



Planning Committee

Agenda

Monday, 7th January, 2019

*at approximately 10.20 am

in the

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

*Please note that the Committee will visit the sites of the major applications – 16/01100/OM and 18/00683/FM listed on the agenda, prior to the meeting. It is aimed to commence the meeting at approximately 10.20 am when the Committee returns from the visits.



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
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PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 7th January, 2019

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

TIME: 10.20 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 Meetings held on 3 December 2018, the Reconvened Meeting held on 6 December 2018 and the Special Meeting held on 17 December 2018 (to follow).

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 8 - 79)

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

9. DELEGATED DECISIONS (Pages 80 - 106)

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

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 sites for the major applications – 16/01100/OM and 18/00683/FM from 9.00 am, prior to the meeting, which will then start at approximately 10.20 am, where the applications will then be determined.

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday, 10 January 2019** (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, 4 January 2019**. 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

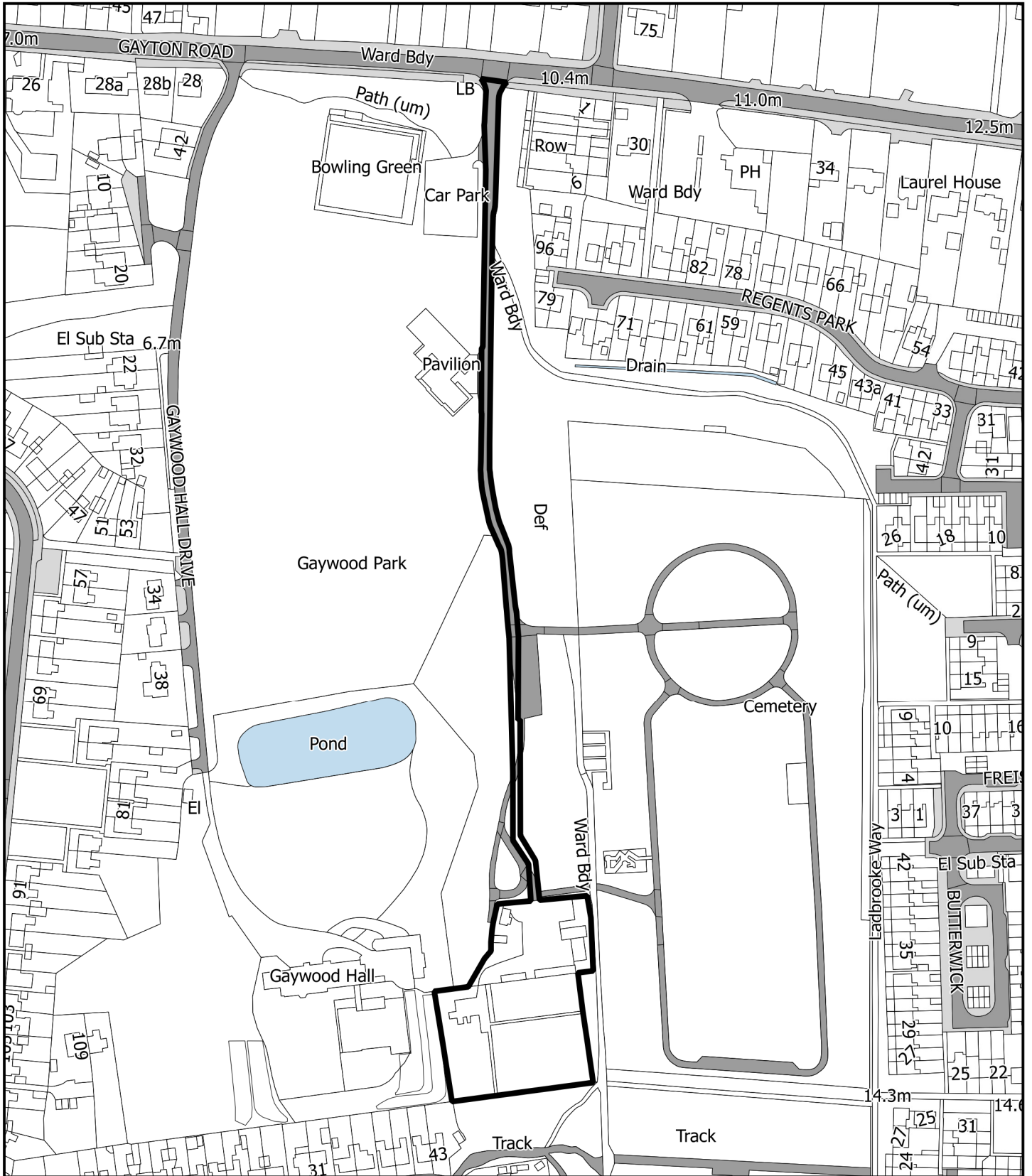
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
MONDAY 7 JANUARY 2019**

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|-----------|
| 8/1 | MAJOR DEVELOPMENTS | | | |
| 8/1(a) | 16/01100/OM BCKLWN Gaywood Hall Nursery Greenhouses Gayton Road Outline Application: residential development | KING'S LYNN | APPROVE | 8 |
| 8/1(b) | 18/00683/FM Land S of Extons Place and E of Kings Avenue Rollesby Road Hardwick Industrial Estate Construction of 16 Light Industrial / Storage and Distribution Units (Class B1 and / or Class B8) | KING'S LYNN | REPORT TO FOLLOW | |
| 8/2 | OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE | | | |
| 8/2(a) | 18/02052/F 68 Castleacre Road Extension and alterations | GREAT MASSINGHAM | APPROVE | 18 |
| 8/2(b) | 18/01620/F 5 Stainsby Close Retention and completion of rear extension | HEACHAM | APPROVE | 24 |
| 8/2(c) | 18/01920/F 70 South Beach Road Installation of new timber fencing, including removal of vegetation and low level boundary wall | HEACHAM | APPROVE | 32 |
| 8/2(d) | 18/01729/CU Cherry Tree Farm Thornham Road Change of use of land from agricultural to leisure (Class D2) | METHWOLD | REFUSE | 38 |
| 8/2(e) | 18/01730/F Cherry Tree Farm Thornham Road Retention of caravan for temporary residential use | METHWOLD | REFUSE | 46 |

| Item No. | Application No. Location and Description of Site Development | PARISH | Recommendation | Page No. |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------|-----------------|
| 8/2(f) | 18/01791/F Cherry Tree Farm Thornham Road Retention of access track | METHWOLD | REFUSE | 52 |
| 8/2(g) | 18/01988/F 4 Norwich Road First floor and single storey extensions to dwelling | SHOULDHAM | APPROVE | 58 |
| 8/2(h) | 18/01892/F Thornham Deli High Street Extension to existing restaurant | THORNHAM | APPROVE | 64 |
| 8/2(i) | 18/01747/F 28-29 St Peters Road Change of use of butchers shop to dwelling with alterations to existing premises | UPWELL | APPROVE | 72 |

16/01100/OM

Gaywood Hall Nursery Greenhouses Gayton Road Kings Lynn



| | | |
|----------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Parish: | King's Lynn | |
| Proposal: | Outline Application: Residential development | |
| Location: | BCKLWN Gaywood Hall Nursery Greenhouses Gayton Road Gaywood | |
| Applicant: | BCKLWN | |
| Case No: | 16/01100/OM (Outline Application - Major Development) | |
| Case Officer: | Mrs N Osler | Date for Determination: 22 September 2016 Extension of Time Expiry Date: 8 February 2019 |

Reason for Referral to Planning Committee – Called in by Councillors John and Sandra Collop

Neighbourhood Plan: No

Case Summary

Outline permission with all matters except access is sought for residential development of the site. An indicative plan shows eight detached dwellings with single garages and tandem parking in front.

The site lies within the development boundary for King's Lynn and was historically the kitchen garden to the original hall. However, its last use was the Borough Council nursery. The current site is therefore previously developed land as this form of horticulture does not fall within the wider definition of agriculture.

The site lies within flood zone 1.

Access would be via the existing tarmac road that serves the bowling green, pavilion and cemetery, and would be extended into the site to serve the development.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- S106 Considerations
- Crime and Disorder
- Other Material Considerations

Recommendation

A) APPROVE subject to the completion of a S106 agreement within 4 months of the date of this resolution.

B) REFUSE if a S106 agreement is not completed within 4 months of the date of this resolution to approve, on the grounds of failure to secure a mechanism to provide affordable housing

THE APPLICATION

Outline permission with all matters except access for residential development is sought. An indicative plan shows eight detached dwellings with single garage and tandem parking in front.

The site lies within the development boundary for King's Lynn and was historically the kitchen garden to the original hall. However, its last use was the Borough Council nursery. The current site is therefore arguably previously developed land as this form of horticulture does not fall within the wider definition of agriculture.

The site lies within flood zone 1.

Access would be via the existing tarmac road that serves the site, bowling green, pavilion and cemetery and would be extended into the site to serve the development.

SUPPORTING CASE

The existing site comprises of green houses, poly tunnels and brick-built storage buildings which have not been used for over 1 year.

The proposed dwellings are within walking distance from Gaywood community which comprises of schools, shops, and other retail units.

King's Lynn town centre is approximately less than 2 miles away from this site allowing residents to either walk or use the local transportation services to obtain access.

The proposed site is located within the development boundary and as the existing site is brownfield land then this would be preferred location for this residential development. The reasoning being that it doesn't require the use of any nearby greenfield land.

The site is located far from the main road (Gayton Road) which provides a large reduction of road traffic noises.

Adjacent to the proposed site is Gaywood Park playing fields which can be used by the residents of this development.

PLANNING HISTORY

No recent relevant history

RESPONSE TO CONSULTATION

Parish Council: N/A

Highways Authority: NO OBJECTION - In relation to the point of access with Gayton Road, it is evident that its junction would accord with the adopted standards in terms of width, visibility and layout of the cycle way which passes. I am also conscious that the site currently benefits from existing commercial class uses and the traffic generation of that use. On balance therefore I believe that it would be difficult to substantiate an objection to the application and therefore I would not seek to restrict the grant of permission.

Internal Drainage Board: NO OBJECTION subject to condition relating to surface water drainage

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

Arboricultural Officer: NO OBJECTION subject to condition

Historic Environment Service: NO OBJECTION following the submission of a revised evaluation report, and no further archaeological work is required on this site

Housing Enabling: NO OBJECTION - the site area triggers the need for an affordable housing contribution in line with current policy. This should be secured via S106 Agreement

Norfolk Fire and Rescue: NO OBJECTION - taking into account the location of the existing fire hydrant coverage a fire hydrant will need to be installed on no less than a 90mm main. This should be secured by condition.

REPRESENTATIONS

King's Lynn Civic Society: King's Lynn Civic Society **OBJECTS** to this application on the grounds that it lacks a statement of the impact on the historic environment and therefore does not satisfy paragraph 128 of the NPPF. This is a historic site of great importance probably going back to the Saxon period. The relevance of this appears not to have been appreciated by the applicant.

The application should be withdrawn until an archaeological field evaluation has been undertaken and its report is available.

The applicant also needs to take note of the letter from Mrs E James of 25th July recommending conservation of the boundary wall and the possible retrieval of the stone ball which may be concealed by overgrown vegetation.

Third Party: Three letters of **concern/objection** have been received. The issues can be summarised as:

- Pedestrian safety
- Land drainage
- Wildlife
- Archaeology
- The boundary wall should be preserved
- A large stone ball that crowned the square pillar at the southern end may be on site and covered by ivy. This should also be preserved
- Impact on Gayton Road

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- S106 Considerations
- Crime and Disorder
- Other Material Considerations

Principle of Development

The site lies within the development boundary for King's Lynn and is a vacant brownfield site that formally accommodated the Local Authority's nursery.

Form and Character

The application is in outline with all matters except access reserved for future consideration. However, and whilst indicative only, the submitted layout plan shows a scheme that would not be of detriment to the form and character of the locality. It is therefore concluded that a suitable scheme could be accommodated on the site.

The submitted layout plan shows retention of the boundary wall. However, these plans are indicative only. As such any permission granted will need to suitably condition retention of the wall where appropriate. The caveat of 'where appropriate' is necessary as the majority of the wall is heavily laden with Ivy and the state of the wall will need to be known before its retention can categorically be called for. It is not known whether the large stone ball referenced by a third party and the Civic Society is still on site. It is therefore not considered reasonable to condition its retention.

Neighbour Amenity

Again this aspect cannot be fully considered until the reserved matters stage given the outline nature of the application. However it is apparent (from the indicative layout) that issues such as overlooking, overbearing and overshadowing could be designed out.

Highway Safety

Third party comments suggest the development could be of detriment to pedestrians and cyclists that use the access road on a daily basis. However, the local Highway Authority raises no objection on the grounds of highway safety, and their consideration would have included pedestrian / cycle safety). It is also of note that the former use generated traffic movements which would be replaced by the new development.

S106 Considerations

An affordable housing contribution for one onsite dwelling will be secured via a S106 Agreement. £50 per dwelling habitat mitigation fee will also be sought via the S106.

Crime and Disorder

The proposed development raises no specific crime and disorder issues.

Other Material Considerations

Tree protection, surface water drainage, fire hydrant provision, and contamination can all be suitably dealt with by condition.

Ecology – At the time the application was submitted the site was in operation and therefore the chances of protected species being present were low. Since this time the site has become vacant. Notwithstanding this, the majority of structures (glasshouses and polytunnels) are generally not suitable habitats and trees, which are far more likely to accommodate protected species, are to be retained. Furthermore if protected species are found on site during site clearance and / or development they are protected under separate legislation.

CONCLUSION

The site represents a brownfield site, a former nursery, in the development boundary of King's Lynn. As such the principle of development is to be supported. There are not considered to be any technical issues that cannot be suitably conditioned or secured by S106 Agreement. It is therefore recommended that this application be approved subject to the following conditions and completion within a four month period of an appropriate S106 Agreement.

RECOMMENDATION:

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

- 1 Condition: Approval of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: No development or other operations shall commence on site until the existing trees shown to be retained on drawing no: TGN/AIA/22716 dated 19 July 2016 by Ravencroft Arboricultural Services have been protected in accordance with details contained on that drawing. At reserved matters stage, if the indicative outline of the proposed development is changed in anyway, an updated arboricultural survey shall be submitted at the same time as any reserved matters application.
- 5 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 6 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the

Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

- 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: 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'.

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

- 8 Condition: 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.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 9 Condition: 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.

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

- 10 Condition: 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 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, 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 9.

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

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

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

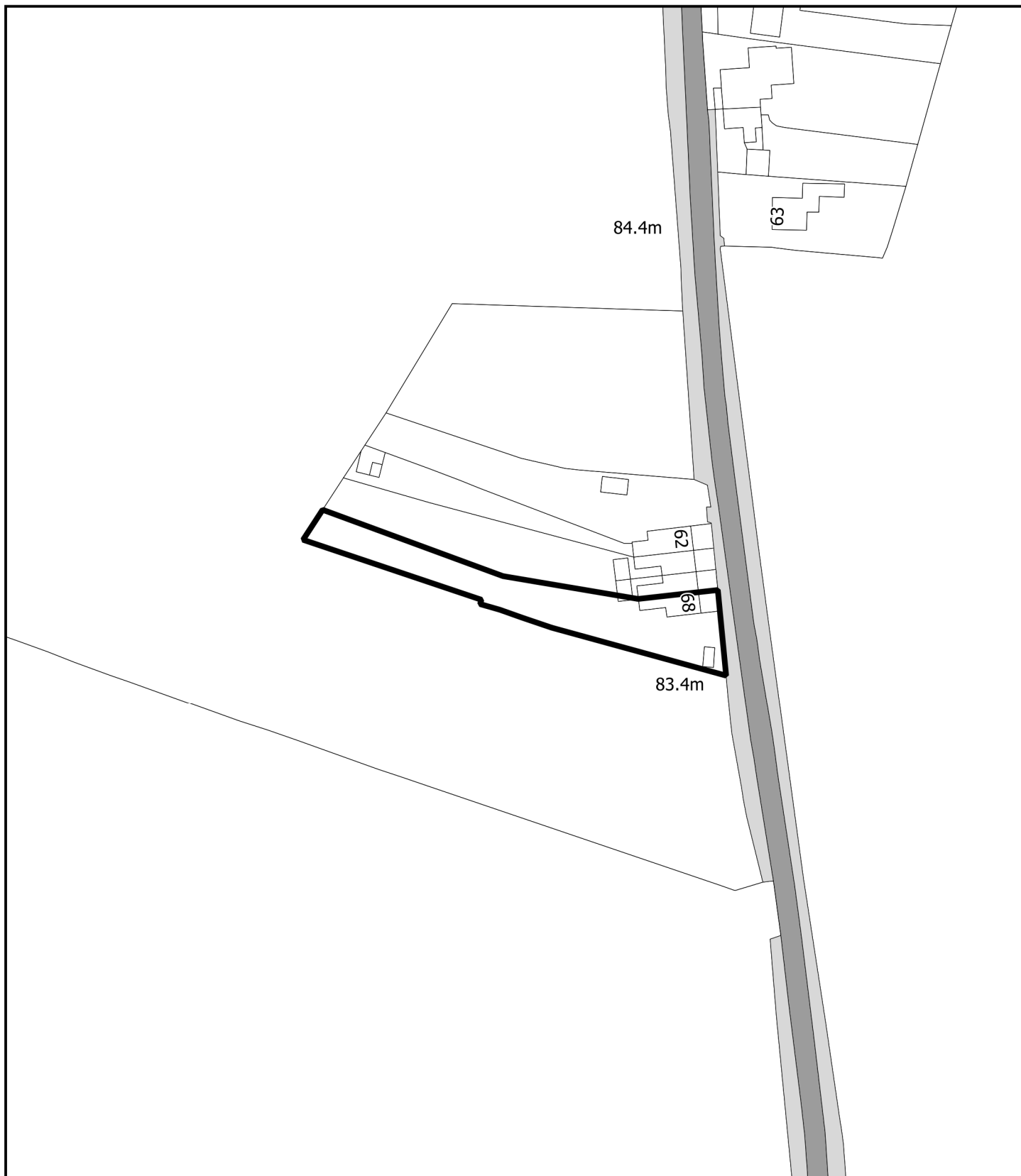
- 12 Condition: The existing boundary wall shall be retained and incorporated into the layout of any subsequent reserved matters application unless it is shown, through a survey carried out by a suitably qualified person, to be beyond reasonable repair. In the event it is shown to be beyond reasonable repair, an alternative scheme for boundary treatment shall be submitted to the written satisfaction of the LPA and implemented prior to occupation of any dwelling.

