that existing trees and hedgerows are properly protected both with regard to visual amenity and in order to protect the setting of the adjacent historical asset 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.
 - 11 Condition At reserved matters stage full details of any replacement planting (trees and hedging) shall be submitted and approved by the Local Planning Authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with the plants establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 11 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality and the setting of the historic asset in accordance with the NPPF.
- 12 Condition No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 12 Reason To ensure that the development is compatible with the amenities of the locality and the setting of the historical asset in accordance with the NPPF.
- 13 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on Drawing number 3/015/1D (passing bay) have been submitted to and approved in writing by the Local Planning Authority.
- 13 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.

This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 14 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 13 shall be completed to the written satisfaction of the Local Planning Authority.
- 14 Reason To ensure that the highway network is adequate to cater for the development proposed.

18/00357/F

Brickyard 123 Church Road Tilney St Lawrence



AGENDA ITEM NO: 8/2(i)

Parish:	Tilney St Lawrence	
Proposal:	Proposed residential house with garage	
Location:	Brickyard 123 Church Road Tilney St Lawrence King's Lynn	
Applicant:	J Goodley & Sons Ltd	
Case No:	18/00357/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 8 August 2018

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

Neighbourhood Plan: No

Case Summary

The application is for a new dwelling with garage as well as the associated vehicular access, which includes a vehicular access for the existing dwelling. The proposed new dwelling would be located some distance outside the development boundary of Tilney St Lawrence and therefore within the countryside. There is no justification put forward with regard to housing needs for a rural worker. The proposal also fails the exception test as the siting a dwelling in this unsustainable location does not give benefits which would outweigh the flood risk at the site.

Key Issues

Principle of development
Form and Character
Amenity issues
Flood Risk and Drainage issues
Highways Issues
Ecology
Other material Considerations
Crime and Disorder

Recommendation

REFUSE

THE APPLICATION

The application site is located to the western side of Church Road and is currently very overgrown garden land to the north of the existing dwelling that is 123 Church Road, a semi-

detached period cottage. The site is bounded to the front (east) of the site by hedging and a large drainage ditch (Board maintained).

The application relates to full planning permission for a residential dwelling as well as vehicular access provision for the new dwelling and for the existing dwelling on site.

SUPPORTING CASE

This application will be going to the Planning Committee recommended for refusal based on policy which I will not be arguing against in this document. Instead we have seen a favourable response to this application from the Parish Council stating that it would enhance the street scene along Church Road. Church Road is part of Tilney St Lawrence and runs from the cross roads (with Magdalen Road and School Road) now considered the hub of Tilney St Lawrence north towards the Church and then takes a sharp right and left and then continues north again towards the A47 where it finishes. This was at one time the main road through the village truncated when the A47 bypass was introduced. Church Road has linear development almost all along its length (approximately a mile long) which is the oldest part of the village and boasts some fine property along this length as well as a fine Church. Obviously the proposed would be in close proximity to the Church that for believers and non-believers is a vital part of the village with events going on throughout the year. It will be further away from the main hub of the Village being some 0.9 mile away from the crossroads referred to above, but I would say it's in good company with more properties past the proposed along Church Road. 123 Magdalen Road which the last of a group of linear development along Magdalen Road before it gets sporadic is approx. 0.7 mile away from the crossroads and so is 104 Westfields (off St Johns road) (please note that all these distances were taken from Google maps).

I don't believe this proposal will harm the setting of Church Road or anyway damage the open countryside. I believe along with the Parish Council that this proposal will indeed enhance the street scene and is a natural infill between 2 properties along a road with linear development.

The proposed would use quality materials so as to blend in to its surroundings in which it is set and hopes (if approved) to be an asset to Tilney St Lawrence.

PLANNING HISTORY

06/00161/O: Application Refused: 17/03/06 - Outline Application: construction of dwelling - Land To The North Of 123 Church Road Tilney St Lawrence

RESPONSE TO CONSULTATION

Parish Council: SUPPORT it would enhance the street scene.

Environment Agency: NO OBJECTION The FRA is acceptable and we strongly recommend that the mitigation measures detailed within the FRA are conditioned. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower risk of flooding and whether the Exception Test has been passed.

Highways Authority: NO OBJECTION

Having examined the information submitted with the application I believe that ultimately accesses for the application would be safe and parking and turning for vehicles would be acceptable for the given road conditions.

The proposed development site is however remote from schooling; town centre shopping; health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car towards public transport.

It is the view of the Highway Authority that the proposed development is likely to conflict with the aims of sustainable development and you may wish to consider this point within your overall assessment of the site. If you are minded to approve the application then conditions are recommended.

Internal Drainage Board: The site is within the catchment area of the Board and therefore the Board's Byelaws apply.

Environmental Health & Housing - Environmental Quality: No comment to make regarding contaminated land or air quality.

Emergency Planning: Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

Natural England: No comment. Please refer to the Standing Advice.

REPRESENTATIONS

No third party representations received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

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

- Principle of development
- Form and Character
- Amenity issues
- Flood Risk and Drainage issues
- Highways Issues
- Ecology
- Other material Considerations
- Crime and Disorder

Principle of development

The application site is located some distance (1.2km) outside of the settlement boundary of Tilney St Lawrence as identified within Inset Map G94 (Terrington St John / St John's Highway / Tilney St Lawrence) of the Site Allocations and Development Management Policies Plan 2016 and as such is within the countryside.

Whilst planning policy has a presumption in favour of sustainable development, the proposal needs to accord with the three dimensions which underpin such development, i.e. economic, social and environmental aspects which are mutually dependent. One of the core principles of the NPPF is that the intrinsic character and beauty of the countryside should be recognised. Policy CS01 and CS06 of the King's Lynn Core Strategy 2011 reiterates that beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty and Policy CS06 goes on to state that development of greenfield sites will be resisted unless essential for agricultural or forestry needs. No justification relating to housing need for a rural worker has been submitted and therefore the proposal is simply an unrestricted dwelling in the countryside. The proposed dwelling would consolidate sporadic development in an area characterised by farmland and horticulture. The proposal would harm the rural character of the area and be contrary to policies to protect and focus new housing in sustainable locations. Policy DM2 of the Site Allocations and Development Management Policies Plan 2016 also states that outside the development boundary new development will be more restricted and identifies instances where residential development may be appropriate such as rural workers housing (under Policy DM6 of the SADMP) and affordable housing (under Core Strategy Policy CS09). The proposal does not meet the criteria for either of these.

Consequently, given the sites location outside of the development boundary and the fact that there is no justification for the proposal with regard to an essential housing need for a rural worker the proposal is contrary to the provisions of the NPPF, Policies CS01 and CS06 of the King's Lynn and West Norfolk Core Strategy 2011 and Policies DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.

Form and Character

The immediate locality is characterised by some linear development along this section of Church Road which is now a dead-end due to the route of the A47 immediately to the north. The dwellings along this section of Church Road are predominantly modest cottages with simple proportions. The immediate neighbour to the south is a pair of semi-detached cottages and to the immediate north is a large bungalow with hipped roofline which has been extended over time giving it a larger footprint.

The proposed dwelling is large in scale with an almost cruciform shape when viewed in conjunction with its linked garage and would take up the majority of the width of the plot measuring 14.5 metres in width (including the attached garage) and with a depth of 11.5m. Due to the flood risk in the locality Finished floor levels will need to be raised 600mm above the surrounding ground level so this will give an overall height of 6.75m.

Whilst the proposal is large in scale and does not have the modest proportions of the semi-detached properties to the south it is hard to argue it would be out of character with the locality given the extended bungalow to the immediate north which gives some variety to the existing dwellings in the locality (albeit the bungalow sits at a lower level).

The Parish Council have supported the proposal stating that it would enhance the street scene however notwithstanding this opinion it does not overcome the in principle policy objection outlined in the report above and it would harm the rural character of the locality by contributing to an intensification of the sporadic development in this area of countryside.

Amenity issues

The proposal is directly south of the neighbouring dwelling to the north which has windows and patio doors in its southern elevation, as well as a large part of its private amenity space being located to this southern side, directly north of the proposal. However given the distance of the neighbour to the southern boundary in combination with the fact that the single storey element (garage) is on this side of the proposal it is considered that it would not warrant a refusal on the basis of overshadowing.

The proposal would not be overbearing or cause any material overlooking due to the depth of the proposal in proximity to each side boundary and the first floor windows on the northern elevation would serve non-habitable rooms (en-suites and landing).

Flood Risk and Drainage issues

The application site is within Flood Zone 3 of the Environment Agency Maps and within a Tidal Hazard Mapping Area. The Environment Agency have withdrawn their initial objection following receipt of a revised FRA.

Whilst the EA have no objection, the LPA still need to apply the sequential test. The aim of the sequential test aims to steer new development to areas with the lowest probability of flooding. The majority of the village is within Flood Zone 3 with a few pockets located within Flood Zone 2.

The current proposal is for a single dwelling and therefore sites which could accommodate a single dwelling have been considered when applying the Sequential Test. No sites at a lower flood risk have been identified and therefore the proposal passes the Sequential Test.

As the proposal is in flood zone 3 then the Exception Test needs to be passed as well as the Sequential Test. The Environment Agency are satisfied that the site specific flood risk

assessment demonstrates that the development will be safe for its lifetime provided the mitigation measures within the FRA are secured by condition. However the proposal is not considered to be in a sustainable location and therefore the sustainability benefits of approving a dwelling in this location do not outweigh the flood risk and consequently the proposal fails the Exceptions Test as set out within para 102 of the NPPF.

The open drain to the front of the application site looks to be a Board maintained drain (DRN146P0222) and therefore the IDB Byelaws apply to the proposal. The proposal looks like it is less than 9m from the brink of the drain (shown as a dashed line on the block plan it is 7.5m approx. from the brink) and therefore the proposal would require consent under Byelaw 10. Should the proposal be pushed back further within the site it could cause amenity issues as the proposed dwelling would be to the rear of the semi-detached dwelling to the south and so there could be window to window relationship issues and overlooking caused by the first floor front windows within the proposed dwelling.

Highways Issues

The proposal would involve the culverting of the drain to the front of the site and therefore consent will be required from the IDB under Section 23 of the Land Drainage Act. There are no objections to the proposed points of access from the Highways officer on highway safety grounds although he has made comment on the location being contrary to the aims of sustainable development.

Ecology

Given the nature of the site which is very overgrown and adjacent to an open drain a protected species survey was submitted. No evidence was found of protected species on site although there was the potential for foraging by bats and recommendations were made to ensure precautionary measures should development take place.