- 12 Reason: To ensure that if capable the wall, that is of some historical value, can be wholly or partly retained in the interests of the amenity of the locality in accordance with the NPPF and Development Plan.

- 13 Condition: In relation to access only the development hereby permitted shall be carried out in accordance with drawing no: 09-86-PL010A.
- 13 Reason: For the avoidance of doubt and in the interests of proper planning.

18/02052/F

68 Castleacre Road Great Massingham



| | | |
|----------------------|---------------------------------------------------------|--------------------------------------------------|
| Parish: | Great Massingham | |
| Proposal: | Extension and Alterations | |
| Location: | 68 Castleacre Road Great Massingham King's Lynn Norfolk | |
| Applicant: | Mr & Mrs T Tilbrook | |
| Case No: | 18/02052/F (Full Application) | |
| Case Officer: | Mr James Sheldrake | Date for Determination: 9 January 2019 |

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 and a relocated access. The only change from the permitted scheme (18/00906/F: Application Permitted: 30/07/18 - Alterations and extensions to dwelling, relocated access, and new fence fronting the highway) is an amended access with a reduced width.

Key Issues

1. Principle of the development
2. Form and character
3. Neighbourhood amenity issues
4. 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.

The site has extant permission (18/00906/F: Application Permitted: 30/07/18 - Alterations and extensions to dwelling, relocated access, and new fence fronting the highway). The only change is an amended access which has been narrowed from 4.5 metres to 3.2 metres.

PLANNING HISTORY

18/00906/F: Application Permitted: 30/07/18 - Alterations and extensions to dwelling, relocated access, and new fence fronting the highway

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:

1. Principle of the development
2. Form and character
3. Neighbourhood amenity
4. Highways

Principle of the development

The site has a previous approval for a similar proposal. The only change is a slightly narrower access.

Form and character

The extensions and alterations match those previously approved. Therefore, they have already been considered to be acceptable.

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

As the extensions and alterations match the previously approved scheme, the impact on neighbour amenity is acceptable.

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

The Highways Officer has no objection to the amended scheme and has recommended conditions.

CONCLUSION:

The principle of the development has already been accepted and the extensions and alterations are unchanged from the permitted scheme. The only difference is a slightly narrowed access, which is considered acceptable to the Highways Authority.

Planning Committee
7 January 2019

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-20BPL-204-03C Proposed plans and elevations; DWG BPL-204-04A Proposed sections and location plans; and DWG BPL-204-05G Proposed site plan.
- 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 constructed in accordance with the highways specification (TRAD 5) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 3 Reason To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 4 Condition Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access shown on Drawing No. BPL-204-05G 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 concurrently with the bringing into use of the new access.
4. Reason In the interests of highway safety.
- 5 Condition Notwithstanding the provision 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/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 development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan (Drawing No. BPL-204-05G).The splays 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 in accordance with the principles of the NPPF.
- 7 Condition Prior to the first use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled,

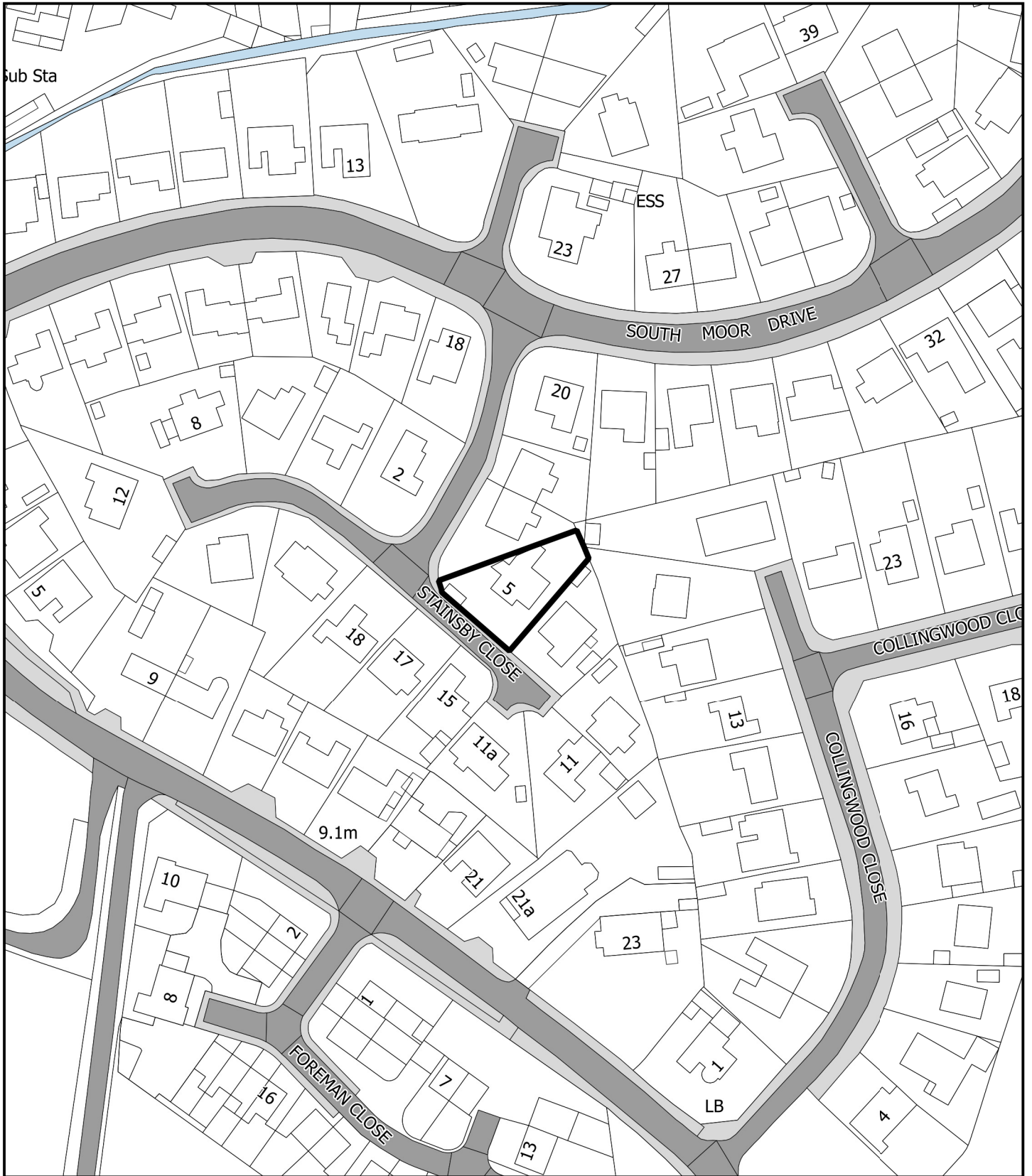
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surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

- 7 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

18/01620/F

5 Stainsby Close Heacham



| | | |
|----------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Parish: | Heacham | |
| Proposal: | Retention and completion of rear extension | |
| Location: | 5 Stainsby Close Heacham King's Lynn Norfolk | |
| Applicant: | Mr Dutton | |
| Case No: | 18/01620/F (Full Application) | |
| Case Officer: | Mr M Broughton | Date for Determination: 5 November 2018 Extension of Time Expiry Date: 11 January 2019 |

Reason for Referral to Planning Committee – Called in to the Planning Committee by Councillor Parish

Neighbourhood Plan: No

Case Summary

The land is situated at Stainsby Close, a spur of development off South Moor Drive on the south side of Heacham, comprising a cul-de-sac of mainly bungalows set within the development boundary for the village

The application seeks the retention and completion of a single storey extension to abut the rear north-east elevation of a detached chalet style bungalow at 5 Stainsby Close, Heacham

The National Planning Policy Framework 2018, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 are relevant to this application

Key Issues

- Principle of development
- Form and character of the locality
- Visual and residential amenity
- Other considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated at Stainsby Close, a spur of development on the south side of South Moor Drive, Heacham, comprising a cul-de-sac of mainly bungalows, mixed in scale and design, and set within the development boundary for the village.

The site comprises a detached dwelling at 5 Stainsby Close, Heacham. Formerly a bungalow with a timber clad, single storey, L shape extension attached to the rear elevation (since demolished), works to this dwelling are ongoing to complete an extension and refurbishment programme, including raising the roof, in accordance with application 16/01170/F, resulting in a chalet style bungalow with dormer to the front (south-east) and velux roof lights (as restricted) to the rear (north-east) roof plane.

Access into the site is situated at the front south-west side where there is a garage and frontage parking for three vehicles, as depicted on the block plan. The south-east side of the frontage is fenced from the parking area and taken up by garden. There is further garden to the rear (north-east).

The front boundary comprises a 2.5m -3m high hedge, with similar height hedge along the majority of its northern boundary with No 3 Stainsby Close. There is also some unkempt 2m fencing on the north-east, east and southern rear boundaries. A former timber, rear garden shed has also been removed.

The application seeks the retention and completion of a bespoke, flat roofed, single storey extension (snug) with dome, angled to abut the rear, north-east elevation with bi-fold doors opening into the remaining rear garden and a buff brick to match the dwelling

The works completed thus far on the single storey proposal comprise brick / blockwork footings with a sub-base.

SUPPORTING CASE

Advice and guidance in the planning process was undertaken regarding the permitted development regulations.

To avoid blocking light from the neighbours the extension would be below 3m and a minimum 1m clearance from the boundary fence would be maintained.

It appears when the advice was given it was not realised an ongoing extension combined with the proposed rear single storey extension would be greater than permitted development would allow.

Thus the foundations for the single storey extension (applied for in this application) were started in order to finish all building works on the property at the same time and to avoid any more building disruption to the neighbours.

With reference to objections, the Planning Portal describes 'over-development' as follows: 'An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character'.

The existing house with the single storey extension as proposed, and the outbuilding, does not cover more than 50% of the land, with parking for 3 cars, garden to the front and an amenity area of our choice to the rear

PLANNING HISTORY:

16/01170/F: Permitted 12/10/16: Proposed roof extension to form loft conversion (chalet style) plus alterations to existing property - 5 Stainsby Close, Heacham

RESPONSE TO CONSULTATION

Parish Council: OBJECTION:

First P/C response dated 18/09/18: **No observations**

Second P/C response dated 9/10/18: **Objection**

Comments: Based on information that the Parish Council did not have, the Parish Council now object. We have now received a letter of complaint by all residents of Stainsby Close and others, who vehemently oppose this long winded, 11-year development.

According to the neighbours, what was a quiet cul-de-sac is now a dusty and at times a noisy building site. The extension was started without approval and before the 2016 build was completed. The building does not appear to accurately reflect the plans.

REPRESENTATIONS

TWO letters of **OBJECTION** received: Both objectors were also named in a petition comprising local residents. Issues raised:

- No planning notice displayed
- Plans show rear dormer – overlooking
- Loss of privacy – new build will run parallel with adjacent garden and a glass dome will protrude over the top of our hedge (glowing light in the evening)
- There seems to be some confusion about the boundaries.
- No other spare land on their property (that built / proposed exceeds the 50% rule possibly 75%)
- Inadequate space for parking
- Rainwater run-off will affect adjacent sites
- Constant building works for 11 years - now affecting our health.
- Loss of light

One letter received - neither supports or objects:

- Petition signed reflecting the number of years that works had been ongoing at the site – but I was not aware the writer was to submit an additional letter with that petition
- I was fully aware of plans and application content as I was notified by post and saw the site notice displayed

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

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

PLANNING CONSIDERATIONS

Key Issues

- Principle of development
- Form and character of the locality
- Visual and residential amenity
- Other considerations

Principle of development:

This application seeks to construct a single storey rear extension, which is acceptable in principle.

The main issues in relation to the determination of this application are whether the proposal is in harmony with the existing building, whether it will be of detriment to the visual amenity of the area and /or to the amenity of neighbours.

Form and character of the locality:

This locality is characterised by relatively modern bungalow dwellings, mixed in scale and design. At least two other former bungalow dwellings in the periphery of Stainsby Close have been extended to create the ‘chalet style’ format.

Plot size varies little, but in some cases plots are awkward in shape due to the meandering South Moor Drive, its three spurs and the larger spur of Stainsby Close. The latter is relatively narrow in width, with minimal passing / on-road parking and culminates in cul-de-sac format immediately south-east of the access drive to the proposal site.

The site comprises a detached chalet style dwelling, with approved works ongoing to develop the former bungalow into that of the chalet style. Boundaries are of 2-3m high hedge or fence.

The proposal relates to the retention and completion of a single storey flat roofed extension to abut the rear elevation, with part of the site being that of a former single storey timber clad extension.

The base of the structure is the element in situ, with its northern elevation approximately 1m stepped back from the 3m hedge-lined northern boundary and a minimum 1m from both the eastern / south-eastern 2m fenced boundaries.

Visual and residential amenity:

The proposal is to construct a flat roofed, single storey extension to abut the existing rear single storey projection. The flat roof is 2.7m high with its 'central' glass dome at 3.3m at its highest point. It would be sited in a virtually enclosed rear garden and would be out of site to the passer-by, with no associated issues of negative impact on visual amenity.

A detached bungalow No 7 lies on land to the south with a 2m fenced boundary. Given its own siting, aligned in the street scene in comparison with No 5, in conjunction with the scale of the proposal, it is considered to be unaffected by this proposal in terms of overbearing or overlooking.

A semi-detached bungalow No 3 lies on land adjoining north. No 3 and No 1 Stainsby Close lie at a marginally lower ground level than the site dwelling No 5 and are angled facing the north-west direction. No 3 was found to have a small patio area leading off its rear south-eastern elevation and that the main areas of garden afforded to this dwelling were on the south-western side. A mature approximately 3m high hedge line remains in situ along the majority of the boundary between No 3 and the proposal site No 5. Concern has been raised over unneighbourly design, with the glow of the proposed lantern in view.

However, whilst there may be some view into the site and of the lantern during darkness, it is considered that any perceived views of the proposal site or light glow into it are further limited in favour of No 3 due to its lower level and the high dividing hedge.

Given the single storey scale and siting of the proposal, there is no material impact in terms of the proposal being overbearing, overshadowing, overlooking or creating a loss of privacy on the neighbouring sites north or south. Given siting off the boundary, orientation affecting No 3 would appear to be no different than that existing and overall light or loss of privacy should not be affected either.

Any boundary ownership issues are considered to be of a civil nature and not material planning considerations.

In considering the overall development of this site, in terms of amenity space afforded to the site dwelling, consideration was given to the size and shape of the plot in comparison with the original dwelling, the development approved and that proposed. If approved, the proposal would decrease the current area of garden to the rear.

It is noted that the proposed single storey projection has a 'garden room' appearance with bi-fold doors opening inward into the remaining garden, with the design of the proposal against the loss of garden being the personal choice of the applicant.

The plan has identified the area on the NW side of the frontage capable of parking three cars in addition to the detached garage.

In addition to the area of garden retained to the rear, there is a front, south facing garden approximately 9m x 9m divided by fencing and conifers from the access / parking area. There will be a sunken soakaway cage buried within this area of garden, but that alone will not restrict use of the garden for amenity purposes. It is of note that the frontage to the dwelling (save the access point) is also screened by a 2.5m-3m high hedge, affording the front garden seclusion from the passer-by and providing adequate amenity space to serve the site dwelling

Other considerations:

- The planning notice for this proposal was displayed 14/09/18
- Revised plans confirmed there had been an initial error by the agent in the submission of 'plans existing' which identified an existing rear dormer
- Building works:

Albeit objections include comments of 'continuous building works', such works are considered temporary in nature and it would be unlawful to restrict a time span on completion of works and unreasonable to restrict hours of work where there is no specific complaint of works taking place in unsociable hours.

- Parking:

Off-site parking has been cited as an issue in Stainsby Close, including outside the said premises.

The site has a detached garage to the front of the dwelling and the block plan denotes off road parking for 3 vehicles in a gravelled area fronting the dwelling, considered sufficient to serve the site.

Issues of obstruction created by unneighbourly off-site parking are not a matter for consideration in this application.

- Rainwater drainage:

The block plan identifies the siting in the front garden of a 'Wavin Osma Aquacell' soakaway crate system with rainwater drainage from the building leading thereto.

Notwithstanding reports of drainage issues in the locality, the application has identified a suitable method for rainwater disposal, which will be subject to future building control approval.

- Parish Council response:

Having first responded with 'no observations', the Parish followed up with one of 'objection' citing extenuating building works, noise, dusty environment and incorrect plans. It is considered the objections of the Parish have been dealt with previously in this report.

- Crime and Disorder:

There are no issues of this nature affecting this site and proposal.

CONCLUSION:

Extending and updating this property is in principle acceptable. The proposed site layout is considered acceptable in terms of scale providing adequate amenity space and parking, whilst retaining the level of amenity afforded to the neighbouring and surrounding dwellings.

Albeit of bespoke scale and design, the proposed increase in the development of this site is unlikely to impact on local amenity and character.

The proposal therefore accords with guidance on design in the NPPF 2018, and relevant policies of the Development Plan

In the light of National Guidance, Development Plan Policies and other material considerations, it is recommended that this application be approved

RECOMMENDATION:

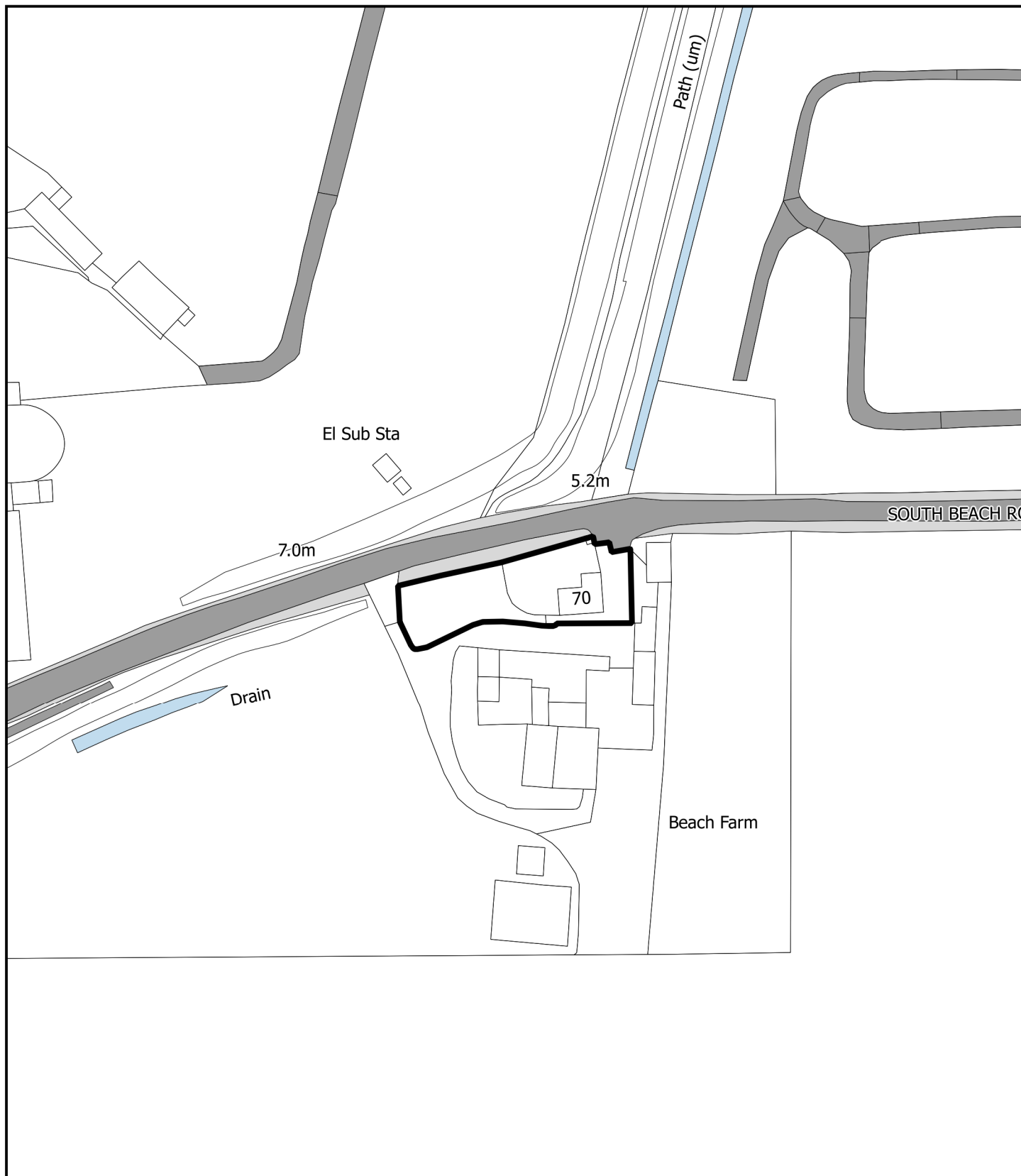
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Block plan – drawing 453-02 REV D – receipt dated 17/12/18
 - Elevations and layout - drawing 453-01 REV C – receipt dated 7/11/18

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

18/01920/F

70 South Beach Road Heacham



| | | |
|----------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Parish: | Heacham | |
| Proposal: | Installation of new timber fencing, including removal of vegetation and low level boundary wall | |
| Location: | 70 South Beach Road Heacham King's Lynn Norfolk | |
| Applicant: | Mr Graeme Hewitt | |
| Case No: | 18/01920/F (Full Application) | |
| Case Officer: | Mr Philip Mansfield | Date for Determination: 31 December 2018 |

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

Neighbourhood Plan: No

Case Summary

The application relates to a residential property located at 70 South Beach Road, Heacham. The proposal consists of new timber fencing and a low level boundary wall.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site relates to 'Beach Farm' located on the southern side of South Beach Road in Heacham. The proposal is new timber fencing along the northern roadside boundary of the site and a low level wall adjacent to the entrance. The fence would measure 2m approx. in height and the brick wall would be 1.5 to 2 metres high.

SUPPORTING CASE

The applicant has submitted a design and access statement with the following information:

INTRODUCTION

This Application is for the Installation of new timber fencing, including removal of vegetation and low level boundary wall. Existing and Proposed Site Plans are included as part of the Planning Application providing accurate details of the proposal. As Agents to the Applicant, this Design & Access Statement has been prepared in accordance with Planning Department requirements. The Design and Access Statement is to be read in conjunction with all Russen and Turner Drawings. The Statement is written specifically for the Application to which it relates. This statement will be made available to members of the public for review, and it must be noted all information provided is the copyright of Russen & Turner Ltd, and no elements of the statement are to be copied in part or in full.

1.0 PLANNING APPLICATION PROPOSAL

The proposal is for a new close boarded timber fence to be installed along the northern boundary of 'Beach Farm'. Prior to a Planning Application being submitted, NCC Highways met the applicant on site as a recently installed timber fence had been located closer than NCC would accept. Local Authority and NCC advised on distance between edge of highway and new fence line. The Local Authority advised a Planning Application be submitted.

2.0 AMOUNT

The proposed works include:

Removal of short section of brick boundary wall and hedge which negatively impacts of the visibility in a western direction from the properties driveway; Installation of 2 metre high close boarded timber fence enclosing the present 'open' garden. The fence will provide the much needed security and safety aspects for the occupants of 'Beach Farm' who have a young family.

3.0 LAYOUT

The proposed fence line follows the line of an existing dilapidated brick wall and forms a clearly defined boundary between the western boundary and the driveway.

4.0 SCALE

The proposed timber fence will be 2.0 metres in height.

5.0 LANDSCAPING

The application does not seek to include additional soft landscaping which may present future safety issues adjacent South Beach Road.

6.0 APPEARANCE

The close boarded timber fence will receive a translucent/light brown treatment once installed.

PLANNING HISTORY

16/01494/PACU3 Change of use from agricultural building to dwelling house WDN - Application Withdrawn

RESPONSE TO CONSULTATION

Parish Council: - OBJECTION on the grounds of:

- Impact on the character of the area

Highways Authority: - NO OBJECTION: Having reviewed the submitted plans I am satisfied that the fence does not affect emerging visibility nor impact upon the public highway.

Rights of Way: – NO OBJECTION: We have no objections on Public Rights of Way grounds as although Heacham Footpath 2 is in the vicinity, it does not appear to be affected by the proposals.

Aboricultural Officer: – NO OBJECTION

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

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 considerations are:

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

Principle of Development

The application relates to fencing within the existing curtilage of the site which is considered acceptable development in principle. However, key issues will be impact on the appearance of the area and highway safety.

On the site plan only the fences and wall adjacent to South Beach Road require permission as they are over 1 metre high adjacent to a public highway.

Form and Character

Some of the proposed close boarded timber fencing has been constructed to the west of the main house and measures 2 metres in height. This element is permitted development. A brick wall of 1.5m approx. would be built adjacent to the entrance. With regards the new fence, it would be set in from the edge of the highway thereby retaining a grass verge which will help preserve the visual amenity of the area. The applicant has also submitted a revised plan indicating additional planting in response to the concerns regarding the stark appearance of the fence. The wall, once rebuilt, will also soften the impact of the fences in the streetscene.

Taking this into account, the view is that the proposal would be acceptable in this regard; subject to the planting of the hedge in the first available planting season after erection of the fence, and the wall being rebuilt within a certain period after the erection of the fence.

Neighbour Amenity

The siting of the proposed fencing is not thought to have any implications in terms of impact to amenity.

Highways

NCC Highways have reviewed the proposed plans and have raised no objections in terms of highway safety.

Other Material Considerations

There are no other considerations.

CONCLUSION

The principle of a fence is and rebuilding of the wall to provide the house with an enclosed rear garden acceptable. However, the key issue is its appearance in this prominent and exposed location. On its own the fence would look stark, but with the provision of a hedge planted in front of the fence, in time this will soften its appearance, and on balance; officers consider that the application can be approved.

The development proposed is therefore thought to be in accordance with Policy CS08, of the Core Strategy 2011 and Policies DM1 and DM15 of the Site Allocations and Development Management Policies Plan 2016, and subject to suitable conditions can be approved.

RECOMMENDATION:

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

Planning Committee
7 January 2019

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

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

2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plan:

Proposed site plan drawing no 21957-18/P01 Rev C

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

3 Condition: The hedges shown on DWG Proposed site plan drawing no 21957-18/P01 Rev C shall be planted in the first available planting season after the erection of the fence, in accordance with a planting scheme to be submitted to the written satisfaction of the LPA prior to the erection of the fence.

If any of the hedge plants are removed without approval, die or become severely damaged or seriously diseased within 5 years from the erection of the fence hereby permitted; they shall be replaced with a hedge plant of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation. Notwithstanding the submitted details, the hedge shall thereafter be allowed to grow and shall be retained at a height of no less than 2 metres in height.

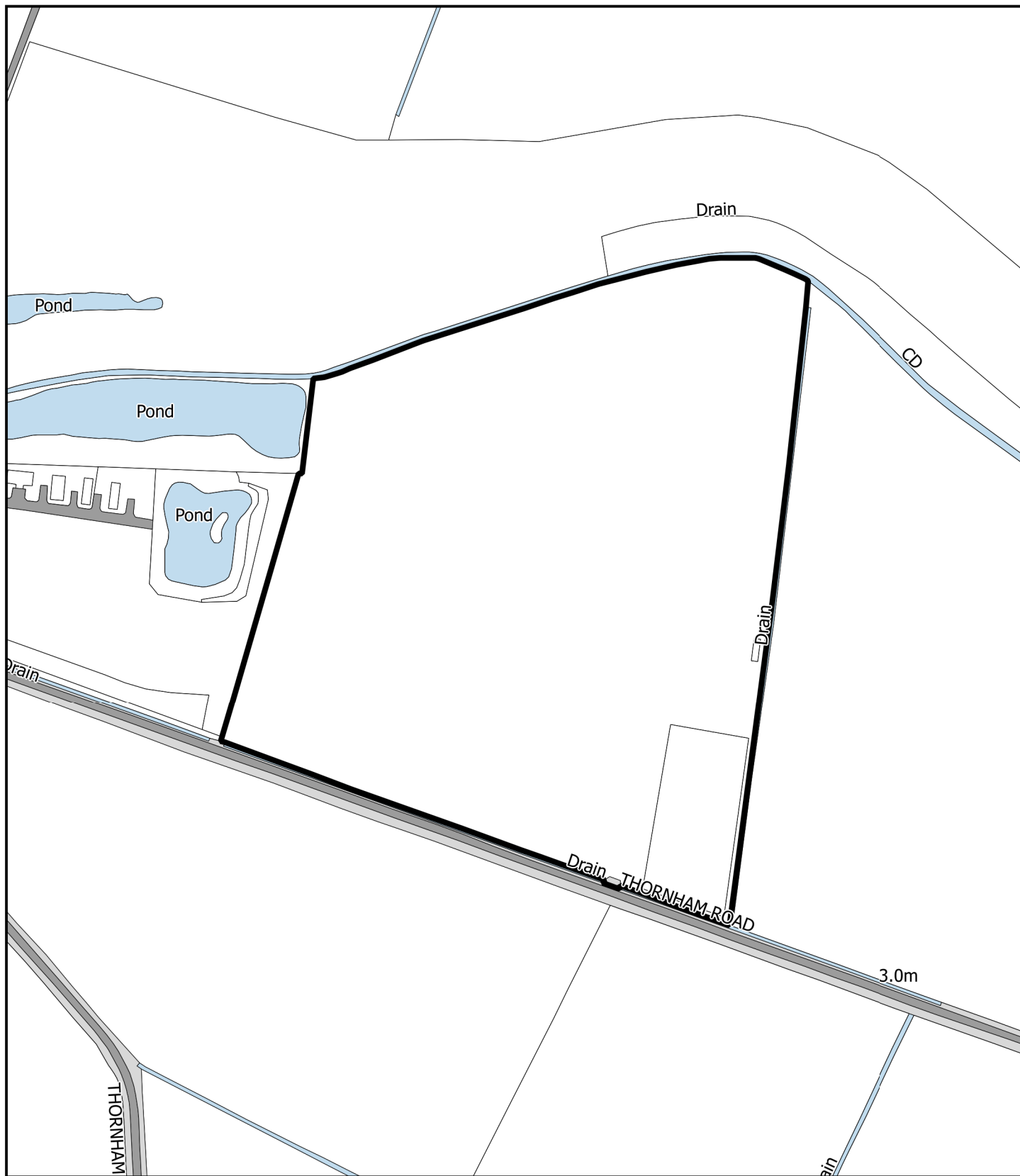
3. Reason: In the interest of visual amenity.

4. Condition: The area of wall to be rebuilt on the northern boundary shown on DWG Proposed site plan drawing no 21957-18/P01 Rev C shall be rebuilt to the height shown on the plan (2 metres), using materials to match the existing, within 1 year of the installation of the fence.

4 Reason: In the interest of visual amenity.

18/01729/CU

Cherry Tree Farm Thornham Road Methwold



| | | |
|----------------------|---------------------------------------------------------|----------------------------------------------------|
| Parish: | Methwold | |
| Proposal: | Change of Use of land from agricultural to leisure (D2) | |
| Location: | Cherry Tree Farm Thornham Road Methwold Norfolk | |
| Applicant: | Tracy Peckham | |
| Case No: | 18/01729/CU (Change of Use Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 22 November 2018 |

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

Neighbourhood Plan: No

Case Summary

This application is seeking consent for the change of use of an area of agricultural land to leisure (D2). The applicant is intending to use the site for a maximum of 6 log cabins, camp site for up to 12 pitches, petting farm and 2 fishing lakes, however this detail does not form part of this application.

The site is located outside the development boundary for the village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (SADMP).

This application sits alongside application 18/001730/F for the Retention of caravan for temporary residential use, and application 18/01791/F for Retention of access track and entrance walls.

Key Issues

- * Principle of development
- * Form and Character
- * Highways/ Access
- * Other material considerations.

Recommendation

REFUSE

THE APPLICATION

This application is seeking consent for the change of use of an area of agricultural land to leisure (D2), the site is 5.8ha in total and is identified on the Location Plan submitted with the

application. The applicant is intending to use the site for a maximum of 6 log cabins, camp site for up to 12 pitches, petting farm and 2 fishing lakes, but only minimal detail identifying the broad location of the fishing lakes, lodges and camping area has been submitted. No information has been submitted regarding the petting farm in terms of scale and location.

The site is located outside the development boundary for the village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (SADMP).

The site is on land designated as countryside in the adopted Local Plan. It is within the 10m buffer of a county wildlife site, and also has a gas pipeline across the site.

This application should be considered alongside two other applications on this site, brought before Planning Committee. Application 18/001730/F for the Retention of caravan for temporary residential use, and application 18/01791/F for Retention of access track and entrance walls both of which are to serve the change of use proposed.

SUPPORTING CASE

The adjacent site to the west of the application site is known as the Thornham Lake fishing and holiday cottages site. It was granted planning permission in 2006 for use as a commercial fishing lake and siting of log cabins. In April 2017 a further planning permission was granted for an additional six holiday lodges and a managers dwelling. The planning officers and Committee both approved this application against a recommendation for refusal from County Highways. The officer's report to Committee stated "On balance it is considered that given the fact that Thornham Road is not in high demand, there have been no traffic incidents within the last seven years of operation, there are some informal passing points along the most likely route to the site and the application is for the expansion of a rural enterprise which is to be encouraged, officers believe that an approval can be recommended."

The 'most likely route to the site' is from Severalls Road. Although this is a single width carriageway, as the planning officer observed before, it is not in high demand. In fact, it is in very low demand. On various recent occasions, the route has been driven in order to see what happens when encountering other traffic. Unfortunately, it has not been possible to monitor that event, because no other traffic has been met. It was observed, however, that between the Severalls Road junction and the site entrance, (a distance of just under 1 kilometre or 0.6 miles) there are eight informal passing places, gateways or field entrances, which provide passing provision.

It was also observed that, owing the very nature of Thornham Road, traffic speed was around 20 - 25mph along this stretch of roadway and that excellent visibility was available at the Thornham Road/Severalls Road junction.

It is typical with the type of accommodation provided, that holidaymakers will remain on the site for most of their stay and that arrival and departure times vary considerably. It is unlikely that there would be a sudden "rush hour" of traffic trying to get in and out of the site. The applicants intend the site to be heavily orientated toward provision of facilities for disabled and frail clients, to be able to pursue a fishing hobby in specially adapted facilities. Additionally, it is intended to make special provisions for disabled or under-privileged children to stay at the site, to enjoy the countryside and mix with the petting farm animals. Such visits would involve only a single minibus travelling to and from the site for the duration of the stay.

It is, therefore, suggested that the additional traffic generated by the proposal development would not create a problem.

Para 109 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

It is not considered that this would be the case if this development was allowed.

PLANNING HISTORY

18/01791/F: Retention of access track - Cherry Tree Farm Thornham Road

18/01729/CU: Change of Use of land from agricultural to leisure (D2) - Cherry Tree Farm

18/01730/F: Retention of caravan for temporary residential use - Cherry Tree Farm

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: OBJECT. As we have previously advised the applicant at an informal stage NCC would not support the use of this site for leisure because Thornham Road is not considered to be suitable for habitual increases in traffic.