Other material Considerations

There are no other material considerations which are pertinent to this application.

Crime and Disorder

There are no issues relating to crime and disorder which have arisen as a result of this application.

CONCLUSION

The proposed new dwelling would be located within the countryside and has no justification with regard to housing needs for a rural worker. It also fails the exception test as the provision of a dwelling in this area does not provide wider sustainability benefits to the community that outweigh the flood risk. Consequently the proposal is contrary to the National Planning Policy Framework, Policies CS01, CS06, and CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policies DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.

Members are asked to consider the application in light of National Guidance, Development Plan Policies and other material considerations and on this basis it is recommended that the application be refused.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies well outside the development boundary of Tilney St Lawrence and the proposed development would result in the consolidation of the currently sporadic rural housing along Church Road. Planning policy states that the countryside should be protected beyond the villages for its intrinsic character and beauty and that development will be resisted unless essential for agricultural or forestry needs. The proposed new dwelling is located outside of the settlement boundary with no justification and is therefore contrary to the provisions of the NPPF, Policies CS01 and CS06 of the King's Lynn and West Norfolk Core Strategy 2011 and Policies DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.

- 2 The application site falls within Flood Zone 3 of the Environment Agency Flood Risk Maps and passes the sequential test; therefore the exception test is required. The proposal does not represent development where the sustainability benefits outweigh the flood risk. The proposed development is therefore contrary to para. 102 of the NPPF and Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011.

Planning Committee

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 2 July 2018 Planning Committee Agenda and the 30 July 2018 agenda. 133 decisions issued 129 decisions issued under delegated powers with 4 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 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 21/06/18 - 16/07/18

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	1	1	0		1	100%	60%	1	0
Minor	53	49	4	45		85%	70%	3	0
Other	79	72	7	73		92%	80%	0	0
Total	133	122	11						

Planning Committee made 4 of the 133 decisions, 3%

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
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16.05.2018	11.07.2018 Application Permitted	18/00895/F	Land South of The Close Brancaster Staithe Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/02140/FM: Proposed construction of new residential dwellings, roads, open space and associated landscaping	Brancaster
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16.05.2018	11.07.2018 Application Permitted	18/00896/F	Land S of 14 To 32 And E of Dolphin Place Town Lane The Close Brancaster Staithe Norfolk VARIATION OF CONDITION 5 OF PLANNING PERMISSION 16/02140/FM: Proposed construction of new residential dwellings, roads, open space and associated landscaping	Brancaster
24.05.2018	05.07.2018 Application Permitted	18/00960/F	Brent Marsh Main Road Brancaster Staithe King's Lynn New garden building	Brancaster
18.04.2018	06.07.2018 Application Permitted	18/00719/F	Knoll Cottage Docking Road Burnham Market King's Lynn Construction of detached grill cabin in the rear garden	Burnham Market
30.04.2018	03.07.2018 Application Permitted	18/00776/F	Downlands Herrings Lane Burnham Market King's Lynn Proposed first floor extension, single storey rear extension and external and internal alterations	Burnham Market
08.05.2018	26.06.2018 Application Permitted	18/00843/F	15 Mill Green Burnham Market King's Lynn Norfolk Loft conversion forming an additional guest bedroom and ensuite together with the forming of a front dormer window	Burnham Market
18.05.2018	29.06.2018 Application Permitted	18/00930/F	Arthur's 21 Ulph Place Burnham Market Norfolk Loft conversion and render to front elevation	Burnham Market

21.05.2018	12.07.2018 Would be Lawful	18/00924/LDP	Beech House 1 St Ethelberts Close Burnham Market Norfolk Application for a Lawful Development Certificate for proposed rear single storey extension	Burnham Market
25.05.2018	10.07.2018 Application Permitted	18/00966/F	Croftwood Station Road Burnham Market King's Lynn Change of Use from Outbuilding to Dwelling including alterations and extension	Burnham Market
15.02.2018	20.06.2018 Application Permitted	18/00278/F	Creek Cottage 24 Norton Street Burnham Norton Norfolk Part two storey side extension, single storey extension and alteration to existing single storey roof pitch	Burnham Norton
22.05.2018	04.07.2018 Application Permitted	18/00933/F	Seaward House Wells Road Burnham Overy Staithe King's Lynn Proposed boat store in rear garden (resubmission of 17/01803/F) to include an additional rooflight	Burnham Overy
15.05.2018	02.07.2018 Tree Application - No objection	18/00084/TREECA	Melrose Newton Road Castle Acre King's Lynn T1 - Remove	Castle Acre
05.04.2018	10.07.2018 Application Permitted	18/00624/F	Congham Hall Hotel Lynn Road Grimston King's Lynn Variation of Condition 2 attached to planning permission 17/02269/F	Congham

30.04.2018	22.06.2018 Application Permitted	18/00783/F	The Lodge Broadgate Lane Congham King's Lynn Extension to dwelling forming new games room and garage with accommodation over	Congham
16.05.2018	11.07.2018 Application Refused	18/00899/F	14 Nightingale Walk Denver Downham Market Norfolk Two storey extension on front of dwelling	Denver
26.04.2018	27.06.2018 Application Permitted	18/00763/F	9 Glebe Close Dersingham King's Lynn Norfolk Single storey extension to side and rear of dwelling	Dersingham
30.04.2018	22.06.2018 Application Permitted	18/00775/O	12 Gelham Manor Dersingham King's Lynn Norfolk Construction of detached dwelling	Dersingham
04.05.2018	26.06.2018 Application Permitted	18/00822/F	27 Gelham Manor Dersingham King's Lynn Norfolk Proposed 2 storey rear extension	Dersingham
09.05.2018	27.06.2018 Application Refused	18/00838/F	60 Chapel Road Dersingham King's Lynn Norfolk Two storey extension	Dersingham
21.05.2018	12.07.2018 Application Permitted	18/00921/F	4 Station Road Dersingham King's Lynn Norfolk Extension and Alterations.	Dersingham
24.05.2018	04.07.2018 Application Permitted	18/00956/RM	Land Adj Tit Willow 16 Park Hill Dersingham King's Lynn Reserved Matters Application: New dwelling (re-submission of 17/00822/RM)	Dersingham
17.05.2018	04.07.2018 Application Permitted	18/00903/F	Fernwood Station Road Docking King's Lynn Demolition of conservatory and proposed single storey extension	Docking

25.05.2018	05.07.2018 Application Permitted	18/00971/F	Orchard House Station Road Docking King's Lynn Rendering of 3 elevations	Docking
15.03.2018	27.06.2018 Application Permitted	18/00474/F	St Hilary 1A Sandiacre Lane Downham Market Norfolk Extensions and alterations	Downham Market
26.03.2018	09.07.2018 Application Refused	18/00553/O	Unit 7 Fairfield Road Downham Market Norfolk Outline application for demolition of existing building for residential development	Downham Market
02.05.2018	25.06.2018 Was Lawful	18/00799/LDE	Tasty House 49 High Street Downham Market Norfolk Lawful Development Certificate: Use of building as a hot food takeaway	Downham Market
02.05.2018	25.06.2018 Application Permitted	18/00804/F	Park View Mill Lane Downham Market Norfolk Single storey side extension on dwelling	Downham Market
03.05.2018	25.06.2018 Application Permitted	18/00813/F	Beech House 15 Ryston End Downham Market Norfolk Conservatory extension at rear of dwelling	Downham Market
09.05.2018	02.07.2018 Application Permitted	18/00840/F	47 Railway Road Downham Market Norfolk PE38 9DX REMOVAL OR VARIATION OF CONDITION 3 OF PLANNING PERMISSION 14/00458/F: Demolish part of rear single storey extension to No 47 Railway Road and construct three terraced houses on land to the rear of No 47 Railway Road	Downham Market

15.05.2018	02.07.2018 Application Permitted	18/00883/F	6 Trafalgar Road Downham Market Norfolk PE38 9JP Extension and alterations to bungalow	Downham Market
17.05.2018	05.07.2018 Application Permitted	18/00918/F	11 Palomino Drive Downham Market Norfolk PE38 9GG Extension to dwelling	Downham Market
21.05.2018	04.07.2018 Application Permitted	18/00923/F	The Lodge 62 Paradise Road Downham Market Norfolk Extension to dwelling	Downham Market
14.06.2018	06.07.2018 Application Permitted	14/01461/NMAM_3	Plots 1-14 Leveret Gardens Downham Market Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01461/FM: Construction of 14 dwellings and a sewage pumping station	Downham Market
19.06.2018	29.06.2018 Application Permitted	14/00458/NMA_1	47 Railway Road Downham Market Norfolk PE38 9DX NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/00458/F: Demolish part of rear single storey extension to No 47 Railway Road and construct three terraced houses on land to the rear of No 47 Railway Road	Downham Market
12.04.2018	25.06.2018 Application Permitted	18/00673/F	Orchard Farm Lady Drove Barroway Drove Norfolk Change of use and alterations to agricultural barn to residential dwelling and retention of caravan during construction	Downham West

24.05.2018	03.07.2018 Application Permitted	18/00963/F	Summer End Farm Narford Lane East Walton Norfolk VARIATION OF CONDITION 3 OF PLANNING PERMISSION 17/02207/F: Single storey extension, following demolition of existing extension, insertion of 3 dormer windows, conservatory extension and repair and restoration	East Walton
28.03.2018	21.06.2018 Application Permitted	18/00572/CU	College of West Anglia Wisbech Centre Meadowgate Lane Emneth Change of use from former College of West Anglia Equestrian School to mixed domestic equestrian use and commercial livery use.	Emneth
14.05.2018	09.07.2018 Application Permitted	18/00858/O	Land E of 10 The Wroe Emneth Norfolk OUTLINE APPLICATION ALL MATTERS RESERVED: Erection of 2 detached houses on land currently kept as maintained grassland	Emneth
02.05.2018	25.06.2018 Application Permitted	18/00809/F	White Bridge Farm Southery Road Feltwell Thetford Change of use of the land for the siting of a caravan in connection with business	Feltwell
10.05.2018	02.07.2018 Application Permitted	18/00851/F	15 Vincent Close Feltwell Thetford Norfolk Single storey side extension	Feltwell