As the applicant’s agent acknowledges within their statement Thornham Road is of single track width. Thornham Road does not have formal passing provision for the significant majority of its length and additionally it is of poor construction has narrow verges and ditches to its sides. I also observe that despite our informal advice the applicant has not demonstrated provisions or an ability to provide any new formal passing area to help mitigate against their development. Cars when meeting would therefore be required to reverse in some cases long distances to locate an area to pass or squeeze past each other on unstable verges.

I note that the applicant puts weight on the principle that Thornham Road is not in high demand which was the basis on which the LPA approved previous applications in connection to neighbouring fishing lakes. You will be aware that NCC were not however in agreement with that approval and I am of the firm opinion that an approval of this application can only lead to further intensification of traffic on this road, given that 6 holiday cabins, two fishing lakes and a petting farm are planned. This will clearly increase the likelihood of two vehicles meeting and alter the demands on the road.

It would appear from the information submitted that there would be limited services on site and therefore travelling to and from the site is likely to be common. I also observe that the applicant is likely to pursue later facilities on the site. I am of the firm view that any site visit made will find that the road conditions are not suitable and an approval of the application would result in conditions to the detriment of highway safety. I therefore recommend the application is refused

Cadent Gas: NO OBJECTION to the proposal in principle.

- There is a high pressure pipeline local to the proposal, the pipeline has a 19.7m ‘Building Proximity Distance’ (BPD) applicable, Cadent Gas will object to any building that is sited within this distance of the pipeline.

- The high pressure pipeline is classed as a 'Major Accident Hazard Pipeline - High Pressure' and is sited within the HSE consultation zones.

HSE: OBJECTION The application has been put through the HSE Land Use Planning (LUP) process, and consequently the HSE advises against the granting of planning permission in this case, on safety grounds.

CSNN: NO OBJECTION I have no objection the principle of the proposed end use for the siting of holiday cabins, camping, fishing and the farm animal petting. I am not requesting any conditions at this stage based on the final paragraph of the Planning Statement dated 24 September 2018 which states this application is purely to establish the change of use and that the actual facilities and site design will be subject to a further planning application.

As advised at the pre-app stage (18/00030/PREAPP) we would need to see full details on surface water drainage, foul drainage and external lighting, as well as storage of waste and recycling at any future application stage.

Foul water drainage is something which could generate a refusal from this team at a later stage, if it could not be proved that foul water could be safely treated and disposed of – we do object to rural nonmains camping or lodge sites etc due to concerns over the potential for failure of treatment systems during the winter period due to non-use, as bacteria die without a constant supply of food resulting in untreated waste water being discharged. I note that a Falcon Wastewater Treatment System was proposed previously which states the bacteria are supplied with food even when there is little or no wastewater coming in, such as during low use and holiday periods. This appears to be a suitable plant and should be considered in any future application.

Environmental Quality: No comments.

IDB: No comments.

REPRESENTATIONS No comments made.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The issues for consideration include:

- Principle of development
- Form and Character
- Highways/ Access
- Other material considerations.

Principle of development

The site is located outside the built extent of the village of Methwold, approximately a mile to the north west of the built extent of the settlement. It is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (SADMP)). There is a development boundary for the village however the site is some distance from this and is classed as being within the countryside.

Policy DM2 Development Boundaries (SADMP) specifies that areas outside development boundaries will be treated as countryside where new development will be restricted and limited to that identified as suitable in rural areas by other local plan policies; including CS10.

Policies CS06 Development in Rural Areas and CS10 The Economy (Core Strategy (CS)) support the rural economy and provide a flexible approach to employment generating development. Policy CS10 supports the development of new tourist accommodation subject to certain criteria. Policy DM11 (SADMP) expands on this and sets out location requirements for new holiday accommodation sites; which include a requirement that the site can be safely accessed.

Form and Character

The form and character of the locality is rural in nature, with a similar type of development located on the neighbouring site to the west. This proposal is for the change of use of the land from agricultural land to leisure. At this stage there is insufficient information to assess the likely impact of the development on the countryside, because the scale of development is unclear. While an approximate number of cabins and pitches are provided, there is no information on the siting of these, the extent of the lakes and petting farm, and the specific use of the remainder of the site. The applicant states that the intention is that the detail would follow in a subsequent application. However this is not satisfactory as the full impact of the proposal cannot be assessed.

Highways/ Access

The Local Highway Authority has objected to the proposal on the grounds that Thornham Road is not considered to be suitable for habitual increases in traffic. As the applicants agent acknowledges within their statement Thornham Road is of single track width, with no formal passing provision for the significant majority of its length and is of poor construction with narrow verges and ditches to its sides. The applicant has not demonstrated an ability to provide any new formal passing area to help mitigate against their development. Cars when meeting would therefore need be required to reverse in some cases long distances to locate an area to pass or squeeze past each other on unstable verges.

The applicant puts weight on the principle that Thornham Road is not in high demand which was the basis on which a previous application in connection to neighbouring fishing lakes was approved. The Local Highway Authority were not in agreement with this approval. However the holiday use was already established and the Planning Committee made reference to the fact that this was the expansion of a rural enterprise which is to be encouraged.

The approval of this application would lead to further intensification of traffic on this road, increasing the likelihood of two vehicles meeting and alter the demands on the road. It would appear from the information submitted that there would be limited services on site and therefore travelling to and from the site is likely to be common.

The Local Highway Authority is of the firm view that any site visit made will find that the road conditions are not suitable and an approval of the application would result in conditions to the detriment of highway safety. The scheme is therefore contrary to the NPPF and Policy CS11 of the Core Strategy.

Other material considerations

The site is within Flood Zone 1 and therefore a FRA is not required. The application site is also within the vicinity of a high pressure gas pipeline, although Cadent Gas and HSE have no objections to the scheme. There are no further objections raised from consultees.

CONCLUSION

The proposed scheme would be located within the countryside and while the general principle of holiday accommodation may be considered acceptable, this development does not meet the requirements of Local Plan policies.

Critically, there is a lack of information provided regarding the scale of development proposed and the site layout. The nature of the development and the potential impacts cannot be properly assessed based on the very limited information provided.

Furthermore, the Local Highway Authority has objected to the scheme due to inadequate access to the site, and the applicant is unable to provide a reasonable solution to address these concerns.

Consequently the proposal is contrary to the National Planning Policy Framework, Policies CS06 and CS10 of the King's Lynn and West Norfolk Adopted Core Strategy 2011 and Policies DM2, DM11, and DM15 of the Site Allocations and Development Management Policies Plan 2016.

In light of National Guidance, Development Plan Policies and other material considerations Planning Permission for the development to be refused.

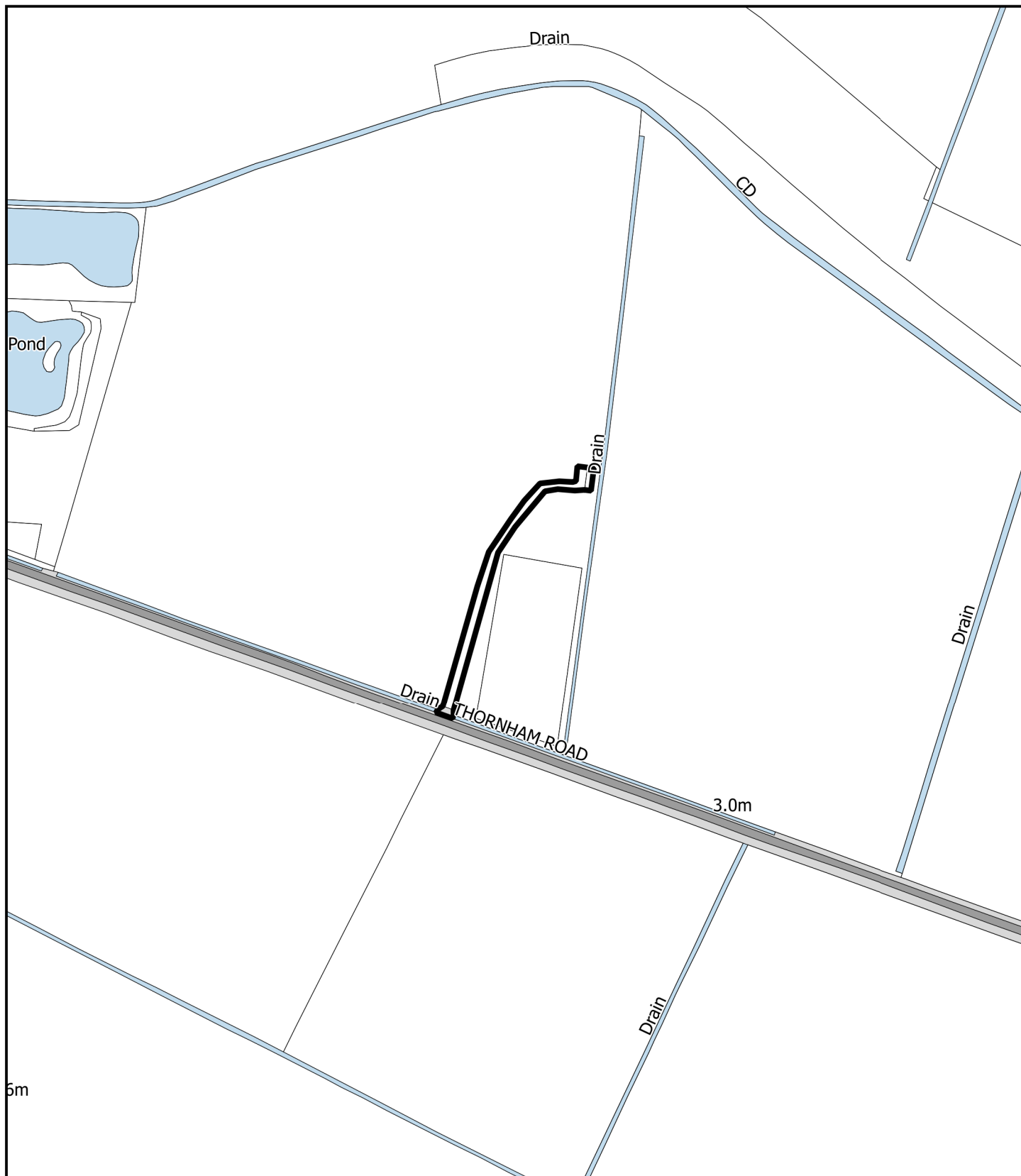
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width / lack of passing provision . The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Development Plan Policies CS11 and DM11.
- 2 Insufficient information has been submitted as part of the planning application, and as a result the impact of the proposed development cannot be properly assessed against the adopted Local Plan policies. It is therefore contrary to the NPPF, Core Strategy Policies CS06 and CS08, and Development Management Policies DM11 and DM15.

18/01730/F

Cherry Tree Farm Thornham Road Methwold



| | | |
|----------------------|----------------------------------------------------|----------------------------------------------------|
| Parish: | Methwold | |
| Proposal: | Retention of caravan for temporary residential use | |
| Location: | Cherry Tree Farm Thornham Road Methwold Norfolk | |
| Applicant: | Tracy Peckham | |
| Case No: | 18/01730/F (Full Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 22 November 2018 |

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

Neighbourhood Plan: No

Case Summary

This is a retrospective application to gain temporary planning consent for the siting of a caravan for residential use on agricultural land.

The site is located outside the development boundary for the village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (SADMP).

This application sits alongside application 18/001729/CU for the Change of Use of land from agricultural to leisure (D2), and application 18/01791/F for Retention of access track.

Key Issues

- * Principle of development
- * Form and Character
- * Highways/ Access
- * Other material considerations.

Recommendation

REFUSE

THE APPLICATION

This is a retrospective application to gain temporary planning consent for the siting of a caravan for residential use, on agricultural land.

The site is located outside the development boundary for the village of Methwold, approximately 1 mile to the north west of the built extent of the village. Methwold is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (SADMP)).

This application sits alongside application 18/001729/CU for the Change of Use of land from agricultural to leisure (D2), and application 18/01791/F for Retention of access track.

SUPPORTING CASE

Cherry Tree Farm is currently agricultural land, used for animal grazing. There is an existing caravan sited on the land, which is used for animal feed storage and as a shelter and toilet when working at the farm. This caravan has been in existence on the site for over twelve years.

The applicant wishes to expand the rare breed animal husbandry, currently comprising goats and sheep, to include rescue chickens, alpacas and rescue ponies. These animals will eventually form a petting farm, as part of the proposed tourism use of the site, which is being applied for at the same time as this application.

In order to care for the animals, supervise the establishment of the tourism site and to provide site security during that time, it is proposed to use the existing caravan siting for temporary residential use. It is hoped that a period of three years will be sufficient to see the site in operation, should the application be successful. It is necessary to reside on the site during this period because of its remote nature. In the past few years the site has been subject of five reported cases of burglary and three unreported. This has resulted in considerable financial loss to the applicant because it has been impossible to insure against theft with no residence on the site, no address and secure gateway. The address has now been formalised and a secure gateway is in the course of construction.

The existing caravan is now in a poor state of repair and a new caravan has been moved to the site, ready to replace the old one, which will be scrapped and removed from the site.

PLANNING HISTORY

18/01791/F: Retention of access track - Cherry Tree Farm, Thornham Road, Methwold

18/01729/CU: Change of Use of land from agricultural to leisure (D2) - Cherry Tree Farm

18/01730/F: Retention of caravan for temporary residential use - Cherry Tree Farm

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: OBJECT

I observe from the application form that this caravan is to be used on a temporary basis during the hoped establishment of the site for Tourism. In this respect I would suggest that its consideration is directly linked to the consideration and findings of planning application 18/01729/CU. I therefore refer you to my comments and recommendation made for that application which will also apply to this.

As a stand alone unit I would additionally suggest that the site is remote from schooling; town centre shopping; health provision and has restricted employment opportunities with

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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 my view that the proposed development is likely to conflict with the aims of sustainable development and you may wish to also consider this point within your overall assessment of the site.

Cadent Gas: NO OBJECTION to the proposal in principle.

- There is a high pressure pipeline local to the proposal, the pipeline has a 19.7m 'Building Proximity Distance' (BPD) applicable, Cadent Gas will object to any building that is sited within this distance of the pipeline.
- The high pressure pipeline is classed as a 'Major Accident Hazard Pipeline - High Pressure' and is sited within the HSE consultation zones.

The application has been put through the HSE Land Use Planning (LUP) process, and consequently the HSE does not advise, on safety grounds, against the granting of planning permission in this case.

REPRESENTATIONS No comments received.

LDF CORE STRATEGY POLICIES

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

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

The applicant is seeking to justify the application as an exception to the general approach of restraint in the open countryside by referring to planned agricultural/ tourism activity on the wider site.

Policy DM6 (Housing needs of rural workers) of the Site Allocations and Development Management Policies Plan sets out criteria for the siting of an occupational dwelling. The policy states that if a new dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan or other temporary accommodation.

The criteria to be met include a clearly established existing need, requiring occupants to be adjacent to their enterprises day and night; and that this need could not be met by existing dwellings within the locality. The application should be supported by clear evidence of intention and ability to develop the business; and supported by clear evidence that the enterprise has been planned on a sound financial basis.

The agent states in the supporting case that the applicant wishes to develop a petting farm, as part of the leisure/ tourism use of the site, and that the care of the animals would require someone to live on the site. This would also provide security for the site, given its isolated location. The three years temporary consent would enable the site to become established as a tourism/ leisure use. The applicant has not however provided any financial evidence or business planning to support the application. Nor is there any evidence that the applicant has considered alternative existing accommodation located near to the site.

The agent does state that a caravan has been sited on the land for in excess of 12 years, however there is no evidence provided of this. The caravan has recently been replaced due to its poor state of repair. In addition entrance gates and an access track have been constructed from the highway to the residential caravan, which is the subject of a separate application (ref 18/01791/F).

In conclusion, the applicant has failed to meet the criteria set out in policy DM6. While it is accepted that there may be a need for the applicant to be on the site day and night, and there is little likelihood of the housing need being met by existing dwellings within the locality, this is based on the establishment of a rural business. The applicant has not provided sufficient evidence of their intention and ability to develop the business to warrant the need for the residential caravan.

Form and Character

The form and character of the locality is rural in nature, with fishing lakes and log cabins forming a tourism use located on the adjacent site. This proposal, for a temporary residential caravan, would not be out of keeping with the locality, although the siting of the caravan could be more discreet. There are on site currently some fenced animal pens and an animal shelter, all of which are small scale and permitted development.

Highways/ Access

The Local Highway Authority has objected to this proposal on the grounds that it is directly linked to application 18/01729/CU for the Change of Use of agricultural land to Leisure (D2). They have objected to that scheme on the grounds of inadequate access to the site, and

state that an approval of the application would result in conditions to the detriment of highway safety.

Furthermore they state that the remote nature of the site means that it is an unsustainable location for residential development.

Other material considerations

The site is within Flood Zone 1 and therefore a FRA is not required. The application site is also within the vicinity of a high pressure gas pipeline, although Cadent Gas and HSE have no objections to the scheme. There are no further objections raised from consultees.

CONCLUSION

The proposed scheme would result in the retention of a new, temporary, dwelling located within the countryside. The temporary siting and use of the caravan is to provide the applicant with an opportunity to build a business and live on site for a period of up to 3 years. Based on the evidence provided as part of this application, the applicant has failed to make a case that there is a clear established need, with clear evidence of a firm intention, and ability to develop the business which has been planned on a sound financial basis.

Furthermore the Local Highway Authority has objected to the scheme on the grounds that the proposal is associated with application 18/01729/CU which they also object to. They also question the suitability of the location as it conflicts with the aims of sustainable development.

Consequently the proposal is contrary to the National Planning Policy Framework, Policies CS06, CS10 and CS11 of the King's Lynn and West Norfolk Adopted Core Strategy 2011 and Policies DM2, DM11, and DM15 of the Site Allocations and Development Management Policies Plan 2016.

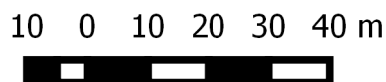
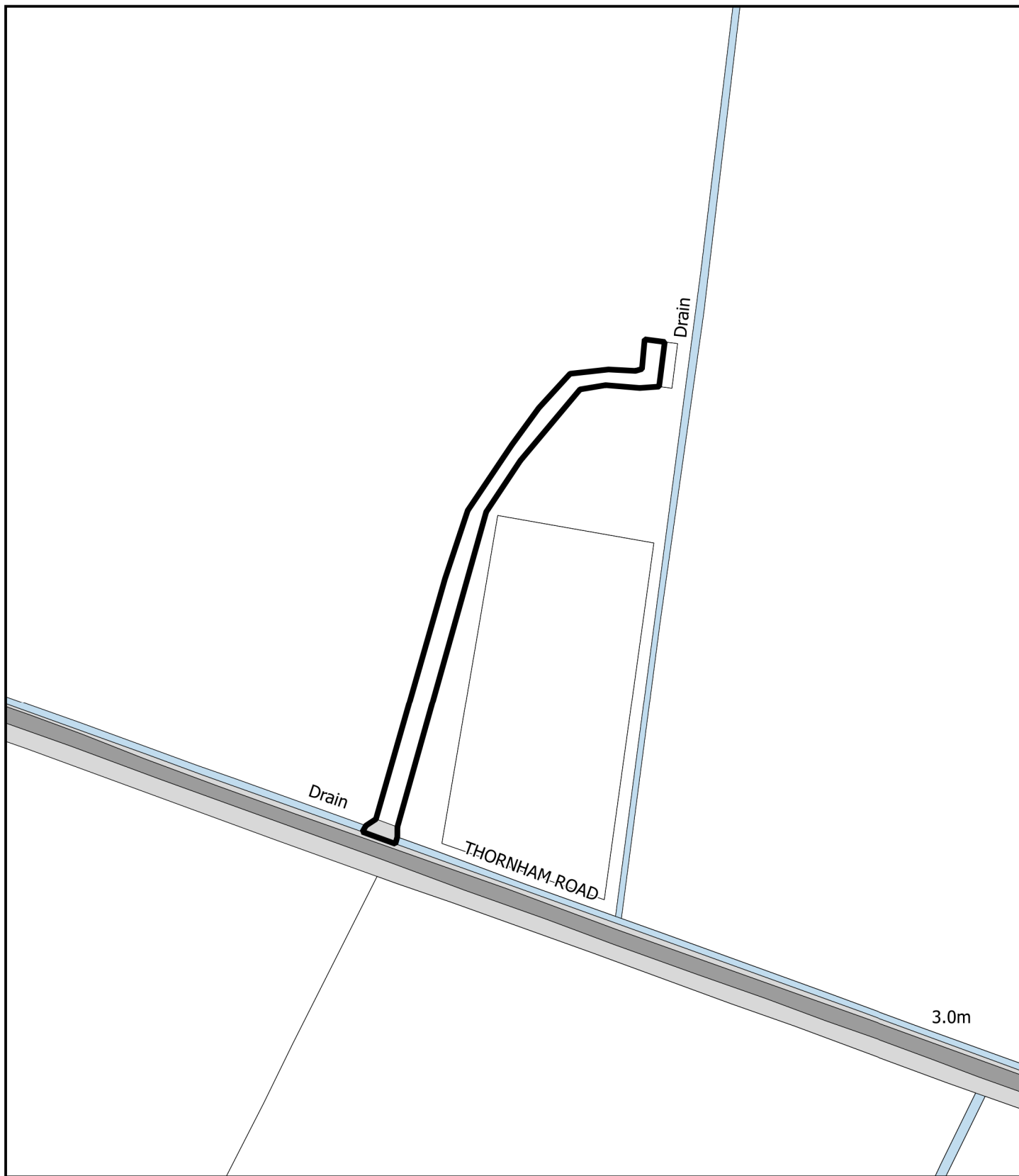
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies within land designated as countryside and is remote from services and facilities. Residential development in such locations is contrary to both national and local planning policy and guidance unless it is essential for a rural enterprise. Insufficient evidence has been submitted to demonstrate that there is a need for a residence to support a rural business and that if there was a need that the need could not be met by an existing dwelling. As such the development is contrary to the NPPF and Local Plan Policies CS01, CS02, CS06, CS10 and DM6.

18/01791/F

Cherry Tree Farm Thornham Road Methwold



| | | |
|----------------------|-------------------------------------------------|---------------------------------------------------|
| Parish: | Methwold | |
| Proposal: | Retention of access track and entrance walls | |
| Location: | Cherry Tree Farm Thornham Road Methwold Norfolk | |
| Applicant: | Tracy Peckham | |
| Case No: | 18/01791/F (Full Application) | |
| Case Officer: | Lucy Smith | Date for Determination: 3 December 2018 |

Reason for Referral to Planning Committee – Application should be considered in combination with applications 18/01729/CU and 18/01730/F, which were called in by Councillor Lawrence

Neighbourhood Plan: No

Case Summary

Retrospective permission is sought for the creation of an access track and entrance walls at agricultural land to the north of Thornham Road. The application has been submitted alongside applications ref: 18/01729/CU and 18/01730/F, which seek to change the use of the land to leisure and for the retention of a caravan for temporary residential use and were called in to committee by Councillor Lawrence.

The site is located outside the development boundary for the Village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the Site Allocations and Development Management Policies Plan (2016).

Key Issues

- Principle of Development
- Highway Safety
- Form and Character
- Other material considerations

Recommendation:

REFUSE

THE APPLICATION

The land is situated at Cherry Tree Farm, to the north of Thornham Road, Methwold.

The application seeks full retrospective consent for the construction of an access track and entrance walls, facilitating the change of use of land in relation to applications ref: 18/01729/CU and 18/01730/F. The site is currently agricultural land, with proposals submitted alongside this application seeking to change the use to leisure, and allow the siting of a caravan for temporary residential use.

Whilst this application seeks permission solely for the retention of the surfaced access track and entrance walls, it should be noted that the track is proposed to facilitate the changes of use proposed within the other applications, ref: 18/01729/CU and 18/01730/F.

SUPPORTING CASE

None submitted with this application.

PLANNING HISTORY

18/01729/CU: : - Change of Use of land from agricultural to leisure (D2) - Cherry Tree Farm

18/01730/F: : - Retention of caravan for temporary residential use - Cherry Tree Farm

RESPONSE TO CONSULTATION

Parish Council No objection.

Local Highway Authority No objection.

I note that this application does not propose a new point of access with the public highway, but maintains the existing and provides surfaced link through the land. As such I do not have an objection to its retention as in isolation it would not generate additional traffic.

The applicant should however be aware that our recommendation has been made in relation to a balanced of the access track only and is not to be considered as an acceptance of any future development on this site

Cadent Gas We do not object to the proposal in principle.

- There is a high pressure pipeline local to the proposal, the pipeline has a 19.7m 'Building Proximity Distance' (BPD) applicable, Cadent Gas will object to any building that is sited within this distance of the pipeline.
- The high pressure pipeline is classed as a 'Major Accident Hazard Pipeline - High Pressure' and is sited within the HSE consultation zones, therefore the application will need to be put through the HSE Land Use Planning (LUP) process by the LA to confirm if the proposal is acceptable, to date it doesn't appear that King's Lynn & West Norfolk have completed this? Link to the Land Use Planning is as follows if you are not already familiar with the requirements of the consultation zones. <http://www.hse.gov.uk/landuseplanning/methodology.pdf>

REPRESENTATIONS None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

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

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Highway Safety
- Form and Character
- Other considerations

Principle of Development

The site is located outside the built extent of the village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (2016) (SADMP). There is a development boundary for the village however the site is some distance from this and is classed as being within the countryside.

Policy DM2 Development Boundaries (SADMP) specifies that areas outside development boundaries will be treated as countryside where new development will be restricted and limited to that identified as suitable in rural areas by other local plan policies; including CS10.

The proposal is located on the northern side of Thornham Road, Methwold. The surfaced access track provides a route between the centre of the site and the existing junction with the adjacent highway.

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Whilst the land was previously used for agriculture, permitted development under Part 6 of the GPDO provides rights which are reasonably necessary for the purposes of agricultural within the unit. The information provided within the application suggests that the site is no longer used for the purposes of agriculture, and the construction of the track therefore requires permission.

In terms of permitted development, gates, walls and fences cannot exceed 2m in height, or 1m in height if adjacent to a highway. The proposed walls include piers measuring approximately 2.2m from existing ground level, therefore do not benefit from permitted development rights and require planning permission.

Highway Safety

The application does not propose a new point of access with Thornham Road, instead maintaining the existing access and resurfacing to provide a route to the centre of the site. In isolation, this resurfacing alone is not believed to pose significant risk to the safety of highway users.

Form and Character

The form and character of the locality is rural in nature. The application seeks retrospective permission for the construction of a surfaced track between the existing access with Thornham Road and the centre of the site, as well as for the completion and retention of walls marking the entry to the site. The proposed walls, with piers at approximately 2.2m in height, are proposed to be constructed in red brick, with infill panels on flank walls.

The wide access track (of crushed concrete and road planings) in combination with the entrance walls, without justification, has a substantial urbanising impact on the surrounding rural landscape, constituting a clearly prominent feature within the rural street scene which is considered out of character with and detrimental to the rural character of the vicinity. As a result, it is contrary to Policy CS06 of the Core Strategy (2011) and Policy DM15 of the SADMP (2016).

Other Considerations:

The application has been submitted alongside two other applications which seek to change the use of the land to leisure, and allow the siting of a caravan on the site for temporary residential use (Ref: 18/01729/CU and 18/01730/F respectively). Whilst this application seeks permission for the access track and entrance walls only, it should be noted that the track is proposed to facilitate the change of use of the land, and the cumulative impact of the applications without adequate justification has a greater impact on the character and appearance on the countryside.

Crime and Disorder there are no specific crime and disorder issues relevant to this application.

CONCLUSION

It is your officer's opinion that without justification the creation of an access track and the construction of entrance walls in this location constitute an obtrusive feature in the countryside, contrary to Policy DM15 of the SADMP (2016) and Policies CS06 and CS08 of the Core Strategy (2011).

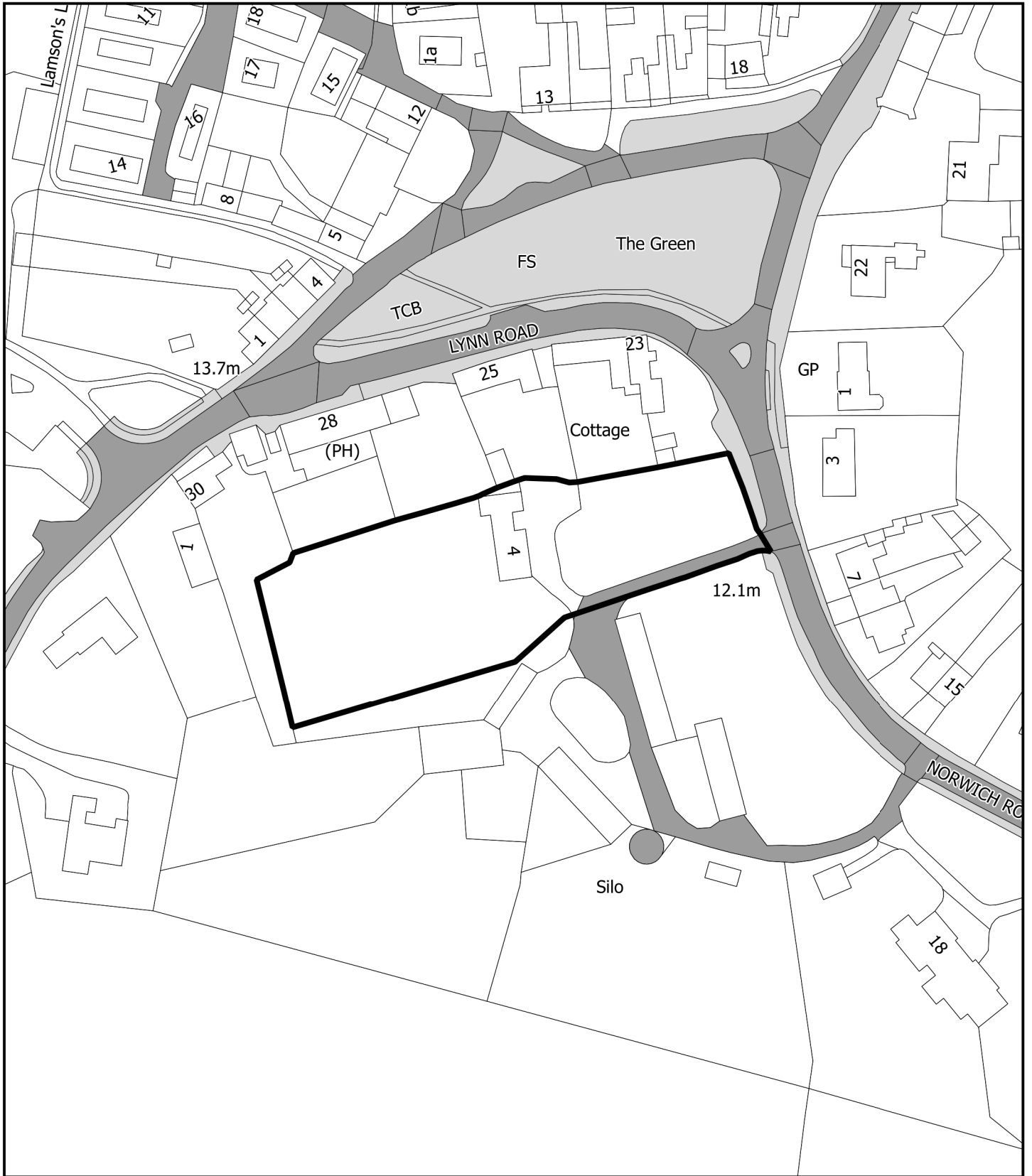
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Thornham Road is largely rural in character with verdant hedgerows providing soft boundary treatments. The construction of an extensive access track and entrance walls in this location, by virtue of the size, siting of the walls and the cumulative urbanising impact, is considered to constitute an obtrusive feature in the rural street scene, detrimental to the character and appearance of the locality. The application is therefore considered contrary to Policies CS06 and CS08 of the Core Strategy (2011) and Policy DM15 of the SADMP (2016).

18/01988/F

4 Norwich Road Shouldham



| | | |
|----------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Parish: | Shouldham | |
| Proposal: | First floor and single storey extensions to dwelling | |
| Location: | 4 Norwich Road Shouldham Norfolk PE33 0DA | |
| Applicant: | Mr Ben Hipperson | |
| Case No: | 18/01988/F (Full Application) | |
| Case Officer: | Bradley Downes | Date for Determination: 31 December 2018 Extension of Time Expiry Date: 14 January 2019 |

Reason for Referral to Planning Committee – The applicant is a relative of Councillor Hipperson

Neighbourhood Plan: No

Case Summary

The site is located on the west side of Norwich Road, set back some 55m from the carriageway. The site is located within the Shouldham Conservation Area.

The application is for the erection of a single storey rear lean-to, a first floor side extension, and a front porch.

Key Issues

- The principle of development
- Design and impact on the character and appearance of Conservation Area
- Impact on neighbour amenity
- Any other matters requiring consideration prior to the determination of the application

Recommendation

APPROVE

THE APPLICATION

The site is located on the west side of Norwich Road, set back some 55m from the carriageway. The site is located within the Shouldham Conservation Area.

The application is for the erection of a single storey rear lean-to, a first floor side extension, and a front porch.

SUPPORTING CASE

The application proposes a two storey extension to the side of the existing dwelling, a single storey extension to the rear of the dwelling and a porch to the front of the dwelling, as shown on drawing 1519.

The property is owned by A.C.Hipperson and Son farming of Shouldham, a multi generational family farming operation, farming land within the immediate locality.

The dwelling has always provided residential accommodation for members of the Hipperson family, and will now be occupied by Ben Hipperson who is Farm Manager, together with his young family.

Ben is the son of Councillor Geoffrey Hipperson, who although still involved with the family farming operation, is now handing over the management of the farm to Ben.

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Shouldham Parish Council: SUPPORT on the following grounds:

The proposals were felt to fit in with the character of the surrounding houses. In addition, it is also noted that the property is set well back from the road.

NCC Highways: NO OBJECTION

Conservation Officer: NO OBJECTION

The property is well set back from the road and is largely screened from the public domain by a variety of trees and shrubs. The proposal will therefore not affect the character of the conservation area or the street scene. However it is suggested that materials be conditioned to match existing.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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.

PLANNING CONSIDERATIONS

The main considerations are:

- The principle of development
- Design and impact on the character and appearance of the Conservation Area
- Impact on neighbour amenity
- Any other material considerations that require consideration prior to the determination of the application

The principle of development

The site lies within the development boundary, and within the Conservation Area of Shouldham. In accordance with Policies CS06 and CS08 of the Core Strategy 2011 and Policies DM2 and DM15 of the SADMP 2016, the principle of extending the property is acceptable subject to the detail.

Design and the impact on the character and appearance of the Conservation Area

The existing dwelling is set-back approximately 55 m from the highway, and is screened from view by an area of greenery that lies between. Whilst the site lies in the Conservation Area, there are no nearby listed buildings which would be affected, but the site is surrounded by a number of important unlisted buildings, while the dwelling itself is not. Some of the trees in this area have been the subject of an application to be felled, to which the Council had no objection. It is considered that even after the felling of these trees, the visibility of the dwelling from Norwich Road would be very limited.

The front porch element would be modest, and subservient to the rest of the dwelling. It is considered the porch would enhance the appearance of the dwelling. The single-storey rear element would also be small in scale, and as it would lie behind the dwelling, would be even more secluded in nature. As a result, the single-storey rear element would maintain the character of the area. The two-storey side element would be set-down in height and set-back from the principle elevation of the existing dwelling, therefore this element would be subservient and relate well to the form of the dwelling.

The materials proposed for the elevations and roofing would match the existing dwelling. The window materials of the proposed extension are to be reserved by condition, following a discussion with the Agent. The door frame would change from white upvc to black anodized aluminium and the existing timber door itself would be retained. The only difference taking

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place at this point is the proposed door frame, which in isolation is considered acceptable. All other materials are proposed to match the existing dwelling.