27.06.2018	29.06.2018 Application Permitted	17/02345/NMA_1	12 Nightingale Lane Feltwell Thetford Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION: 17/02345/F:- Single story rear extension.	Feltwell
16.05.2018	04.07.2018 Application Permitted	18/00890/A	Old Rifle Range next To Community Centre Church Road Flitcham Norfolk 1no externally illuminated sign and 1no non illuminated sign	Flitcham with Appleton
17.05.2018	22.06.2018 Application Permitted	16/02160/NMA_1	Site Adjacent Former Rampant Horse Cottage Lynn Road Gayton NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/02160/F: Removal or variation of conditions 5, 6 and 7 of permission 15/01468/O (Outline application, proposed residential development)	Gayton
01.05.2018	09.07.2018 Application Permitted	18/00792/F	72 - 76 Lynn Road Grimston Norfolk PE32 1AD Variation of condition 2 of planning permission 17/00716/F: To amend previously approved drawings to alter plot 5 from 2 bed to 3 bed dwelling	Grimston
09.05.2018	26.06.2018 Application Permitted	18/00845/F	Greengates 65 Leziate Drove Pott Row King's Lynn Extension to bungalow forming bedroom	Grimston

26.03.2018	20.06.2018 Application Permitted	18/00556/F	5 Lamsey Lane Heacham King's Lynn Norfolk Extensions and alterations, and carport to front of dwelling	Heacham
30.04.2018	26.06.2018 Application Permitted	18/00778/F	5 Sea Close Heacham King's Lynn Norfolk Proposed single storey side extension and internal alterations	Heacham
13.06.2018	10.07.2018 Application Refused	16/01892/NMA_1	4 Ringstead Road Heacham King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/01892/F: Single storey extensions including attached garage and replacement roof containing 1st Floor accommodation	Heacham
18.04.2018	20.06.2018 Application Permitted	18/00717/O	The Meadows 9 Peddars Way Holme next The Sea Norfolk OUTLINE APPLICATION: Proposed detached dwelling	Holme next the Sea
01.05.2018	03.07.2018 Application Permitted	18/00795/F	34 Westgate Holme next The Sea Norfolk PE36 6LF Single storey extension to rear of dwelling	Holme next the Sea
10.05.2018	28.06.2018 Application Permitted	18/00852/F	Skyfall 29 Peddars Way Holme next The Sea Norfolk New summer house in garden	Holme next the Sea
17.05.2018	12.07.2018 Application Permitted	18/00907/LB	34 Westgate Holme next The Sea Norfolk PE36 6LF Single storey extension to dwelling	Holme next the Sea

27.04.2018	26.06.2018 Application Permitted	18/00773/A	Nationwide Building Society 18 Greevegate Hunstanton Norfolk ADVERT APPLICATION: 1 x externally illuminated fascia sign, 1 x non illuminated fascia sign, 1 externally illuminated hanging sign and 1 x internally illuminated ATM surround	Hunstanton
14.05.2018	03.07.2018 Application Permitted	18/00866/F	Holme Lodge 59 Northgate Hunstanton Norfolk Proposed single storey rear extension, bay window, patio area and alterations to dwelling.	Hunstanton
27.06.2018	06.07.2018 Tree Application - No objection	18/00109/TREECA	34 Park Road Hunstanton Norfolk PE36 5BY T1 Walnut Tree - Fell as tree is dying and a danger within a conservation area	Hunstanton
10.01.2018	12.07.2018 Application Refused	18/00054/F	22 - 24 Windsor Road King's Lynn Norfolk PE30 5PL Alterations and change of use from 'B1'Business to Three Residential Flats on the first floor of existing premises	King's Lynn
11.01.2018	25.06.2018 Application Withdrawn	18/00060/F	Springwood High School Queensway King's Lynn Norfolk Proposed installation of modular buildings	King's Lynn
05.03.2018	10.07.2018 Application Permitted	18/00387/F	35 Railway Road King's Lynn Norfolk PE30 1NF Conversion of existing residential dwelling into two dwellings	King's Lynn

20.03.2018	25.06.2018 Application Permitted	18/00501/LB	11 King Street King's Lynn Norfolk PE30 1HG LISTED BUILDING APPLICATION: Paint the rendered exterior front, add some new signage and partition one room on the ground floor	King's Lynn
20.03.2018	20.06.2018 Application Permitted	18/00502/A	11 King Street King's Lynn Norfolk PE30 1HG A Hanging Sign and Fascia signage (non-illuminated)	King's Lynn
23.04.2018	06.07.2018 Application Permitted	18/00729/F	6A Duggie Carter Court King's Lynn Norfolk PE00 0XX Proposed change of use of former book keepers shop to residential dwelling, involving adding pitched roof	King's Lynn
25.04.2018	29.06.2018 Application Permitted	18/00757/F	182 St Peters Road West Lynn King's Lynn Norfolk Conversion of existing garage/store to form home office	King's Lynn
08.05.2018	10.07.2018 Application Permitted	18/00825/F	Rise Scaffold Services Ltd Acer Road Saddlebow Industrial Estate King's Lynn Proposed pair of industrial units following demolition of existing portacabin and steel structured building	King's Lynn
08.05.2018	03.07.2018 Application Permitted	18/00826/F	Magpie Security Services 70 - 70A Norfolk Street King's Lynn Norfolk Change of use from retail A1 to residential C3. Proposed residential dwelling will accommodate two Bedrooms	King's Lynn

09.05.2018	28.06.2018 Application Permitted	18/00835/F	52 Tennyson Avenue King's Lynn Norfolk PE30 2QJ Extension to dwelling	King's Lynn
11.05.2018	03.07.2018 Application Permitted	18/00855/LB	Hotter Shoes 83 High Street King's Lynn Norfolk LISTED BUILDING: 1 no fascia and 1 no hanging sign in new concept colours	King's Lynn
11.05.2018	03.07.2018 Application Permitted	18/00856/A	Hotter Shoes 83 High Street King's Lynn Norfolk Advertisement Application: 1x non illuminated fascia sign and 1x non illuminated hanging sign	King's Lynn
14.05.2018	09.07.2018 Application Permitted	18/00861/CU	Eastgate House 17 Littleport Street King's Lynn Norfolk Change of use from care home to offices	King's Lynn
14.05.2018	09.07.2018 Application Refused	18/00862/F	Eastgate House 17 Littleport Street King's Lynn Norfolk Alterations to boundary wall and provision of additional car parking	King's Lynn
14.05.2018	04.07.2018 Application Refused	18/00863/LB	Eastgate House 17 Littleport Street King's Lynn Norfolk Listed Building Application: Alterations to boundary wall and provision of additional car parking	King's Lynn

14.05.2018	04.07.2018 Application Permitted	18/00872/A	King's Lynn Mercedes Benz Beveridge Way Hardwick Narrows King's Lynn ADVERT APPLICATION: 2 x internally illuminated fascia signs, 1 x illuminated pylon sign, 3 x flag poles, 1 x internally illuminated gateway sign and 1 x entrance sign	King's Lynn
15.05.2018	10.07.2018 Application Permitted	18/00877/F	Eastern Discounts Maple Road Saddlebow Industrial Estate King's Lynn Existing industrial unit with external alterations	King's Lynn
18.05.2018	04.07.2018 Application Permitted	18/00916/F	17A Queensway King's Lynn Norfolk PE30 4AG Proposed Detached Garage	King's Lynn
23.05.2018	10.07.2018 Application Permitted	18/00945/F	Riverside Cottage South Quay King's Lynn Norfolk To remove existing black timber windows and bay cladding and replace with new	King's Lynn
24.05.2018	06.07.2018 Application Permitted	18/00962/F	354 Wootton Road King's Lynn Norfolk PE30 3EB Single storey rear extension	King's Lynn
05.06.2018	13.07.2018 Application Permitted	18/01025/F	11 Jarvis Road King's Lynn Norfolk PE30 2EG Proposed two storey extension and internal alterations	King's Lynn

05.06.2018	10.07.2018 GPD HH extn - Not Required	18/01030/PAGPD	46 Blackford King's Lynn Norfolk PE30 3UL Single storey rear extension which extends beyond the rear wall by 4m with a maximum height of 2.65m and a height of 2.25m to the eaves	King's Lynn
05.06.2018	13.07.2018 Application Permitted	18/01031/F	109 Gayton Road King's Lynn Norfolk PE30 4EW Extensions and alterations	King's Lynn
14.06.2018	12.07.2018 GPD HH extn - Not Required	18/01102/PAGPD	9 Gresham Close King's Lynn Norfolk PE30 3EJ Single storey rear extension which extends beyond the rear wall by 4.5m with a maximum height of 3m and a height of 3m to the eaves	King's Lynn
13.04.2018	26.06.2018 Application Refused	18/00680/F	Ashley 23 Gayton Road Ashwicken King's Lynn Front, rear and first floor extension and removal of garage	Leziate
21.05.2018	06.07.2018 TPO Work Approved	18/00047/TPO	Warren Lodge Gayton Road Ashwicken Norfolk 2/TPO/00037: T1 Oak - Remove as tree is responsible for root induced clay shrinkage subsidence damage	Leziate
24.04.2018	27.06.2018 Application Permitted	18/00744/F	The Satchel The Street Marham King's Lynn Convert existing storage area into ground floor games room and first floor bedrooms	Marham

12.06.2018	09.07.2018 Application not required	18/01094/AG	Land E of Burnthouse Drove Upper Marham Norfolk Agricultural Prior Notification: Construction of a reservoir	Marham
09.05.2018	09.07.2018 Application Permitted	18/00837/RM	Land Between 135 And 145 Smeeth Road Marshland St James Norfolk Reserved Matters Application for plots 1 and 2	Marshland St James
22.05.2018	10.07.2018 Application Permitted	18/00936/F	Rosewall House 390 Smeeth Road Marshland St James Wisbech Proposed two storey extension and rear extension involving demolition of existing conservatory	Marshland St James
09.04.2018	28.06.2018 Application Refused	18/00636/F	26 Hall Orchards Middleton King's Lynn Norfolk New 3 Bay Garage and new boundary wall to front	Middleton
17.05.2018	04.07.2018 Application Permitted	18/00904/F	37 Hall Orchards Middleton King's Lynn Norfolk Extensions and Alterations to Dwelling	Middleton
27.04.2018	26.06.2018 Application Permitted	18/00768/F	Crossways Farm Burnham Road North Creake Fakenham New build cartshed, office & restroom.	North Creake
11.01.2018	21.06.2018 Application Permitted	18/00064/F	Land On The North Side of Setch Road Blackborough End Norfolk Proposed new access roadway to serve existing holiday log cabin site and agricultural land and construction of hardstanding apron	North Runcton

08.03.2018	13.07.2018 Not Lawful	18/00417/LDE	The Toll House Lynn Road Middleton King's Lynn Lawful Development Certificate: Continued residential use of caravan within curtilage of property	North Runcton
21.05.2018	04.07.2018 Application Permitted	18/00926/F	11 Ford Avenue North Wootton King's Lynn Norfolk Extension and alterations to dwelling	North Wootton
25.05.2018	05.07.2018 Application Permitted	18/00967/F	81 Hayfields Road North Wootton King's Lynn Norfolk Construction of a two storey extension and alterations to dwelling	North Wootton
19.02.2018	12.07.2018 Application Permitted	18/00297/F	Didlington Site Little London Road Northwold Norfolk Replacement poultry shed. Erection of feed bins, dead bird shed, general purpose block, water tank and pump house. Construction of roadway and hardstanding areas	Northwold
23.04.2018	02.07.2018 Application Permitted	18/00734/F	44A Methwold Road Northwold Thetford Norfolk Erection of steel framed building for storage of vintage tractors.	Northwold
24.05.2018	02.07.2018 Application Permitted	18/00957/F	Fendicks Fisheries Methwold Road Whittington Norfolk Construction of storage building/workshop and solar panel array	Northwold

05.06.2018	04.07.2018 GPD HH extn - Not Required	18/01028/PAGPD	9 School Lane Northwold Thetford Norfolk Single storey rear extension which extends beyond the rear wall by 6 metres with a maximum height of 3.704 metres and a height of 2.3 metres to the eaves	Northwold
14.05.2018	06.07.2018 Tree Application - No objection	18/00083/TREECA	Park House Church Road Old Hunstanton Hunstanton Trees in a Conservation Area: T1 Beech - Reduce by approx 2m over entire upper crown and thin canopy by 10%. T2 Beech - Reduce by approx 3m over upper crown and thin by 10%. T3 Cut Leaf Beech - Prune out reversion. G1 3 x Macrocarpa - Fell and remove	Old Hunstanton
01.06.2018	13.07.2018 Application Permitted	18/01005/F	1 Wodehouse Road Old Hunstanton Hunstanton Norfolk Variation of condition 2 of planning permission 17/00506/F: Amendments to drawings to allow for window detail changes and new porch	Old Hunstanton
03.04.2018	13.07.2018 Application Permitted	18/00591/F	Scotsfield Hall Road Outwell Wisbech Two storey rear extension and alterations to existing building, new double garage with office over and new access to nursery at rear	Outwell

26.04.2018	02.07.2018 Application Permitted	18/00760/F	Low Marsh Meadows Marsh Road Outwell Wisbech Proposed overwintering cattle shelter	Outwell
16.05.2018	04.07.2018 Application Permitted	18/00894/F	C & B Motors (outwell) Nene Villa Rectory Road Outwell Wisbech Variation of condition 2 of planning permission 16/00366/F: Construction of two dwellings - Two different house types changed to one house type	Outwell
29.05.2018	05.07.2018 Application Permitted	18/00989/F	Lower Farm Agricultural Out Buildings & Stores On Land South of Abbey Road Pentney Norfolk Construction of cattleshed and associated agricultural access	Pentney
27.04.2018	22.06.2018 Application Refused	18/00769/F	Rose Cottage 33 Docking Road Ringstead Hunstanton First floor side extension, rear porch roof and fuel tank	Ringstead
21.05.2018	06.07.2018 TPO Approved Work	18/00048/TPO	The Old School High Street Ringstead Hunstanton 2/TPO/00158: Yews (T1, T2, T3) - Reduce upto 2m off the top upto 1.5m off the sides and crown lift 2.5m. T4 - 2.5m crown lift, approx 3m off the top and 2m off the sides and thin out	Ringstead
25.04.2018	28.06.2018 Application Permitted	18/00759/F	101 Station Road Roydon King's Lynn Norfolk Construction of hardstanding for vehicle parking and new access	Roydon

25.04.2018	21.06.2018 Application Permitted	18/00755/F	The Beeches 53 School Road Runcton Holme King's Lynn Alterations and extension to bungalow	Runcton Holme
19.06.2018	10.07.2018 Application Permitted	18/01134/A	Dorplan Bexwell House 4 - 5 Karoo Close Bexwell Business Park Advertisement application for 1 x Relocation of existing illuminated company logo (acylic fascia sign), 2 x new illuminated company logo (chrome fascia signs)	Ryston
16.05.2018	12.07.2018 Application Permitted	18/00892/F	Magazine Cottage Peddars Way Sedgeford Hunstanton Construction of a shed	Sedgeford
25.05.2018	05.07.2018 Application Permitted	18/00969/F	Village Hall Jarvie Close Sedgeford Norfolk Extension to existing village hall	Sedgeford
21.05.2018	05.07.2018 Application Permitted	18/00927/F	Niagara Villa 27 Lynn Road Shouldham King's Lynn Extension to dwelling	Shouldham
21.05.2018	25.06.2018 GPD HH extn - Not Required	18/00943/PAGPD	The Old House 80 Westgate Street Shouldham King's Lynn Prior notification for single storey extension	Shouldham
09.11.2017	22.06.2018 Application Permitted	17/02094/F	39 Parkside Snettisham King's Lynn Norfolk Construction of a new dwelling	Snettisham
14.05.2018	29.06.2018 Application Permitted	18/00864/F	Norton House 9 - 11 Norton Hill Snettisham King's Lynn Demolition of existing kitchen extension and construction of single storey extension	Snettisham

14.05.2018	06.07.2018 Application Permitted	18/00865/LB	Norton House 9 - 11 Norton Hill Snettisham King's Lynn Listed building application for the demolition of existing kitchen extension and construction of single storey extension	Snettisham
07.06.2018	06.07.2018 Tree Application - No objection	18/00093/TREECA	The Old Farmhouse 7 Bircham Road Snettisham Norfolk T1 and T2 - sycamore - fell to ground level. T3-T9 - sycamore - fell to ground level. T10 - horse chestnut - reduce crown by 2 meters, raise crown by 3 meters. G1 - leylandii - fell to ground level. Within a Conservation Area	Snettisham
08.03.2018	06.07.2018 Application Refused	18/00421/CU	Goldcrest House Avondale Road South Creake Norfolk Change of use from redundant agricultural land to garden amenity land - see drawing 383-01-A	South Creake
08.05.2018	28.06.2018 Application Permitted	18/00827/F	1 The Green South Creake Fakenham Norfolk Proposed first floor extension	South Creake
12.03.2018	10.07.2018 Application Permitted	18/00433/F	Service Station Unit 6 Langley Road South Wootton Demolition of existing petrol filling station and erection of a replacement three-pump (6 filling position) petrol filling station with associated kiosk.	South Wootton

10.04.2018	10.07.2018 Application Permitted	18/00652/F	54 Willow Road South Wootton King's Lynn Norfolk Demolition of existing single storey garage and replacement with two storey extension and front extension	South Wootton
03.05.2018	26.06.2018 Application Permitted	18/00812/F	Rookery Nook 4 Sandy Lane South Wootton King's Lynn Addition of rear conservatory	South Wootton
09.05.2018	28.06.2018 Application Permitted	18/00834/F	10 St Botolphs Close South Wootton King's Lynn Norfolk Extensions to dwelling	South Wootton
14.05.2018	06.07.2018 Application Permitted	18/00870/F	South Wootton Takeaway 17 Nursery Lane South Wootton Norfolk Sub-Division of disused ground and first floor areas to form a new dwelling with associated external remedial works being carried out.	South Wootton
22.05.2018	10.07.2018 Application Permitted	18/00939/F	Arline Docking Road Stanhoe King's Lynn Extension to existing dwelling. Demolition of existing detached double garage and erection of replacement.	Stanhoe

13.03.2017	13.07.2018 Application Permitted	17/00469/F	Land Between Bramcote House And Village Hall Lynn Road Stoke Ferry Norfolk VARIATION OF CONDITIONS 8, 9, 14, 21, AND 29 OF PERMISSION 16/00493/FM: Proposed residential development (29 dwellings) with minor demolition of former opening in boundary wall for access to plot 24. To include parking and access to existing village hall	Stoke Ferry
16.05.2018	12.07.2018 Application Permitted	18/00893/F	Swift Cottage 2 Lime Kiln Lane Stoke Ferry Norfolk Construction of wooden shed with area for nesting swifts	Stoke Ferry
05.06.2018	29.06.2018 Application Refused	18/01051/AG	Anvil Farm Mill Lane Syderstone King's Lynn Construction of barn store for agricultural machinery	Syderstone
12.04.2018	19.06.2018 Application Permitted	18/00672/F	19 Long Road Terrington St Clement King's Lynn Norfolk Proposed new detached garage and access drive to rear with associated ground floor gym area and first floor lounge.	Terrington St Clement
02.05.2018	27.06.2018 Application Permitted	18/00802/F	36 Tuxhill Road Terrington St Clement Norfolk PE34 4PX Change of use of land to extend residential curtilage of dwelling and proposed single storey extension to existing dwelling consisting of boot room, 2 bay carport and 3 bay garage	Terrington St Clement

17.05.2018	04.07.2018 Application Permitted	18/00901/F	144 School Road Terrington St John Norfolk PE14 7SG Proposed detached garage	Terrington St John
18.05.2018	13.07.2018 Application Permitted	18/00911/F	Lindholme 75 Old Church Road Terrington St John Wisbech Proposed single storey side and rear extensions	Terrington St John
03.04.2018	22.06.2018 Application Permitted	18/00592/F	The Castle High Street Thornham Hunstanton Construction of three houses (revision to 17/00661/F)	Thornham
01.05.2018	26.06.2018 Application Permitted	18/00794/F	1 Hunts Cottages Church Street Thornham Hunstanton Proposed two storey extension and alterations following removal of existing garage and conversion	Thornham
07.06.2018	06.07.2018 TPO Approved Work	18/00050/TPO	The Hirsell Staithe Lane Thornham Hunstanton 2/TPO/00152 - T1 - macra carpa - fell, T2 and T3 - scots pine - fell, T4 - cedar - fell. All 4 trees to be replaced with suitable species in more appropriate garden location	Thornham
08.05.2018	25.06.2018 Application Permitted	18/00824/F	Merries Farm Pullover Road West Lynn King's Lynn Change the head unit (hub and blades) of the existing single 5kW HY5 wind turbine with equivalent Britwind R9000 5kW wind turbine components	Tilney All Saints