Therefore in terms of scale, form and materials, the proposed development would be appropriate and would not adversely affect the character or appearance of the Conservation Area. The proposal is therefore in accordance with Policy CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016.

Impact on Neighbour Amenity:

The closest potentially affected neighbours in this case are No. 25 Lynn Road and Strand Cottage to the north of the site. The application would not cause any overshadowing, overlooking or overbearing on either of these two neighbours. There are no other neighbouring properties which would be effected. Overall, the proposal would have no adverse impact on residential amenity and would be in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016.

Any other material considerations that require consideration prior to the determination of the application

The Local Highway Authority has no objection to the scheme.

The Arboricultural Officer has no objection to the scheme.

CONCLUSION

The development would not bring any harm to the character or appearance of the street scene or Conservation Area, or to the amenity of nearby occupiers. The proposal is therefore in accordance with the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016.

RECOMMENDATION:

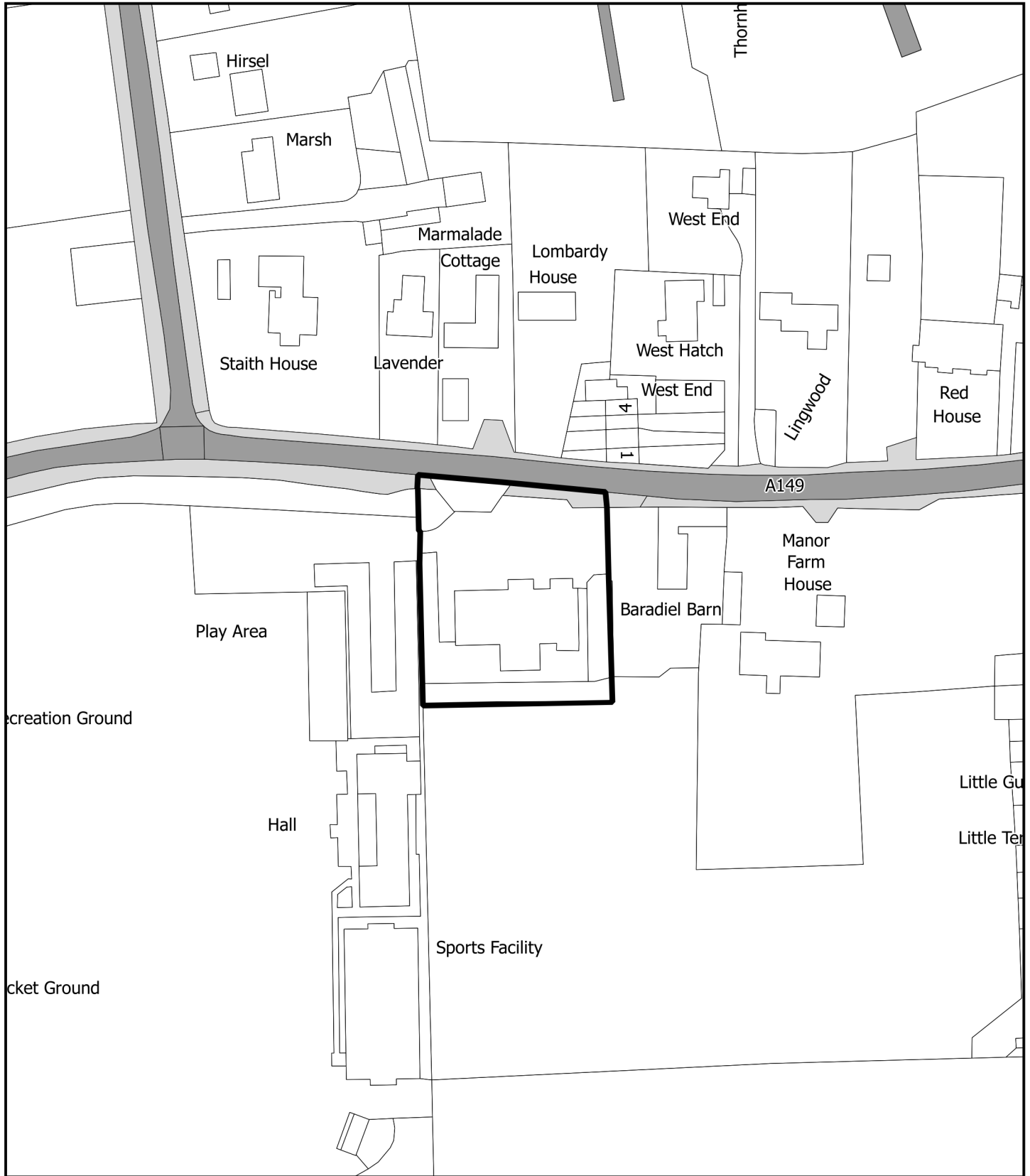
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans. Location Plan (received 05/11/2018), Block Plan (received 05/11/2018), drawing no. 1519.1 (Proposed Floor Plans), and drawing no. 1519.2 (Proposed Elevations).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The replacement windows and new windows hereby permitted shall not be installed, until the colour and texture of all window materials to be used 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.

- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
4. Condition: All other materials (not covered by condition 3) to be used in the construction of the external surfaces of the extensions hereby permitted shall match, as closely as possible, the type, colour and texture those used for the construction of the existing building.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

18/01892/F

Thornham Deli High Street Thornham



| | | |
|----------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Parish: | Thornham | |
| Proposal: | Extension to existing restaurant | |
| Location: | Thornham Deli High Street Thornham Norfolk | |
| Applicant: | Thornham Deli Ltd | |
| Case No: | 18/01892/F (Full Application) | |
| Case Officer: | Mr James Sheldrake | Date for Determination: 19 December 2018 Extension of Time Expiry Date: 14 January 2019 |

Reason for Referral to Planning Committee – Called in by Councillor Watson and Parish Council and Highway Authority view is contrary to the Officer Recommendation

Neighbourhood Plan: No

Case Summary

The application site comprises of Thornham Deli a cafe, restaurant and shop, which is on the southern side of High Street adjacent to the new village hall in Thornham. Thornham is classified as a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy.

The site is located outside of the development boundary of Thornham, but is contained within an Area of Outstanding Natural Beauty (AONB) and forms part of the setting of the Conservation Area.

The proposal seeks consent for an extension to the existing restaurant.

Key Issues

- Principle of Development
- Impact upon the AONB
- Impact upon the setting of Thornham's Conservation Area
- Impact upon Neighbour Amenity
- Highway Safety Issues
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

Thornham is classified as a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site lies outside of the development boundary of Thornham and outside of the Conservation Area but forms part of its setting. The site is also situated within an Area of Outstanding Natural Beauty.

The site comprises of Thornham Deli, a chalk and red brick building, used for A1/A3 use (retail/food and drink) and its associated shingle parking area. Adjacent to Thornham Deli is Thornham Village Hall, which shares the same vehicular access with the deli from the A149.

The site itself can be seen approaching from the west across the agricultural fields. Approaching the site from the east, the Deli is set back from the roadside frontage and screened by existing adjacent built form that is hard on to the road.

Distant views are afforded of the rear of the site, with glimpses attained between roadside hedging that flanks Ringstead Road.

The nearest non-associated residential property to the site is Barachel Barn, which shares its western boundary with the site.

The proposal seeks consent for an extension to the existing restaurant. The extension is single-storey, incorporates local materials and is to the east side of the existing building. The area that the extension will cover is currently used as an outdoor eating area.

For the avoidance of confusion ancillary buildings to the rear of Thornham Deli that are subject of an undecided separate application have been removed from the application site and marked in blue on the site plan.

SUPPORTING CASE

The agent has not put forward a formal supporting case.

PLANNING HISTORY

18/00083/F: Application Refused: 11/04/18 - Siting of marquee from 1st October to 30th April (retrospective)

14/01417/F: Application Permitted: 04/12/14 - Variation of conditions 2 and 5 of planning permission 14/00162/F: Extension to existing retail and cafe at ground floor with office above

14/00162/F: Application Permitted: 07/04/14 - Extension to existing retail and cafe at ground floor with office above

06/01392/CU: Application Permitted: 24/08/06 - Change of use from A1 to A1 and A3 coffee shop -

04/02655/F: Application Permitted: 09/05/05 - Construction of shop with accommodation above including rooflights and dormer windows

2/95/1077/F: Application Permitted: 20/09/95 - Creation of new vehicular access to agricultural land

RESPONSE TO CONSULTATION

Parish Council: OBJECTION over development of the site, the property has already been extended, and in addition a store has been built covered over at the back of the property with no permission sought. If this extension was allowed it would mean that the new building would be at least three times larger than the original footprint, and does not stock basic items that Parishioners require of a village shop. If the Village Hall had not been built then the deli would not have possibly been allowed as outside the Village Boundary, in an AONB/Conservation area. Another main area is the parking, they are unable to use the car parking spaces that they allocated when first built. Saying that they will not be offering any more covers is different than when the marquee was present to why the need to build. The council are very concerned by the comments made by nearby Parishioners regarding noise, fumes etc. Though there is no chimney in this application the main doors open up onto a neighbouring property and so close that there is no outlook for people attending.

Highways Authority: OBJECTION The increased usable floorspace would engender increased parking demands (18 additional parking places). The parking shortfall has the potential to cause parking to take place upon the busy and important A149 High Street, which would affect traffic flows and therefore highway safety.

Community Safety Neighbourhood and Nuisance: NO OBJECTION I do not object to the extension, as this is effectively enclosing the outdoor seating area that exists as a noise source currently.

Norfolk Coastal Partnership: NO OBJECTION The extension should not affect the integrity of the AONB and we are supportive of the growth of a local business.

Agree with comments that the removal of the sliding doors on the east elevation will lessen disturbance to neighbours.

Our main concern is the parking which is struggling to cope with the existing levels and is also causing problems to the village hall. This will need careful thought as the car park is clearly at capacity in its current form.

Conservation Officer: NO OBJECTION this is modest extension to the side of a large building and is designed in the same style. As such I do not think that it will cause any harm to the character of the street scene or the overall significance of the conservation area as a designated heritage asset but will provide public benefit.

I therefore have no objection to the proposal but would suggest a condition requiring samples of the materials that match the existing building to be provided on site

REPRESENTATIONS

3 letters **OBJECTION** were received from 3 individuals. The reasons for objection are:

- The size of the extensions will be out of character;
- The extension will be overbearing and is too close to the immediate neighbour (Baruchel Barn);
- Car parking is inadequate; and
- The extension will increase noise and smells.

6 letters of **SUPPORT** were received from 6 individuals. The reasons for support are:

- The seating area won't be increased; therefore, parking won't be impacted;
- The covering of the outdoor eating area will ease potential neighbour amenity issues; and
- The extension will support a local business that employs local people and which is popular with locals and visitors.

Additionally, the Applicant has commented online that:

- The Deli has always had al fresco dining to the side;
- The amount of tables won't be increased; and
- There isn't a need for additional parking because there won't be increased amount of tables.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

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)

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Impact upon the Area of Outstanding Natural Beauty
3. Impact upon the setting of the Conservation Area
4. Impact upon Neighbour Amenity
5. Highway Safety
6. Other Material Considerations

Principle of Development

The proposal seeks consent for the construction of an extension to the existing restaurant at Thornham Deli, in the location of the Marquee considered under application 18/00083/F (Application Refused: 11/04/18 - Siting of marquee from 1st October to 30th April (retrospective)) at April Planning Committee.

The extension will enable the deli to use the existing eating area on the eastern side of the deli building all year round. This in turn will act to support and expand the facilities available at the deli.

However the benefits of this proposal must be weighed against other material considerations in coming to a decision about the application.

Impact upon the AONB

The site is contained within an Area of Outstanding Natural Beauty. The NPPF in respect to the AONB states "Great weight should be given to conserving the landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."

Because the extension is small, subservient, incorporates local materials such as clay pantiles, and is set between Thornham Deli and the dwelling to the east; the proposed development won't cause harm to the AONB. It is worth noting that when consulted, the Norfolk Coastal Partnership stated that "The extension should not affect the integrity of the AONB and we are supportive of the growth of a local business."

Impact upon the setting of Thornham's Conservation Area

The site is not contained within the Conservation Area and the Conservation Area Character Statement pre-dates the erection of the village hall and Thornham Deli. However, the site forms part of the setting of the Conservation Area and is visible from the public domain. The Conservation Officer has no objection to the proposed development.

Thornham Deli is set back from the road and the side extension will be set down considerably from the existing building. Together with the use of clay pantiles and timber boarding and the fact that the side of the extension will be well screened by hedgerow on the boundary, this means that the proposed development will not cause harm to the Conservation Area.

A condition has been imposed requiring samples of external materials in line with the Conservation Officer recommendation.

Impact upon Neighbour Amenity

Barachel Barn, the neighbour immediately to the east, has their private amenity space adjacent to the boundary with Thornham Deli and the location of the proposed extension.

The proposed extension covers the area of the existing outdoor terrace to the east of the Deli.

The existing outdoor terrace has potential to cause neighbour amenity issues due to the fact that it is open and is adjacent to Baruchel Barn. By covering the outdoor terrace with an extension, the potential noise and odour impact on the neighbouring dwelling should be significantly reduced.

In response to consultation responses from the Community Safety and Neighbourhood Nuisance Officer, the agent has amended the proposals to not include an opening on the east of the extension and has added a note stating that the rooflights will be non-opening. Additionally, a length of acoustic fencing has been added that stretches from the rear edge of the proposed extension. This will also reduce the noise impact of the restaurant.

A condition restricting the hours of the use is not seen as reasonable as the current restaurant and terrace are unrestricted. If noise were to become an issue, then this could be investigated under environmental health legislation as a statutory nuisance.

Separately, due to the extension being single-storey with low eaves beside the boundary; the proposed extension won't result in overbearance or overshadowing of the neighbouring dwelling. Additionally, due to the lack of side-facing windows and the height of the hedge on the boundary; the proposed development won't result in overlooking of any neighbouring dwelling.

Impact upon Highway Safety

The Highways Officer has objected to the proposed restaurant extension due to a lack of increased parking provision. The amount of internal floorspace has increased by 80 square metres and the Highways Officer states that an additional 18 parking places should be required. Without the additional parking places, the Highways Officer states that this would increase parking on the A149 High Street and would affect traffic flows and highways safety.

Although there is an increase in indoor floorspace, the proposed extension covers the existing outdoor terrace and won't increase the overall area for eating. During peak summer months, when roads and car parks are used most, the existing outdoor terrace will be used intensively. It is the opinion of Planning Officers that the covering of the outdoor terrace won't result in a more intensive use of that area than currently exists at peak times. Therefore, it is not considered that the proposed restaurant extension will significantly increase the peak impact on parking or highways safety that currently exists.

Overspill parking exists and is used at the adjacent village hall (which is accessed through the deli car park), although this is not in the control of the applicant and cannot be guaranteed in the future.

Other Material Considerations

The Parish Council and objectors have commented that the proposed extension will be over development. However, as it is judged that the proposed extension won't result in an excessive impact on parking, local amenity and character; the proposed development is judged to not be over development.

Additionally, the Parish Council has commented that "the new building would be at least three times larger than the original footprint, and does not stock basic items that Parishioners require of a village shop". The building has expanded and has grown as the

business has become more successful. This is seen as a positive, providing economic benefits, and the expansion has been done sympathetically.

The stocklist of the shop is not a consideration of this planning application.

CONCLUSION

Members will need to consider whether the proposed development will significantly impact the public highway, and what the impact on form and character and neighbour amenity is.

It is the opinion of Planning Officers that the proposed development will not have a significant impact on the public highway/ highway safety, won't cause harm to the AONB or Conservation Area, and will arguably or at least have a neutral impact on neighbour amenity.

Therefore, proposal is recommended approval.