06.06.2018	13.07.2018 Application Permitted	18/01044/F	Cherrytree Cottage Station Road Clenchwarton King's Lynn Removal of existing timber structure and construction of a two storey extension to form new kitchen and upper floor bedroom and en-suite. The finish of the dwelling is proposed to be a render finish both to the extension and the proposed extension	Tilney All Saints
16.04.2018	25.06.2018 Application Permitted	18/00699/F	Chamonix 86 School Road Tilney St Lawrence King's Lynn Proposed side extension to form wetroom and extension to existing bedroom	Tilney St Lawrence
01.05.2018	26.06.2018 Application Refused	18/00790/F	The Laurels 29 Church Road Tilney St Lawrence King's Lynn Variation of condition 2 of planning permission 15/01849/F: Conversion of a barn to dwelling. To amend previously approved drawings	Tilney St Lawrence
12.04.2017	28.06.2018 Application Permitted	17/00746/F	167 New Road Upwell Wisbech Norfolk Construction of a new highway access and associated culvert	Upwell
12.01.2018	02.07.2018 Application Permitted	18/00071/O	East of Oak And Ash Market Lane Walpole St Andrew Wisbech Outline application for residential development	Walpole Cross Keys

13.06.2018	09.07.2018 Application Permitted	17/01068/NMA_1	53 -57 Sutton Road Walpole Cross Keys Norfolk PE34 4HD NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/01068/F: Development of 4No. 2 bedroom terraced houses with associated parking	Walpole Cross Keys
04.05.2018	09.07.2018 Application Permitted	18/00819/F	Skaters Roller Rink Ratten Row Walpole Highway Norfolk Proposed 1No residential dwelling within Skaters existing access	Walpole Highway
22.05.2018	28.06.2018 Application Permitted	18/00958/RM	Land S of Birch View And W of Trevine And The Cottage Hall Road Walpole Highway Norfolk RESERVED MATTERS: Construction of one dwelling (revised design)	Walpole Highway
15.05.2018	04.07.2018 Application Permitted	18/00878/F	11 Church Road Walsoken Wisbech Norfolk Proposed front elevation & alterations to dwelling	Walsoken
25.04.2018	28.06.2018 Application Permitted	18/00752/F	Pisces Country Park Bedford Bank Welney Norfolk Use of site as holiday park with 6 additional holiday units	Welney
29.05.2018	26.06.2018 Application Refused	14/01121/NMA_3	Sherwood 227 School Road West Walton Wisbech NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01121/F: Development of existing part industrial/paddock into residential providing 4 No properties	West Walton

29.01.2018	28.06.2018 Application Permitted	18/00157/F	The Winch 70 Main Road West Winch Norfolk Variation of condition 2 of planning permission 15/01053/FM	West Winch
01.06.2018	09.07.2018 Application Permitted	18/00995/F	Miller Chicken Farm 80 Main Road West Winch Norfolk Proposed Development of Three Dwellings	West Winch
23.04.2018	21.06.2018 Application Permitted	18/00731/F	Parsonage Farm House 96 Stow Road Wiggshall St Mary Magdalen King's Lynn Extension and balcony	Wiggshall St Mary Magdalen
02.05.2018	03.07.2018 Application Permitted	18/00806/O	Church Meadow Farm 9 Lynn Road Wiggshall St Mary Magdalen Norfolk Outline application for construction of 1 residential dwelling	Wiggshall St Mary Magdalen
09.05.2018	25.06.2018 Application Permitted	18/00842/F	Riverside 77 Stow Road Wiggshall St Mary Magdalen King's Lynn Extension to dwelling	Wiggshall St Mary Magdalen
03.05.2018	04.07.2018 Application Permitted	18/00810/F	Glenkindie Stoke Road Wormegay King's Lynn Conversion of large storage building to 3no. bed and breakfast holiday units, breakfast provided within the applicants house within the site	Wormegay
02.05.2018	25.06.2018 Application Permitted	18/00800/F	Bonanza Cromer Lane Wretton King's Lynn Demolition of existing conservatory and garage/workshop and construction of new single storey flat roof extension with roof lantern	Wretton

16.05.2018	28.06.2018 Application Permitted	18/00891/F	Doric Cottage Low Road Wretton King's Lynn Two storey and single storey extensions to dwelling and porch extension	Wretton
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AGENDA ITEM NO:**PLANNING COMMITTEE****30 JULY 2018****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 April 2018 – 30 June 2018

2. REPORT

- 2.1 The Schedule is attached at Appendix 1 for the period 1 April 2018 – 30 June 2018 (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 Apr – 30 Jun	14	18	17	15

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

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Apr – 30 Jun	5	10	15	1	1	0
	33%	67%				

- 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 Apr – 30 Jun	5	9	14	0	1	0
	36%	64%				

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

2017/18	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jul – 30 Sept	3	8	11	0	0	0
1 Oct – 31 Dec	7	11	18	1	0	0
1 Jan – 31 Mar	9	11	20	1	0	0
1 Apr – 30 Jun	5	10	15	1	1	0
Total	24	40	64	3	1	0
	37.5%	62.5%				

This data shows that for the second quarter of 2018 33% of all appeals were allowed. For the 12 month period to 30 June 2018 an average of 37.5% of all appeals were allowed. This is slightly above 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/Deputy SIRO
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Parish	Date	Reference	Site	Breach	Status
Barton Bendish	15-Sep-17	17/00400/UNAUTU	The Office Lilac Farm Stoke Ferry Road Eastmoor Barton Bendish Norfolk PE33 9QA PE33 9QA	Alleged Unauthorised Use	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 Barn Docking Road Great Bircham Norfolk PE31 6QP	Alleged Failure to discharge conditions prior to occupation - 08/01529/F	Notice Issued
Boughton	14-Nov-17	17/00496/UNOPDE	The Bungalow Mill Hill Road Boughton King's Lynn Norfolk PE33 9AE	Alleged unauthorised operational development	Notice Issued
Boughton	26-Jun-18	18/00297/UNTIDY	Former Dukes Head PH 1 Wretton Road Stoke Ferry King's Lynn Norfolk PE33 9SE	Alleged untidy land	Pending Consideration
Brancaster	15-Jun-18	18/00268/UNOPDE	33 Dale End Brancaster Staithe Norfolk PE31 8DA	Alleged unauthorised operational development	Pending Consideration
Burnham Market	03-Jan-18	18/00002/UNAUTU	Corner House Boutique Salon 3 Ulph Place Burnham Market Norfolk PE31 8HQ	Alleged unauthorised use	Pending Consideration
Burnham Market	05-Jul-18	18/00320/NIA	Julers Yard 21 Front Street Burnham Market Norfolk PE31 8EJ	Alleged - not in accordance with approved plans	Pending Consideration
Castle Rising	24-Oct-17	17/00468/UNOPDE	Knights Hill Farm Grimston Road South Wootton Norfolk PE30 3PD	Alleged unauthorised operational development	Pending Consideration

Castle Rising	26-Feb-18	18/00079/UADV	Knights Hill Farm Shop Grimston Road South Wootton Norfolk PE30 3PD	Unauthorised adverts	Pending Consideration
Clenchwarton	14-Mar-18	18/00113/NIA	Land East of 64 Station Road Clenchwarton Norfolk	Alleged not in accordance with approved plans	DC Application Submitted
Congham	14-Mar-18	18/00108/BOC	Buttercup Cottage Congham Manor St Andrews Lane Congham Norfolk PE32 1DS	Alleged breach of conditions of planning permission 17/00983/CU	Pending Consideration
Denver	15-May-18	18/00218/UNOPDE	Denver Store & Post Office 9 - 11 Downham Road Denver Downham Market Norfolk PE38 0DF	Alleged unauthorised operational development	Pending Consideration
Dersingham	26-Feb-18	18/00078/UNTIDY	8 Hipkin Road Dersingham King's Lynn Norfolk PE31 6XX	Alleged untidy land	Pending Consideration
Dersingham	23-Feb-17	17/00099/UNAUTU	3 Hawthorn Drive Dersingham King's Lynn Norfolk PE31 6QG	Alleged unauthorised use	Pending Consideration
Dersingham	19-Jan-18	18/00019/BOC	Pine Cones Caravan And Camping Dersingham Bypass Dersingham Norfolk	Alleged Breach of conditions	Pending Consideration
Docking	08-Aug-17	17/00345/UNAUTU	Land At Range Farm Fakenham Road Stanhoe Norfolk PE31 8PX	Alleged unauthorised use	Pending Consideration
Docking	03-Jan-18	18/00001/NIA	Rydal Sandy Lane Docking King's Lynn Norfolk PE31 8NF	Alleged consruction not in accordance with approved plans	Pending Consideration
Docking	03-May-18	18/00201/UNOPDE	9 Harewood Estate Docking King's Lynn Norfolk PE31 8NP	Alleged unauthorised operational development	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	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	29-Jun-17	17/00285/UNAUTU	38 Masefield Drive Downham Market Norfolk PE38 9TS	Alleged unauthorised use	Notice Issued
Downham Market	25-Jun-18	18/00292/UNAUTU	91 Railway Road Downham Market Norfolk PE38 9EP	Alleged unauthorised use	Pending Consideration
Downham Market	15-Mar-18	18/00115/BOC	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged breach of planning condition	Pending Consideration
Downham Market	15-May-18	18/00214/BOC	7 Bexwell Road Downham Market Norfolk PE38 9LQ	Alleged breach of planning condition	Pending Consideration
Downham Market	26-Jun-18	18/00299/UNOPDE	6 Greenwich Close Downham Market Norfolk PE38 9TZ	Alleged unauthorised operational development	Pending Consideration
Downham Market	10-Apr-18	18/00164/UNAUTU	Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Alleged unauthorised use	Pending Consideration
Downham Market	13-Jul-18	18/00331/BOC	Ellas Place Caravan Site Short Drove Downham Market Norfolk PE38 9PU	Alleged breach of a planning condition	Pending Consideration

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
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
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	Notice Issued
Emneth	04-May-17	17/00186/UNAUTU	North of Featheredge 51 Mill Road Emneth Norfolk PE14 8AE	alleged unauthorised GRT Encampment	Pending Consideration
Emneth	09-Apr-18	18/00163/UNAUTU	103A Elm High Road Emneth Wisbech Norfolk PE14 0DH	Alleged unauthorised use	Pending Consideration
Emneth	08-Mar-18	18/00101/UNAUTU	Harpers Courts 2 Hollycroft Road Emneth Wisbech Norfolk PE14 8AY	Alleged unauthorised use	Pending Consideration
Emneth	11-Apr-18	18/00168/UNOPDE	Bradshaw 28 Gaultree Square Emneth Wisbech Norfolk PE14 8DD	Alleged unauthorised operational development	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
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	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	Jennings Caravan Park Public Open Space West of Blachford And Gymkhana Way Heacham Norfolk	alleged unauthorised use	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	Notice Issued
Heacham	04-Oct-17	17/00443/BOC	26 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Alleged breach of condition	Notice Issued
Heacham	09-Jan-18	18/00006/UNOPDE	Land South East of 46 The South Beach Heacham King's Lynn Norfolk PE31 7LH	Alleged unauthorised operational development	Pending Consideration
Heacham	24-Jan-18	18/00034/BOC	Land E of Hunstanton Road And S of Robin Hill Hunstanton Road Heacham Norfolk	Alleged Breach of Conditions	Pending Consideration
Heacham	12-Jun-18	18/00262/UNOPDE	70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Alleged unauthorised use	Pending Consideration
Heacham	13-Jul-18	18/00330/UNOPDE	64 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Alleged unauthorised operational development	Pending Consideration
Heacham	27-Jun-17	17/00282/NIA	6 Neville Road Heacham King's Lynn Norfolk PE31 7HA	Alleged not in accordance with approved plans	Pending Consideration
Heacham	23-Mar-18	18/00137/UNOPDE	Alderby 6 The South Beach Heacham King's Lynn Norfolk PE31 7LH	Alleged unauthorised operational development	Pending Consideration
Heacham	24-May-18	18/00238/UNAUTU	Land S W of 70 South Beach Road Heacham King's Lynn Norfolk PE31 7BB	Unauthorised Change of Use	Pending Consideration

Hilgay	19-Feb-15	14/01511/S106	Martins Farm Station Road Ten Mile Bank Downham Market Norfolk PE38 0EP	Section 106 Monitoring	Notice Issued
Hilgay	14-Jun-17	17/00252/UNOPDE	4 Fairview Cottages Engine Road Ten Mile Bank Downham Market Norfolk PE38 0EN	alleged unauthorised operational development	Pending Consideration
Hilgay	17-Aug-17	17/00355/BOC	Blackberry Barn Ely Road Hilgay Downham Market Norfolk PE38 0HL	Alleged breach of planning condition	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	25-May-18	18/00240/UNAUTU	Calledge Farm Caravan Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	Alleged unauthorised use	Pending Consideration
Hockwold cum Wilton	16-Jul-18	18/00332/UNAUTU	Land Adjoining 165 Main Street Hockwold cum Wilton Norfolk	Alleged unauthorised use	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	Notice Issued
Hockwold cum Wilton	04-Oct-17	17/00437/BOC	The Bungalow Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	Alleged breach of condition	Pending Consideration
Hockwold cum Wilton	02-Mar-18	18/00088/BOC	106 Main Street Hockwold cum Wilton Norfolk IP26 4LP	Alleged breach of conditions to planning permission 15/01867/F	Pending Consideration

Hockwold cum Wilton	24-Apr-18	18/00193/UNAUTU	Future Farm Burdock Lane Hockwold cum Wilton Norfolk IP26 4JN	Alleged unauthorised use	Pending Consideration
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
Holme next the Sea	11-Jul-17	17/00306/UADV	Drove Orchards Land On The South Side of Thornham Road Holme next The Sea Hunstanton PE36 6LS	Unauthorised advertisements	Pending Consideration
Holme next the Sea	19-Dec-17	17/00533/UNOPDE	Brook House 32 Beach Road Holme next The Sea Norfolk PE36 6LG	Alleged Unauthorised Operational Development	Pending Consideration
Holme next the Sea	15-Jun-18	18/00269/UNAUTU	Land S of 9 Kirkgate And W of 11 To 23 Eastgate Holme next The Sea Norfolk	Alleged unauthorised use	Pending Consideration
Holme next the Sea	04-Jul-18	18/00319/UNAUTU	The Poplars 42 Main Road Holme next The Sea Norfolk PE36 6LA	Alleged unauthorised use	Pending Consideration
Hunstanton	09-May-17	17/00196/UADV	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	The Codfather Harlequin House Le Strange Terrace Hunstanton Norfolk	alleged unauthorised use	Pending Consideration
Hunstanton	22-Nov-17	17/00505/UNOPDE	7 Boston Square Hunstanton Norfolk PE36 6DT	Alleged unauthorised operational development	DC Application Submitted
Hunstanton	15-May-18	18/00217/NIA	46 Northgate Hunstanton Norfolk PE36 6DR	Alleged not in accordance with approved drawings	Pending Consideration

Hunstanton	05-Jun-18	18/00255/NIA	Promenade Leisure Company South Promenade Hunstanton Norfolk	Alleged not in accordance with approved plans	Pending Consideration
Hunstanton	12-Jun-18	18/00261/UNOPDE	21 The Green Hunstanton Norfolk PE36 5AH	Alleged unauthorised operational development	Pending Consideration
Hunstanton	19-Jun-18	18/00279/UNAUTU	11A High Street Hunstanton Norfolk PE36 5AB	Alleged unauthorised use/development	Pending Consideration
Hunstanton	12-Jul-18	18/00329/NIA	6 Hastings Drive Hunstanton Norfolk PE36 6HB	Alleged - not in accordance with approved plans	Pending Consideration
Hunstanton	03-Jul-18	18/00315/UNOPDE	49 South Beach Road Hunstanton Norfolk PE36 5BA	Alleged unauthorised operational development	Pending Consideration
Hunstanton	31-Oct-16	16/00508/BOC	Hopkins Development Land South of Hunstanton Norfolk	alleged breach of condition	DC Application Submitted
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	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	DC Application Submitted
King's Lynn	21-Jun-17	17/00274/UWLB	14 King Street King's Lynn Norfolk PE30 1HF	Alleged Unauthorised Use - Also a Listed Building	Pending Consideration

King's Lynn	22-Jun-17	17/00276/UNTIDY	172 St Peters Road West Lynn King's Lynn Norfolk PE34 3JF	Alleged untidy property	Pending Consideration
King's Lynn	25-Aug-17	17/00365/UNAUTU	9 Suffield Way King's Lynn Norfolk PE30 3DE	Alleged unauthorised use	Pending Consideration
King's Lynn	05-Sep-17	17/00378/UNOPDE	The Crossways Inn South Everard Street King's Lynn Norfolk PE30 5HG	Alleged unauthorised operational development	Pending Consideration
King's Lynn	01-Nov-17	17/00478/UNOPDE	53 London Road King's Lynn Norfolk PE30 5QH	Alleged unauthorised operational development	Pending Consideration
King's Lynn	23-Nov-17	17/00509/BOC	Dairy Way Gaywood King's Lynn Norfolk PE30 4TR	Alleged breach of condition	Pending Consideration
King's Lynn	26-Jan-18	18/00036/UWCA	Stop N Go 53 London Road King's Lynn Norfolk PE30 5QH	Alleged unauthorised works in a Conservation Area	Pending Consideration
King's Lynn	30-Jan-18	18/00040/NIA	2 Queensway King's Lynn Norfolk PE30 4AQ	Alleged not in accordance with approved plans	Pending Consideration
King's Lynn	13-Feb-18	18/00060/UNOPDE	Freebridge Community Housing Juniper House 21 Austin Street King's Lynn Norfolk PE30 1DZ	Alleged unauthorised operational development	DC Application Submitted
King's Lynn	10-May-18	18/00211/UADV	Inspired Furnishings 123 - 124 Norfolk Street King's Lynn Norfolk PE30 1AP	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	30-Jun-17	17/00288/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	Alleged untidy land	Pending Consideration

King's Lynn	04-Oct-17	17/00439/UNOPDE	Station Road Snettisham	Alleged unauthorised development	Pending Consideration
King's Lynn	22-Jan-18	18/00029/UNTIDY	7 Saturday Market Place King's Lynn Norfolk PE30 5DQ	Alleged untidy land	Notice Issued
King's Lynn	22-Jan-18	18/00030/UNTIDY	Gems Cafe 1 Tower Place King's Lynn Norfolk PE30 5DF	Alleged untidy land	Pending Consideration
King's Lynn	06-Feb-18	18/00050/BOC	John Lake Shellfish Cross Bank Road King's Lynn Norfolk PE30 2HD	Alleged Breach of Condition	DC Application Submitted
King's Lynn	14-Feb-18	18/00061/BOC	Palm Paper Poplar Avenue King's Lynn Norfolk PE34 3AL	Alleged breach of conditions	Pending Consideration
King's Lynn	14-Feb-18	18/00064/UADV	Palm Paper Poplar Avenue King's Lynn Norfolk PE34 3AL	Alleged unauthorised advertisement	Pending Consideration
King's Lynn	14-Mar-18	18/00111/UNAUTU	Nelson House 25 Nelson Business Park Bergen Way North Lynn Industrial Estate King's Lynn Norfolk PE30 2DE	Alleged unauthorised use	DC Application Submitted
King's Lynn	23-Mar-18	18/00138/UNTIDY	102 - 103 London Road King's Lynn Norfolk PE30 5ES	Alleged untidy land	Notice Issued
King's Lynn	12-Jun-18	18/00263/UNTIDY	Poppyfields West Lynn King's Lynn Norfolk	Alleged untidy land	Pending Consideration
King's Lynn	28-Jun-18	18/00302/UNAUTU	44 Kensington Road King's Lynn Norfolk PE30 4AS	Alleged unauthorised use	Pending Consideration