RECOMMENDATION:

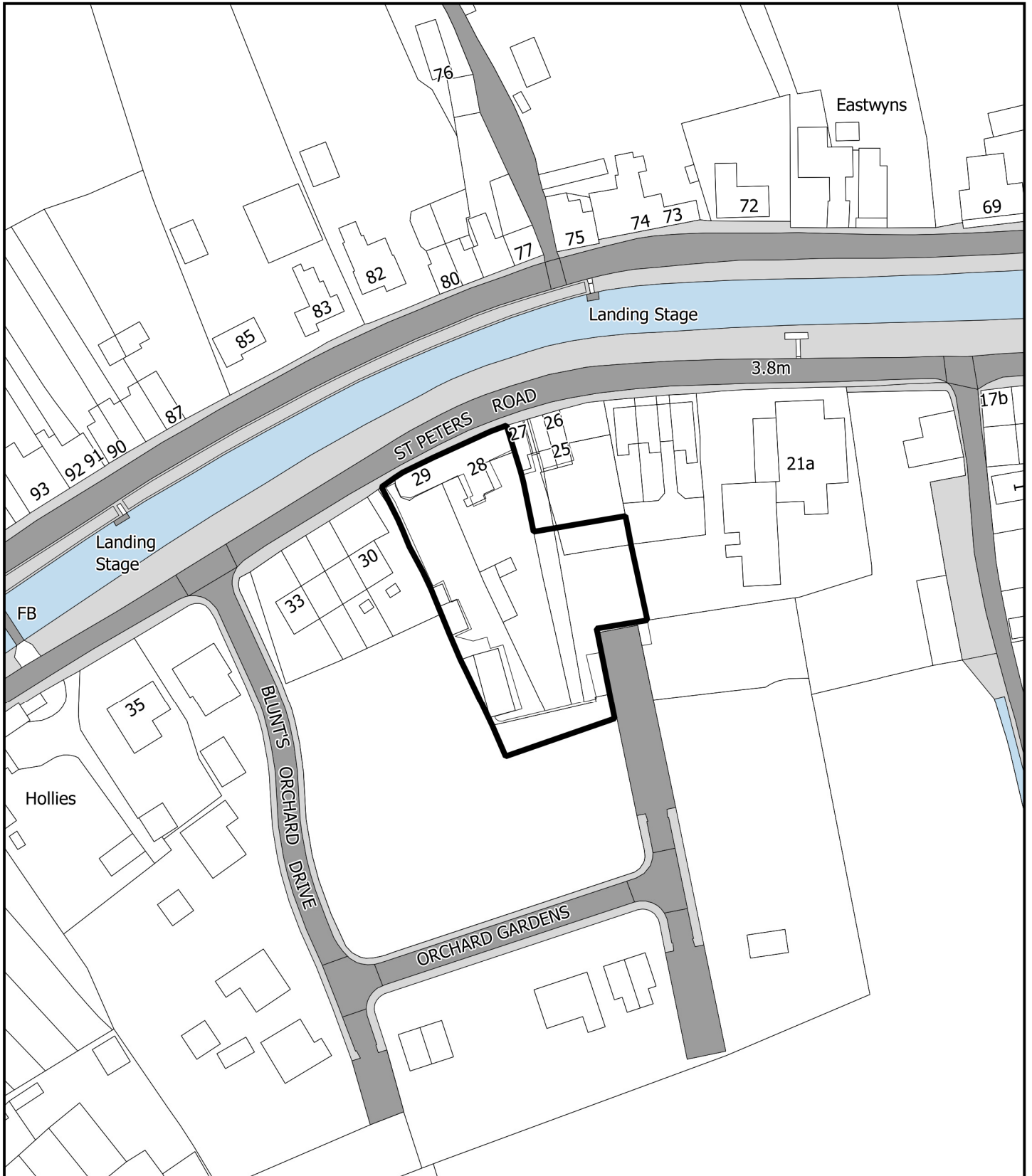
APPROVE subject to the imposition of the following condition(s):

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

DWG 141-100A Proposed plans and elevations (11th of December 2018); and DWG 141-101 Acoustic fence (5th of December 2018).
2. Reason: For the avoidance of doubt and in the interests of proper planning.
3. Condition: The acoustic fence shown on DWG 141-100A (11th of December 2018) and DWG 141-101 (5th December 2018) shall be permanently retained in the position shown and maintained at the height shown on the plans.
- 3 Reason: In the interests of residential amenity.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the roofing materials and timber boarding 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: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

18/01747/F

28-29 St Peters Road Upwell



| | | |
|----------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Parish: | Upwell | |
| Proposal: | Change of use of butchers shop and dwelling to dwelling with alterations to existing premises | |
| Location: | 28 - 29 St Peters Road Upwell Wisbech Norfolk | |
| Applicant: | Mr & Mrs J Spikings | |
| Case No: | 18/01747/F (Full Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 26 November 2018 |

Reason for Referral to Planning Committee – The applicant is a Borough Councillor, and the Parish Council response is at variance to the officer Recommendation.

Neighbourhood Plan: No

Case Summary

Full permission is sought for the change of use of the butchers shop to a dwelling, with alterations to the existing building at 28-29 St Peters Road, Upwell.

The premises is that of the former butchers shop J.D. Spikings & Son and associated dwelling and is part of a two storey block of development in the Upwell Conservation Area.

The application is referred to the Planning Committee by virtue of the property and application relating to Cllr Spikings.

Key Issues

- Principle of Development
- Loss of community facility
- Impact on Conservation Area
- Neighbour Amenity
- Highways / Access
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

Full permission is sought for the conversion and change of use of a former butchers shop to a dwelling, with alterations to the existing building at 28-29 St Peters Road, Upwell.

Planning Committee
7 January 2018

The alterations to the front elevation of the property include the removal of the shopfront and replacement with matching windows and a front door, the installation of new windows in existing openings on the first floor, the removal of a chimney and a lean-to 'fridge' on the ground floor, and the construction of a wall and gate attached to the side of the proposed dwelling. There are also alterations proposed to the rear elevation of the property with new openings, and the internal reconfiguration of rooms.

The premises is that of the former butchers shop J.D. Spikings & Son and associated dwelling and is part of a two storey block of development in the Upwell Conservation Area.

SUPPORTING CASE

Further to our recent communication I have now addressed fully all points in policy DM9, C.I 0.3-C.I 0.5 as follows:-

There are 2 butchers shops and 3 other retails shops who all offer meat products and who are all within one and a half miles of 28-29 St Peters Road. There is also a proposed new Co-operative shop, recently approved under planning reference: 16/01005/F and I understand this will also have meat products for sale.

Additional information about class A1 shop units in Upwell/Outwell. in addition to those shown on the map forwarded on the 23rd November 2018.

1. Four hairdressing shops, one vacant and for sale in Listers Road, Upwell.
2. One nail bar, Town Street, Upwell.
3. One cafe selling sandwiches, Town Street, Upwell.
4. One Funeral Director, Pinfold Road, Upwell.
5. One Flower Shop, St.Peters Road, Upwell. Vacant.
6. One Builders merchant shop and workshop. Vacant.
7. One shop selling fancy clothes (Uptown Fun) in Town Street.
8. One shop selling curtains and antiques Low Side Outwell.
9. One shop/store selling fruit and vegetables, School Road, Upwell.

The decision to close the family business shop was not taken lightly but the owner Mr John Spikings is now 68 years old and the work is far from easy. It has become increasingly difficult to find staff sufficiently qualified to help with the business and as you can appreciate many of the younger population now use supermarkets in nearby Wisbech and Downham Market. The butchers shop and integral living accommodation has been in the Spikings ownership for over 90 years and John Spikings mother lived there until her death, aged 99 in January 2015. It would not be possible to sell the business without selling the family home in which John and Vivienne Spikings now reside. The shop has living accommodation to the rear, side and over the first floor. There is only one rear access which serves both the shop and the living accommodation.

The answer was to see if the shop could be let so in February 2016 the business sales consultants Hilton-Smyth were commissioned to try to find someone to take up the lease.

In the 12 months until January 2017 only one person visited the premises but they were unable to take up the offer as they could not raise the necessary finances. The business has now been taken off the market.

As you can see the Upwell/Outwell area is well served with class A units and the loss of one unit should have little impact on the area as a whole. We trust that we have now demonstrated that the application does comply with policy DM9 as follows:-

Planning Committee
7 January 2018

1. There are high levels of provision for the purchase of meat products in the existing community.
2. The business premises were correctly advertised for leasing for a period of 12 months.

PLANNING HISTORY

16/01078/F: Application Permitted: 02/08/16 - Alterations and extension to existing house (amended design) with provision for rear balcony - 28 - 29 St Peters Road

15/01496/OM: Application Permitted: 20/06/16 - Outline application with some matters reserved for 25 dwellings consisting of 18 houses and 7 bungalows. Access, road and plot layout committed - Land South of 21 To 42 St Peters Road

15/00255/DM: DM Prior Notification NOT Required: 05/03/15 - Demolition of redundant butchers shop outbuilding - J D Spikings & Son Butchers 28 - 29 St Peters Road

2/98/0978/F: Application Permitted: 10/08/98 - Erection of single storey side extension - 25 St Peter's

15/01711/F: Application Permitted: 09/12/15 - Alterations and extension to existing house - 28 - 29 St Peters Road

RESPONSE TO CONSULTATION

Parish Council: Upwell Parish Council recommends **REFUSAL** to this application.

1. The loss of another shop in the village will be noticeable. Signage or other indications that these premises were available on the open market have not been present at all.
2. A four bedroom property will inevitably have an impact on the street scene within the village's conservation area.

Highways Authority: NO OBJECTION. While it would be disappointing to lose an A1 class use within the area which helps to offer shorter and more sustainable travel choices to local residents, in relation to highway safety matters only, ultimately less traffic would be generated on the site and therefore recommend a condition is attached.

Conservation Officer: NO OBJECTION. Upwell's historic core is located at the river crossing (Church Bridge) which is almost certainly the site of the original settlement but from C17th it expanded along the river and the majority of the historic fabric dates from the Georgian – Victorian periods. This row appears on the first edition OS of 1886 and the chimneys suggest that it was originally two houses with a warehouse/storage building at the southern end. The pebbledash covering makes it almost impossible to work out the original pattern of openings but the existing shop front is too wide to be completely original and I suspect that it dates from the early C20 so is of limited historic importance. The business which has occupied the shop has now closed and the space needs a new use so conversion to residential accords with the NPPF in terms of ensuring the buildings conservation. I would recommend a condition requiring (i) a sample of the new external render and (ii) door and window details.

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

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

The property lies within the development boundary for the village of Upwell, and also the conservation area. The principle of development is therefore considered to be acceptable subject to the proposal having regard for, and being in harmony with, the building characteristics of the locality; and making a positive contribution to local character and distinctiveness in the conservation area. Issues relating to the loss of a shop are dealt with below.

Change of Use / Loss of Community Facility

The Parish Council objects to the scheme based on the fact that the change of use application results in the loss of a retail facility in the village of Upwell.

The NPPF, Policy CS13 of the Core Strategy (CS), and Policy DM9 of the Site Allocations and Development Management Policies Plan (SADMP) all seek to support the rural economy, and recognise the importance of retaining local services and facilities in rural settlements. In particular policy DM9 states:

'The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth. Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:

- a) the area currently served by it would remain suitably provided following the loss, or if not
- b) it is no longer viable or feasible to retain the premises in a community facility use.'

In this case, the village of Upwell is considered to be well served with a number of local shops and services still in operation. Although in theory any A1 retail use could come forward here it is also of note that there are two other butchers shops serving this village, which is unusual. The applicant's agent has detailed all of these facilities in the supporting statement. Therefore, based on criteria (a), the village will still remain well served if planning consent is granted for this application. The requirements of policy DM9 have been met and the change of use is considered to be acceptable. Although (b) does not need to be satisfied, the applicants agent has also specified how the premises has been marketed for a period of 12 months, with no interest forthcoming.

Impact on the Conservation Area

The property is situated on the road frontage of St Peters Road and is within Upwell conservation area. It forms part of a larger block of two-storey development. The alterations to the front elevation of the property include the removal of the shopfront and replacement with matching windows and a front door, the installation of new windows in existing openings on the first floor, the removal of a chimney and a lean to 'fridge' on the ground floor, and the construction of a wall and gate attached to the side of the proposed dwelling. These alterations will not have a detrimental impact on the street scene, as the conservation officer has stated the existing render on the building makes it difficult to distinguish the original openings. It is requested that details regarding the render, and window and door types are conditioned to ensure these are appropriate. The design and appearance of the proposed alterations are therefore considered to be acceptable.

Neighbour Amenity

The conversion of the retail unit to a dwelling will not have a detrimental impact on the adjoining neighbouring dwelling.

Highways / Access

The proposal would generate less traffic on site than could be generated by the existing use, and therefore there would be no objection to the scheme subject to a condition restricting the opening of doors/ windows outwards onto the highway.

Other material considerations

While the application site is within Flood Zone 2 of the EA mapping, the property is already a dwelling unit and this application is seeking alterations to effectively alter and extend the existing accommodation.

CONCLUSION

This application seeks conversion of the retail element of the property at 28-29 St Peters Road, to a solely residential use. The main issues in this case are the consideration of the loss of the community facility in the village, and the impact of the alterations to the building on the street scene in the conservation area. Both these issues were raised by the Parish Council in their objections to the scheme.

However the principle of development in this location is acceptable, and the proposal meets the requirements of policy DM9 of SADMP in terms of the loss of facility. The conservation officer is satisfied that the proposed alterations to the property will not have a detrimental impact and the need for further details is conditioned accordingly.

In summary the application is therefore duly recommended for approval, subject to certain conditions identified below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 18/9/2102/1, 18/9/2102/2, 18/9/2102/3 and 18/9/2102/4).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No gate/door/ground floor window shall open outwards over the highway.
3. Reason: In the interests of highway safety.
- 4 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of render of the building 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.
4. Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

Planning Committee
7 January 2018

- 5 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on site until full details of the door and 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 a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

PLANNING COMMITTEE – 7 JANUARY 2019

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the December Planning Committee Agenda and the January agenda. 137 decisions issued 128 decisions issued under delegated powers with 9 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 16/11/2018 – 17/12/2018

| | Total | Approved | Refused | Under 8 weeks | Under 13 weeks | Performance % | National Target | DCB decision | |
|--------------|------------|------------|----------|---------------|----------------|---------------|-----------------|--------------|---------|
| | | | | | | | | Approved | Refused |
| Major | 3 | 3 | 0 | | 3 | 100% | 60% | 3 | 0 |
| Minor | 62 | 55 | 7 | 53 | | 85% | 70% | 5 | 0 |
| Other | 72 | 70 | 2 | 71 | | 99% | 80% | 1 | 0 |
| Total | 137 | 128 | 9 | | | | | | |

Planning Committee made 9 of the 137 decisions, 7%

PLANNING COMMITTEE – 7 JANUARY 2019

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 |
|---------------|--------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------|-------------|
| 01.10.2018 | 28.11.2018 Application Permitted | 18/01751/F | Bracken Cottage Chilver House Lane Bawsey King's Lynn Extension and alterations to dwelling | Bawsey |
| 17.10.2018 | 11.12.2018 Application Permitted | 18/01853/F | 85 Stanhoe Road Great Bircham King's Lynn Norfolk Conversion and extension of garage to artist studio for domestic purpose | Bircham |
| 23.02.2018 | 20.11.2018 Application Refused | 18/00342/F | 4 Harbour View Terrace Main Road Brancaster Staithe Norfolk Conversion and extension of outbuilding to form annex | Brancaster |

| | | | | |
|------------|--------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 19.07.2018 | 21.11.2018 Application Permitted | 18/01326/F | Courtyard Main Road Brancaster Staithe King's Lynn Remove existing timber shed and erect barn | Brancaster |
| 10.08.2018 | 10.12.2018 Application Permitted | 18/01460/F | 1 Marsh Side Brancaster Norfolk PE31 8AD Single storey rear extension, part first-floor extension to rear and part first floor extension to side | Brancaster |
| 04.12.2018 | 11.12.2018 Application Permitted | 18/01261/NMA_2 | Brancaster 71 Club Village Hall Main Road Brancaster Non-material amendment to planning permission 18/01261/F: Single storey rear and side extensions, and alterations to community building | Brancaster |
| 20.09.2018 | 04.12.2018 Application Permitted | 18/01694/F | The Old Bullock Box 1 Blacksmiths Lane Burnham Norton Norfolk Insertion of three rooflights. One to serve bedroom, two to serve mezzanine area | Burnham Norton |
| 20.09.2018 | 10.12.2018 Application Permitted | 18/01903/LB | The Old Bullock Box 1 Blacksmiths Lane Burnham Norton Norfolk LISTED BUILDING APPLICATION: Insertion of three rooflights. One to serve bedroom, two to serve mezzanine area | Burnham Norton |
| 18.07.2018 | 04.12.2018 Application Permitted | 18/01319/F | Mill View Barn Church Hill Farm Barns Wells Road Burnham Overy Town Replace the existing windows and doors | Burnham Overy |

| | | | | |
|------------|--------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 16.08.2018 | 23.11.2018 Application Permitted | 18/01509/F | West Harbour House Wells Road Burnham Overy Staithe King's Lynn Demolition of conservatory, insert door in rear boundary wall and re-landscaping of rear garden | Burnham Overy |
| 17.10.2018 | 23.11.2018 Application Permitted | 18/01857/F | Fishers East Harbour Way Burnham Overy Staithe Norfolk Variation of Condition 2 of planning permission 17/02210/F | Burnham Overy |
| 21.09.2018 | 16.11.2018 Application Permitted | 18/01705/F | The Foundry Newton Road Castle Acre King's Lynn Variation of condition 2 of planning permission 18/00657/F to change painted external joinery | Castle Acre |
| 24.09.2018 | 20.11.2018 Application Permitted | 18/01708/F | Angel Cottage Bailey Street Castle Acre King's Lynn Proposed single storey front extension, addition of rooflight to existing bathroom and minor alterations | Castle Acre |
| 12.10.2018 | 06.12.2018 Application Permitted | 18/01831/F | Fiddlers Hill Cottage St James Road Castle Acre Norfolk Construction of dwelling and detached cartshed, following demolition of existing dwelling and retention of annexe | Castle Acre |
| 30.10.2018 | 04.12.2018 Application Permitted | 18/01934/F | 93 Foxes Meadow Castle Acre King's Lynn Norfolk Single storey (flat roof) rear extension to provide an additional ensuite bedroom and garden room to an existing semi detached bungalow | Castle Acre |

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| 12.10.2018 | 14.12.2018 Application Permitted | 18/01830/F | 27 Main Road Clenchwarton King's Lynn Norfolk Car port on front drive | Clenchwarton |
| 17.09.2018 | 06.12.2018 Application Permitted | 18/01670/F | Hillington House Lynn Road Hillington Norfolk VARIATION OF CONDITION 2 of Planning Permission 15/01410/F: Replacement dwelling with ancillary buildings and retention of existing annex | Congham |
| 15.10.2018 | 04.12.2018 Application Permitted | 18/01837/F | Byshell Main Road Crimplasham Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01398/F: Extension to bungalow and construction of garage | Crimplasham |
| 10.09.2018 | 13.12.2018 Application Permitted | 18/01638/F | Land Between 11 & 15 Whin Common Road Denver Norfolk Proposed dwelling | Denver |
| 13.09.2018 | 13.12.2018 Application Permitted | 18/01651/F | Manor Farm Barns Sluice Road Denver Norfolk Repair and change of use of ruined barn to provide two storey dwelling and associated works | Denver |
| 13.09.2018 | 14.12.2018 Application Permitted | 18/01652/LB | Manor Farm Barns Sluice Road Denver Norfolk Listed building application for repair and change of use of ruined barn to provide two storey dwelling and associated works | Denver |