King's Lynn	02-Jul-18	18/00311/UNAUTU	Unit Rear of Surf 55 123 Wootton Road Gaywood King's Lynn Norfolk PE30 4DJ	Alleged unauthorised use	Pending Consideration
King's Lynn	15-Sep-17	17/00399/UNTIDY	106 Hillen Road King's Lynn Norfolk PE30 5LG	Alleged untidy land	Pending Consideration
King's Lynn	20-Apr-18	18/00188/UNTIDY	Whincop House 29 Tower Street King's Lynn Norfolk PE30 1EJ	Alleged untidy land	Pending Consideration
King's Lynn	21-Oct-16	16/00499/UNAUTU	6 Hoveton Close Hickling King's Lynn Norfolk PE30 4XH	alleged unauthorised use	DC Application Submitted
King's Lynn	16-Mar-18	18/00117/UADV	Nelson House 25 Nelson Business Park Bergen Way North Lynn Industrial Estate King's Lynn Norfolk PE30 2DE		Pending Consideration
Marshland St James	04-Jul-18	18/00317/NIA	17 Walton Road Marshland St James Wisbech Norfolk PE14 8DP	Alleged not in accordance with approved plans	Pending Consideration
Methwold	17-May-18	18/00223/UNAUTU	The Yews 10 Buntings Lane Methwold Thetford Norfolk IP26 4PR	Alleged unauthorised use	DC Application Submitted
Northwold	12-Jun-18	18/00264/UADV	Fendicks Fisheries Methwold Road Whittington Norfolk PE33 9TH	Alleged unauthorised advertisement	Pending Consideration
Northwold	03-Jul-18	18/00312/BOC	Parish Council Land School Lane Northwold Norfolk	Alleged breach of condition	Pending Consideration
Outwell	09-Apr-18	18/00162/UNAUTU	Holly And Ivy Barn The Cottons Outwell Norfolk PE14 8TL	Alleged unauthorised use	Pending Consideration

Outwell	18-Jan-18	18/00018/UNAUTU	Langhorns Lodge Langhorns Lane Outwell Wisbech Norfolk PE14 8SH	Alleged unauthorised use	Pending Consideration
Pentney	19-Jun-18	18/00280/UNAUTU	Next To 57 Pentney Lakes Common Road Pentney Norfolk	Alleged unauthorised use	Pending Consideration
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
Ryston	20-Feb-18	18/00071/BOC	Barn North of The Lodge Bexwell Lane Bexwell Norfolk	Alleged breach of planning conditions	Pending Consideration
Sedgeford	26-Jun-18	18/00298/UNOPDE	Land North of 7 Parkside Sedgeford Hunstanton Norfolk PE36 5NE	Alleged unauthorised operational development	Pending Consideration
Sedgeford	09-Jul-18	18/00323/BOC	Agricultural Barn Fring Road Sedgeford Norfolk	Alleged breach of condition	Pending Consideration
Snettisham	20-Jun-17	17/00273/BOC	Coastal Veterinary Group 16 Alma Road Snettisham Norfolk PE31 7NY	Alleged Breach of Conditions 9 and 10	Pending Consideration
Snettisham	08-Sep-17	17/00441/UNOPDE	2 Southgate Lane Snettisham King's Lynn Norfolk PE31 7QN	Alleged unauthorised operational development	Pending Consideration
Snettisham	10-Jan-18	18/00008/UNAUTU	18 Beach Road Snettisham King's Lynn Norfolk PE31 7RA	from countryside to garden land including construction of pond and residential paraphernalia	Notice Issued

Snettisham	27-Jun-18	18/00300/UNOPDE	124 The Beach Shepherds Port Snettisham Norfolk PE31 7RB	Alleged uauthorised operational development	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	13-Apr-18	18/00174/UNAUTU	Land Adjacent To 36 Beach Road Snettisham Norfolk	Alleged unauthorised use	Pending Consideration
Snettisham	06-Dec-17	17/00526/BOC	Solar Farm Bircham Road Snettisham Norfolk	Alleged Breach of Condition 6 of 15/01146/FM	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 OPR	alleged unauthorised use	Notice Issued
Stanhoe	06-Apr-18	18/00157/UNAUTU	Land North of No 1 Parsons Lane Stanhoe Norfolk	Alledged unauthorised use	Pending Consideration
Stow Bardolph	07-Jun-17	17/00245/UNAUTU	Land Rear of Claxton Cottage The Causeway Stow Bridge King's Lynn Norfolk PE34 3PP	alleged unauthorised use - caravan	DC Application Submitted
Stow Bardolph	12-Sep-17	17/00391/UNAUTU	Land S W of 16 The Drove Barroway Drove Norfolk PE38 0AJ	Alleged unauthorised use	Pending Consideration
Stow Bardolph	15-Jun-18	18/00275/NIA	Rose Cottage Farm 164 The Drove Barroway Drove Norfolk PE38 0AL	Alleged not built in accordance with approved plans under 17/00656/RM	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	08-Nov-17	17/00487/UNAUTU	African Violet And Garden Centre Station Road Terrington St Clement Norfolk PE34 4PL	Alleged unauthorised use	DC Application Submitted
Terrington St Clement	26-May-16	16/00255/UNAUTU	Annexe At 257 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4HU	alleged unauthorised use	Notice Issued
Terrington St Clement	15-Mar-18	18/00114/BOC	Westfield House 191 Sutton Road Terrington St Clement King's Lynn Norfolk PE34 4EX	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	15-Mar-18	18/00116/UNAUTU	Orchard View 42 Tuxhill Road Terrington St Clement King's Lynn Norfolk PE34 4PX	Alleged unauthorised use	Pending Consideration
Terrington St Clement	22-Mar-18	18/00135/BOC	Land At Hillgate Nurseries Hillgate Street Terrington St Clement Norfolk	Alleged creach of planning condition	Pending Consideration
Terrington St Clement	22-Mar-18	18/00136/BOC	Land South of The Saltings Terrington St Clement Norfolk	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	24-May-18	18/00239/BOC	45 Churchgate Way Terrington St Clement Norfolk PE34 4LZ	Alleged breach of planning condition	Pending Consideration
Terrington St Clement	14-Jun-18	18/00266/UNAUTU	HILLGATE NURSERIES LTD Sutton Road Terrington St Clement Norfolk PE34 4PA	Alleged unauthorised use	Pending Consideration

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 John	14-Nov-17	17/00498/UNOPDE	Butchers Shop 29 Old Church Road Terrington St John Wisbech Norfolk PE14 7XA	Alleged unauthorised operational development	DC Application Submitted
Terrington St John	25-Jun-18	18/00293/UNOPDE	Manor House 4 School Road Terrington St John Norfolk PE14 7SE	Alleged unauthorised operational development	Pending Consideration
Terrington St John	06-Jul-18	18/00322/NIA	Cowslip Barn 136 School Road Terrington St John Norfolk PE14 7SG	Alleged not in accordance with approved plans	Pending Consideration
Thornham	09-May-18	18/00208/UNOPDE	Thornham Deli High Street Thornham Norfolk PE36 6LX	Alleged unauthorised operational development	Pending Consideration
Upwell	09-Feb-18	18/00054/UNAUTU	Rear of Wembley House 31 Townsend Road Upwell Wisbech Norfolk PE14 9HJ	Alleged Unauthorised Use	Pending Consideration
Upwell	18-May-18	18/00230/UNAUTU	Land Opposite 27 School Road Upwell Norfolk	Alleged Unauthorised Use	Pending Consideration
Upwell	08-Sep-17	17/00384/UNTIDY	53 - 55 Croft Road Upwell Wisbech Norfolk PE14 9HE	Alleged untidy land	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 Cross Keys	05-Jun-18	18/00254/UNOPDE	Willow View Low Road Walpole Cross Keys Norfolk PE34 4HA	Alleged unauthorised operational development	Pending Consideration

Walpole Highway	15-Jun-18	18/00277/UNAUTU	Land S of Birch View And W of Trevine And The Cottage Hall Road Walpole Highway Norfolk	Alleged unauthorised use	Pending Consideration
Walsoken	08-Jun-15	15/00278/BOC	81 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of condition	Pending Consideration
Walsoken	22-Aug-17	17/00357/UNOPDE	Sibley Field Farm Biggs Road Walsoken Wisbech Norfolk PE14 7BD	Alleged unauthorised operational development	Notice Issued
Walsoken	03-May-18	18/00203/UNAUTU	Tarrazona 16 S-Bend Lynn Road Walsoken Norfolk PE14 7AP	Alleged unauthorised use	Notice Issued
Walsoken	07-Aug-17	17/00344/BOC	Mill Road Caravan Site Wilkins Road Walsoken Norfolk PE14 7BG	Alleged Breach of Condition 1	Pending Consideration
Walsoken	09-Oct-17	17/00450/BOC	83 Broadend Road Walsoken Norfolk	Alleged breach of planning condition	DC Application Submitted
Walsoken	15-Jan-18	18/00014/UNAUTU	The Barn Bucksholt Road Walsoken Wisbech Norfolk PE14 7AR	Alleged unauthorised use	Pending Consideration
Walsoken	24-May-18	18/00237/UNOPDE	61 Burrettgate Road Walsoken Norfolk	Alleged unauthorised operational development	Pending Consideration
Walsoken	03-Jul-18	18/00314/UNAUTU	Ravenswood Green Lane Walsoken Wisbech Norfolk PE14 7BJ	Alleged unauthorised use	Pending Consideration
Walsoken	06-Jul-17	17/00293/BOC	Land 400M N of Wheatley Bank Farmhouse Wheatley Bank Walsoken Norfolk PE14 7AZ	Alleged breach of condition	DC Application Submitted

Watlington	01-Mar-18	18/00086/UNOPDE	1 Rowan Close Watlington Norfolk PE33 0UG	Alleged unauthorised operational development	Pending Consideration
Watlington	01-Mar-18	18/00087/UNOPDE	2 Rowan Close Watlington Norfolk PE33 0UG	Alleged unauthorised operational development	DC Application Submitted
Watlington	22-Mar-18	18/00130/UNAUTU	16 Kent Drive Watlington Norfolk PE33 0EZ	Alleged Unauthorised Use	Pending Consideration
Watlington	15-May-18	18/00215/UNOPDE	9 Kent Drive Watlington Norfolk PE33 0EZ	Alleged unauthorised operational development	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	25-Jul-17	17/00332/UNOPDE	Golden Square Cottage Suspension Bridge Welney Wisbech Norfolk PE14 9TF	Alleged unauthorised operational development	Pending Consideration
Wereham	14-Apr-15	15/00174/UWLB	Manor House Church Road Wereham Norfolk PE33 9AP	Alleged unauthorised works to a Listed Building.	Pending Consideration
West Walton	04-Oct-17	17/00436/UNAUTU	Tamar Nurseries School Road West Walton Wisbech Norfolk PE14 7DS	Alleged unauthorised use	DC Application Submitted
West Walton	04-Oct-17	17/00442/UNAUTU	Land At Harps Hall Road Walton Highway Norfolk PE14 7DL	Alleged unauthorised use	Pending Consideration
West Walton	16-May-18	18/00220/NIA	Sherwood 227 School Road West Walton Wisbech Norfolk PE14 7DS	Alleged not in accordance with approved plans	Pending Consideration

West Walton	09-Jul-18	18/00324/BOC	Land S of 23 To 31 Orchard Drive West Walton Norfolk	Alleged breach of condition	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	14-Jun-17	17/00254/UNAUTU	Silena Automotive Engine Shed 1 Garage Lane Setchey Norfolk PE33 0BE	alleged unauthorised use - burger van	Pending Consideration
West Winch	20-Mar-18	18/00121/UADV	Street Record Garage Lane Setchey Norfolk	Alleged unauthorised advertisement	Pending Consideration
Wiggenhall St Mary Magdalen	27-Sep-17	17/00417/UNAUTU	Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	Notice Issued
Wiggenhall St Mary Magdalen	21-May-18	18/00232/NIA	High Oaks 7 Lynn Road Wiggenhall St Mary Magdalen Norfolk PE34 3AZ	Alleged unauthorised not in accordance with approved plans	Pending Consideration
Wimbotsham	28-Feb-18	18/00085/UNAUTU	23 Tinkers Lane Wimbotsham King's Lynn Norfolk PE34 3QE	Alleged unauthorised use	Pending Consideration

AGENDA ITEM NO:

PLANNING COMMITTEE

30 JULY 2018

**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 April 2018 – 30 June 2018

2. REPORT

2.1 The Schedule is attached at Appendix 1 for the period 1 April 2018 – 30 June 2018 (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 Apr – 30 Jun	14	18	17	15

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

	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Apr – 30 Jun	5	10	15	1	1	0
	33%	67%				

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 Apr – 30 Jun	5	9	14	0	1	0
	36%	64%				

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

2017/18	Allowed	Dismissed	Total	Withdrawn / Closed	Invalid	Split
1 Jul – 30 Sept	3	8	11	0	0	0
1 Oct – 31 Dec	7	11	18	1	0	0
1 Jan – 31 Mar	9	11	20	1	0	0
1 Apr – 30 Jun	5	10	15	1	1	0
Total	24	40	64	3	1	0
	37.5%	62.5%				

This data shows that for the second quarter of 2018 33% of all appeals were allowed. For the 12 month period to 30 June 2018 an average of 37.5% of all appeals were allowed. This is slightly above 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/Deputy SIRO
☎ 01553 616552

Planning and Enforcement Appeals

Report Date Range: 01/04/2018 to 30/06/2018

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
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Live Cases -1 (Not including appeals received to end of previous quarter)

Live Cases -2 (Received in previous quarter)

13/04/2018	C/17/3183303	A Stewart North of Featheredge 51 Mill Road Emneth Norfolk PE14 8AE	Appeal against Alleged unauthorised use	17/00186/UNAUTU	Informal Hearing		
21/05/2018	W/17/3189486	Client of Hereward Services Ltd Rear of 22 Gaultree Square Emneth Wisbech Norfolk PE14 8DD	Residential development consisting of 4 one bedroom retirement bungalows	16/02135/F	Written Representations		
21/05/2018	W/18/3198752	Mr & Mrs S Mackinder Rear of 15 Bexwell Road Downham Market Norfolk PE38 9LH	Single storey dwelling	17/01513/F	Written Representations		
21/05/2018	W/18/3197681	Mr And Dr Hamish Grice Adjacent 2 Castleacre Road Great Massingham King's Lynn Norfolk PE32 2HD	Construction of dwelling	17/01569/F	Written Representations		
29/05/2018	C/18/3193571	Mrs Susan Rowell 50 North Beach Heacham King's Lynn Norfolk PE31 7LJ	Appeal against	17/00141/UNOPDE	Written Representations		

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Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
30/05/2018	W/18/3194634	Mr C Guest Japonica Cottage Station Road Burnham Market King's Lynn Norfolk PE31 8HA	Alterations, extension and change of use of Gospel Hall to facilitate a dwelling following demolition of Japonica Cottage	17/01192/F	Written Representations		
04/06/2018	C/17/3183252	Ms Theresa Gregory Horsemans Rest Littlemans Way Stoke Ferry King's Lynn Norfolk PE33 9UB	Appeal against	17/00040/UNAUTU	Written Representations		
05/06/2018	W/18/3194117	W H Kerkham (Rhoon) Ltd Land Off Cheney Hill Cheney Hill Heacham Norfolk	OUTLINE WITH SOME MATTERS RESERVED: Residential development of up to 64 dwellings	16/01385/OM	Written Representations		
05/06/2018	W/18/3202539	Mr Wayne Murfet 18A North Beach Heacham King's Lynn Norfolk PE31 7LJ	Removal of existing approved units within red line application and placement of 2 units as shown on plans. Relocation of approved garage	17/01419/F	Written Representations		
05/06/2018	W/18/3203581	G H Owen Property Ltd 36A Common Road Snettisham King's Lynn Norfolk PE31 7PF	Construction of two dwellings	17/02342/F	Written Representations		
19/06/2018	W/17/3188421	Ventress Property Developments Ltd Old Farm High Street Thornham Hunstanton Norfolk PE36 6LZ	Proposed residential development for 4 dwellings following demolition of existing dwelling	17/01414/F	Written Representations		

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
20/06/2018	W/18/3194185	Mrs Catherine Gladwin 9 Suffield Way King's Lynn Norfolk PE30 3DE	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 07/00504/F: Construction of detached annexe (amended design)	17/01153/F	Written Representations		
Appeals Decided (Up to the end of previous quarter)							
		Katie Innes 60 Chapel Road Dersingham King's Lynn Norfolk PE31 6PN	Construction of a two storey extension	17/01724/F	Yet to be determined		06/04/2018 No Code [REFREG]
13/11/2017	APP/TPO/V2635/6418	Mr Dave Coe 4 Cedar Row Wootton Road King's Lynn Norfolk PE30 3BA	2/TPO/00038: T1 - Copper Beech crown rise to 5m, crown radius reduction to 5m and crown clean. Reason - excessive shading to observe statutory road clearance	17/00063/TPO	Undefined		15/05/2018 Appeal Dismissed
13/12/2017	W/17/3180116	Mrs Jeannie McPhee Jays The Common South Creake Fakenham Norfolk NR21 9JB	Variation of condition 3 of planning permission 09/01387/F to allow no more than 7 caravans of which no more than 1 could be a mobile home, together with a day room. Also the removal of condition 4 of planning permission 09/01387/F	16/02104/F	Informal Hearing	13/02/2018	19/06/2018 Appeal Allowed
14/12/2017	APP/TPO/V2635/6526	Mrs Claire Jeffries 2 Lime Close Marham King's Lynn Norfolk PE33 9HN	2/TPO/00234: T1 Beech - Reduce in height and thin	17/00071/TPO	Undefined		20/04/2018 Appeal Withdrawn

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
29/12/2017	W/17/3186540	Mr & Mrs Wase 1 Sea Lane Old Hunstanton Hunstanton Norfolk PE36 6JN	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	17/00444/F	Written Representations		25/05/2018 Appeal Allowed
29/12/2017	W/17/3186536	Mr & Mrs Wase 1 Sea Lane Old Hunstanton Hunstanton Norfolk PE36 6JN	New vehicular access	17/00445/F	Written Representations		25/05/2018 Appeal Allowed
04/01/2018	W/17/3188103	Mr R Markillie 6 Hamilton Road Old Hunstanton Hunstanton Norfolk PE36 6JA	Outline application: Replacement dwelling	17/00944/O	Written Representations		06/04/2018 Appeal Allowed
04/01/2018	W/17/3192329	S&N Developers Limited Jim Russell Garage London Road Downham Market Norfolk PE38 9AS	Change of use from a Bin/Cycle store to a ground floor 1 bedroom apartment and an amended entrance porch to the apartment block	17/01405/F	Written Representations		06/04/2018 Appeal Dismissed
04/01/2018	W/17/3191121	Mr George Deverick Plot SE of 16 Beach Road Snettisham Norfolk	Removal of condition 4 of planning permission 14/00492/F: To remove occupancy restriction	17/01464/F	Written Representations		06/04/2018 Appeal Dismissed
24/01/2018	W/17/3192123	Mr Thomas Michael Harvey Plot Adjacent To 33/34 St Andrews Lane Congham King's Lynn Norfolk PE32 1DY	Proposed erection of 4 No detached houses and garages	17/00812/F	Written Representations		18/04/2018 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
24/01/2018	W/16/3188894	Mr C Smith 84 Main Road West Winch Norfolk PE33 0LY	Change of use of the land for the siting of residential caravans in connection with the adjacent existing caravan park	17/01514/F	Written Representations		19/04/2018 Appeal Allowed
21/02/2018	W/18/3193919	Mr Stephen Manton 38 Masfield Drive Downham Market Norfolk PE38 9TS	Retrospective change of use from domestic garage to commercial for cider making september to december and storage of cider at rear of garage	17/01586/CU	Written Representations		11/05/2018 Appeal Dismissed
21/02/2018	W/18/3193200	Tom Jackson Sunnyside House 66 Main Road West Winch Norfolk PE33 0LZ	OUTLINE APPLICATION: Erection of two dwelling houses and associated access	17/01677/O	Written Representations		23/05/2018 Appeal Dismissed
04/04/2018	W/17/3175614	KRB Builders Ltd Kenfield Farm 254 Main Road Clenchwarton King's Lynn Norfolk PE34 4AF	Outline Application: residential development	16/01492/OM	Written Representations		11/06/2018 Appeal Dismissed
04/04/2018		Mr Bob Fidock Land South of Prince Henry Place Downham Market Norfolk	Proposed 19No 2 and 3 bedroom dwellings (15No market sale dwellings and 4No affordable high quality dwellings) with associated garages/parking, access road, landscaping and open space	17/00581/FM	Written Representations		11/06/2018 Appeal Dismissed
04/04/2018	W/18/3196864	Mr Alex Tokaji Homefields Low Lane Terrington St Clement Norfolk PE34 4NW	Extension and change of use of barn to dwelling with addition of cart shed style garage	17/01630/F	Written Representations		11/06/2018 Appeal Dismissed

Start Date	Appeal Ref. APP/V2635/	Appellant/Site	Development	Enforcement/ Planning Ref.	Method of Appeal	Hearing Date	Decision Date/Decision
04/04/2018	W/18/3194198	Holmebrink Construction Ltd 27 Feltwell Road Methwold Hythe Thetford Norfolk IP26 4QJ	Residential Development (4 New Houses)	17/01657/F	Written Representations		06/06/2018 Appeal Dismissed