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| 03.10.2018 | 27.11.2018 Application Refused | 17/00726/NMA_1 | 16 Shernborne Road Dersingham King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 17/00726/F | Dersingham |
| 12.10.2018 | 14.12.2018 Application Permitted | 18/01821/F | 1 Manorside Dersingham Norfolk PE31 6LE Proposed first floor extensions, alterations and cart shed to dwelling | Dersingham |
| 12.10.2018 | 28.11.2018 Application Permitted | 18/01827/F | 8 Heath Road Dersingham King's Lynn Norfolk Proposed single storey extension and alterations | Dersingham |
| 23.10.2018 | 04.12.2018 Application Permitted | 18/01886/F | 43 Lynn Road Dersingham King's Lynn Norfolk Proposed rear extension to bungalow | Dersingham |
| 31.10.2018 | 04.12.2018 Application Permitted | 18/01940/F | 1 West Road Dersingham King's Lynn Norfolk Single Storey Flat Roofed, Rear Extension | Dersingham |
| 03.12.2018 | 13.12.2018 Application Withdrawn | 18/02160/F | 58 Chapel Road Dersingham King's Lynn Norfolk Proposed dropped kerb and removal of front wall to create a new access | Dersingham |
| 06.07.2018 | 16.11.2018 Application Permitted | 18/01234/F | 9 Harewood Estate Docking King's Lynn Norfolk Proposed fencing, gates and BBQ cabin | Docking |

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| 07.09.2018 | 27.11.2018 Application Permitted | 18/01632/F | Lydia Haines 5 Wagg Courtyard Docking Norfolk Amendments to internal and external appearance (fenestration) of residential dwelling (approved 08/01525) and incorporation of an area of hardstanding to provide a walled private garden | Docking |
| 02.10.2018 | 13.12.2018 Application Refused | 18/01757/O | Wyndfield Stanhoe Road Bircham Newton King's Lynn Outline application: Proposed residential development of 4 dwellings | Docking |
| 15.10.2018 | 22.11.2018 Application Permitted | 18/01836/F | Woodside Cottage Little Lane Docking King's Lynn Erection of Front Porch to existing dwelling | Docking |
| 07.08.2018 | 29.11.2018 Application Permitted | 18/01441/F | Breckland House Church Road Downham Market Norfolk The demolition and subsequent re-building of the retaining wall adjacent to Church Road. | Downham Market |
| 10.10.2018 | 05.12.2018 Application Permitted | 18/01812/RM | 72 Lynn Road Downham Market Norfolk PE38 9NR RESERVED MATTERS APPLICATION: Construction of one single storey dwelling. | Downham Market |
| 17.10.2018 | 28.11.2018 Application Permitted | 18/01859/F | 120 Bennett Street Downham Market Norfolk PE38 9GH Single storey extension | Downham Market |
| 23.10.2018 | 29.11.2018 Application Permitted | 18/01885/F | 17 Howdale Road Downham Market Norfolk PE38 9AB Extension to Church premises | Downham Market |

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| 05.11.2018 | 14.12.2018 Application Permitted | 18/01978/F | 19 Keats Close Downham Market Norfolk PE38 9TT Proposed single storey rear extension | Downham Market |
| 05.12.2018 | 14.12.2018 Application Refused | 12/00533/NMA_2 | Development South of 53 Railway Road Downham Market Norfolk NON MATERIAL AMENDMENT to planning permission 12/00533/F: Construction of four houses and associated works | Downham Market |
| 12.04.2018 | 13.12.2018 Application Refused | 18/00669/F | Shaveley 47 Gaultree Square Emneth Wisbech Proposed bungalow with new shared access | Emneth |
| 10.07.2018 | 26.11.2018 Application Permitted | 18/01257/F | Oakwood 44 Hollycroft Road Emneth Wisbech Proposed erection of 2 semi-detached dwellings, including demolition of existing dwelling on site | Emneth |
| 21.11.2018 | 13.12.2018 DM Prior Notification NOT Required | 18/02094/AG | Manor Farm Walsoken Road Walsoken Norfolk Agricultural Prior Notification: Extension of lean to covering potato grader | Emneth |
| 21.09.2018 | 22.11.2018 Application Permitted | 18/01706/O | Land West of 7 Short Beck Feltwell Thetford Norfolk Outline Application: construction of one dwelling | Feltwell |

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| 04.10.2018 | 17.12.2018 Application Permitted | 18/01778/F | The Stables 94A Lodge Road Feltwell Norfolk Conversion of former carriage-house into residential accommodation to link with the existing accommodation adding a staircase and internal alterations to improve the functionality of the house. | Feltwell |
| 23.05.2018 | 29.11.2018 Application Permitted | 18/00959/F | West Hall Farm Winch Road Gayton King's Lynn Construction of two bay cart lodge / garage | Gayton |
| 18.09.2018 | 22.11.2018 Application Permitted | 18/01678/LB | Crossways 2 Lynn Lane Great Massingham King's Lynn Alterations to convert store into breakfast room | Great Massingham |
| 24.09.2018 | 27.11.2018 Application Permitted | 18/01711/F | Crossways 2 Lynn Lane Great Massingham King's Lynn Internal alterations and formation of new opening to rear of dwelling | Great Massingham |
| 26.03.2018 | 26.11.2018 Application Permitted | 18/00557/F | Anglia Fallen Stock Company Cliffe En Howe Road Pott Row Norfolk Change of use of the land for the stationing of 9 holiday lodges (caravans) and associated works | Grimston |
| 27.09.2018 | 11.12.2018 Application Permitted | 18/01739/F | Mill Hill Nursery Cliffe En Howe Road Pott Row Norfolk Proposed single storey rear extension | Grimston |

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| 03.09.2018 | 04.12.2018 Application Permitted | 18/01605/F | Land West of Sewage Works Fenway Heacham Norfolk Change use of land from agricultural use to sales and storage area for touring and static caravans | Heacham |
| 08.10.2018 | 28.11.2018 Application Permitted | 18/01795/F | 9 Pine Mall Heacham King's Lynn Norfolk Extensions to existing dwelling house | Heacham |
| 12.10.2018 | 27.11.2018 Application Permitted | 18/01822/F | 51 North Beach Heacham King's Lynn Norfolk Proposed Extension and Alterations | Heacham |
| 19.10.2018 | 27.11.2018 Application Permitted | 18/01866/F | 8 Cheney Hill Heacham King's Lynn Norfolk Construction of two storey and single storey extensions and replacement windows. | Heacham |
| 23.10.2018 | 29.11.2018 Application Permitted | 18/01882/F | 3 Cheney Crescent Heacham King's Lynn Norfolk Proposed two storey and single storey extensions including alterations to provide additional accommodation | Heacham |
| 31.10.2018 | 11.12.2018 Application Permitted | 18/01944/F | 16 Windsor Crescent Heacham King's Lynn Norfolk Single storey rear extension | Heacham |
| 05.11.2018 | 11.12.2018 Application Permitted | 18/01991/F | 22 Ringstead Road Heacham King's Lynn Norfolk Single storey extension linking existing detached annex to main house | Heacham |

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| 06.12.2018 | 06.12.2018 Application Permitted | 18/01795/NMA_1 | 9 Pine Mall Heacham King's Lynn Norfolk NON MATERIAL AMENDMENT to planning permission 18/01795/F: Extensions to existing dwelling house | Heacham |
| 24.09.2018 | 15.11.2018 Application Permitted | 18/01709/F | Plot 5 Southwest of Janberra Station Road Ten Mile Bank Norfolk Construction of one dwelling | Hilgay |
| 31.10.2018 | 11.12.2018 Application Refused | 18/01941/F | Hope Cottage Busseys Lane Holme next The Sea Norfolk Erection of a single-storey side extension and new dormer window within the Southern elevation of the existing house | Holme next the Sea |
| 18.09.2018 | 22.11.2018 Application Permitted | 18/01672/F | 22 Glebe Avenue Hunstanton Norfolk PE36 6BS Proposed Extensions and Alterations including construction of replacement garage/store. | Hunstanton |
| 03.10.2018 | 22.11.2018 Application Permitted | 18/01764/F | Southwold House 68 Northgate Hunstanton Norfolk Proposed sun room and home office | Hunstanton |
| 10.10.2018 | 30.11.2018 Application Permitted | 18/01810/F | 31 High Street Hunstanton Norfolk PE36 5AB New glazing to shop front and grey finish to existing timber frame | Hunstanton |

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| 10.10.2018 | 29.11.2018 Application Permitted | 18/01811/A | 31 High Street Hunstanton Norfolk PE36 5AB Advertisement application: Non-illuminated fascia sign to front and side elevation and non-illuminated hanging signs | Hunstanton |
| 12.10.2018 | 27.11.2018 Application Permitted | 18/01820/F | 8 Queens Drive Hunstanton Norfolk PE36 6EZ Variation of condition 2 of planning permission 17/01852/F: Proposed part brick skin / part timber cladding to external walls | Hunstanton |
| 20.08.2018 | 14.12.2018 Application Permitted | 18/01529/F | Warren Farm Hill Road Ingoldisthorpe King's Lynn 2No. New Dwellings | Ingoldisthorpe |
| 21.06.2018 | 14.12.2018 Application Permitted | 18/01145/F | Land Between 7 And 11 Tower Place King's Lynn Norfolk Proposed residential development 4No houses | King's Lynn |
| 09.07.2018 | 07.12.2018 Application Permitted | 18/01250/F | 50 Guanock Terrace King's Lynn Norfolk PE30 5QT Conversion of an existing first floor storage area to a one bedroom self-contained flat | King's Lynn |
| 03.08.2018 | 27.11.2018 Application Refused | 18/01427/F | Land Adjacent Romar 2A New Street King's Lynn Norfolk Construction of a new dwelling | King's Lynn |
| 22.08.2018 | 04.12.2018 Application Permitted | 18/01551/F | Goldings 8 Saturday Market Place King's Lynn Norfolk Retention and completion: New flue extract to rear of property | King's Lynn |

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| 22.08.2018 | 07.12.2018 Application Permitted | 18/01552/LB | Goldings 8 Saturday Market Place King's Lynn Norfolk Listed building application for new flue extract to rear of property | King's Lynn |
| 29.08.2018 | 16.11.2018 Prior Approval - Approved | 18/01583/PACU1 | Lovell House St Nicholas Street King's Lynn Norfolk Prior Notification: Change of use of first, second and third Floors of building from Office Use (B1(A)) to Dwellinghouses (Class C3) | King's Lynn |
| 17.09.2018 | 23.11.2018 Application Permitted | 18/01660/F | 1-25 Anmer Terrace London Road King's Lynn Norfolk Windows replacement | King's Lynn |
| 01.10.2018 | 22.11.2018 Application Permitted | 18/01755/F | Glascoed 105 Tennyson Road King's Lynn Norfolk Change of use from C4 HMO to sui generis with up to 8 occupants | King's Lynn |
| 04.10.2018 | 06.12.2018 Application Permitted | 18/01776/F | 18 Gresham Close King's Lynn Norfolk PE30 3EJ Proposed single storey rear extension, internal alterations and replacement detached garage/games room | King's Lynn |
| 09.10.2018 | 11.12.2018 Application Permitted | 18/01804/F | Portland House Portland Street King's Lynn Norfolk Front elevation windows replacement | King's Lynn |

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| 16.10.2018 | 04.12.2018 Application Permitted | 18/01849/CU | Mill House Veterinary Surgery & Hospital 20 Tennyson Avenue King's Lynn Norfolk Change of use of Mill House to consulting rooms and office associated with the veterinary practice at ground floor and veterinary overnight room along with associated amenity facilities and office at first floor. New CT scanner will be installed at ground floor in Mill Cottage and internal alterations to the veterinary hospital | King's Lynn |
| 19.10.2018 | 16.11.2018 Application Refused | 17/00964/NMA_1 | 2 Queensway King's Lynn Norfolk PE30 4AQ NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00964/F: Proposed Extensions and Alterations and New Boundary Wall | King's Lynn |
| 22.10.2018 | 06.12.2018 GPD HH extn - Not Required | 18/01851/PAGPD | 10 Kent Road King's Lynn Norfolk PE30 4AF Single storey rear extension which extends beyond the rear wall by 5.103 metres with a maximum height of 4 metres and a height of 2.450 metres to the eaves | King's Lynn |
| 22.10.2018 | 04.12.2018 Application Permitted | 18/01874/F | 15 Bevis Way King's Lynn Norfolk PE30 3AG Single storey pitched roof rear extension | King's Lynn |

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| 23.10.2018 | 29.11.2018 Application Permitted | 18/01887/F | 50 Burghley Road South Wootton King's Lynn Norfolk Small side extension to house | King's Lynn |
| 25.10.2018 | 04.12.2018 Application Permitted | 18/01898/A | 2 - 4 Broad Street King's Lynn Norfolk ADVERT APPLICATION: 3 x internally illuminated fascia signs and 2 x internally illuminated hanging signs | King's Lynn |
| 29.10.2018 | 14.12.2018 Application Permitted | 18/01921/F | 16 Langley Road South Wootton King's Lynn Norfolk Proposed demolition of existing double garage and construction of new two storey extension and adjoining carport | King's Lynn |
| 29.10.2018 | 04.12.2018 Application Permitted | 18/01923/F | Flat 4 Friars Place Friars Street King's Lynn Norfolk Replacement of uninsulated wooden front door with fully insulated uPVC door to same pattern | King's Lynn |
| 29.10.2018 | 23.11.2018 GPD HH extn - Not Required | 18/01929/PAGPD | 49 Methuen Avenue Gaywood King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 3.713 metres with a maximum height of 3.318 metres and a height of 2.040 metres to the eaves | King's Lynn |

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| 15.11.2018 | 21.11.2018 Application Refused | 17/02338/NMA_1 | Land N of Outfall S Off Transmission Cables W Off Road Cross Bank Road King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/02338/F: Erection of anaerobic digestion facility to process up to 19,250 tonnes of biomass including reception/office building and workshop, two digesters, two storage tanks, combined heat and power plant, energy crop storage area, and ancillary plant. | King's Lynn |
| 15.10.2018 | 19.11.2018 Application Permitted | 18/00976/NMA_1 | Westview 215 Leziate Drove Ashwicken Norfolk Non-material amendment to planning permission 18/00976/F: Extension to existing bungalow, new garage with Annexe over | Leziate |
| 13.09.2018 | 11.12.2018 Application Permitted | 18/01654/F | Land N of Electrical Sub Station And NW of Red Roofs Station Road Little Massingham Norfolk Proposed sub-division of land and creation of a new access | Little Massingham |
| 21.09.2018 | 13.12.2018 Application Refused | 18/01707/F | Barn North of Cresswell Cottage The Street Marham Norfolk Demolition of redundant farm building and replacement with a single storey dwelling within footprint of demolished building. | Marham |

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| 24.09.2018 | 22.11.2018 Application Permitted | 18/01721/F | Marham Village Hall School Lane Marham Norfolk Extension to Village Hall and construction of new dwelling | Marham |
| 27.09.2018 | 22.11.2018 Application Permitted | 18/01736/F | Oaksmead 33A Hillside Marham Norfolk Variation of condition 2 of planning permission 17/01593/F: Detached 3 bedroom house - to amend previously approved drawings | Marham |
| 16.10.2018 | 11.12.2018 Application Permitted | 18/01843/F | Fen-Acres Gooses Lane Marshland St James Wisbech Removal of current 9m x 12m polebarn. Replace with American Barn stalled for 6 horses for private use. 9.1m x 10.3m. This is a timber building with black Onduline roof. | Marshland St James |
| 30.10.2018 | 29.11.2018 DM Prior Notification NOT Required | 18/01937/DM | 86 Smeeth Road Marshland St James Norfolk PE14 8JF Prior Notification of proposed demolition of brick walled outbuilding | Marshland St James |
| 07.11.2018 | 13.12.2018 Application Permitted | 18/00936/NMA_1 | Rosewall House 390 Smeeth Road Marshland St James Wisbech Non-material amendment to planning permission 18/00936/F: Proposed two storey extension and rear extension involving demolition of existing conservatory | Marshland St James |
| 18.09.2018 | 06.12.2018 Application Permitted | 18/01680/F | 8 The Avenue Brookville Thetford Norfolk Single storey rear extension to dwelling | Methwold |

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| 26.10.2018 | 22.11.2018 Consent Not Required | 18/01916/AG | W Side of Rd Northwold Road Methwold Norfolk Agricultural Prior Notification: erection of storage building | Methwold |
| 22.10.2018 | 05.12.2018 Application Permitted | 18/01877/F | The Keepers Station Road Tower End Middleton Demolition of external stores and construction of replacement single storey extension and conversion of rear flat roof to pitched | Middleton |
| 12.10.2018 | 04.12.2018 Application Permitted | 18/01832/F | 10 Tyndale North Wootton King's Lynn Norfolk Proposed first floor extension | North Wootton |
| 23.10.2018 | 04.12.2018 Application Permitted | 18/01880/F | Four Winds 6 Frederick Close North Wootton King's Lynn Removal of present flat garage roof and replace with pitched roof to form upper floor storage area | North Wootton |
| 21.08.2018 | 22.11.2018 Application Permitted | 18/01541/F | Land North of 62 - 64 West End Northwold Norfolk REMOVAL OR VARIATION OF CONDITION 9 OF PLANNING PERMISSION 07/02097/F: Construction of 3 dwellings | Northwold |
| 08.10.2018 | 03.12.2018 Application Permitted | 18/01793/F | The Old Rectory 63 High Street Northwold Thetford Proposed alterations and extensions | Northwold |

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| 14.09.2018 | 21.11.2018 Application Permitted | 18/01655/F | Woodland Hut 18 Golf Course Road Old Hunstanton Norfolk VARIATION OF CONDITION 4 of Planning Permission 17/02318/F - Construction of two dwellings following demolition of existing bungalow. | Old Hunstanton |
| 15.10.2018 | 14.12.2018 Application Permitted | 18/01841/LB | Lodge Hotel 46 Old Hunstanton Road Old Hunstanton Hunstanton LISTED BUILDING CONSENT: Extension to ground floor summer room and removal of smoking room replaced by family room | Old Hunstanton |
| 09.04.2018 | 23.11.2018 Application Permitted | 18/00635/F | Outwell Garage 10 - 12 Wisbech Road Outwell Norfolk Retention of shutters | Outwell |
| 14.09.2018 | 06.12.2018 Application Permitted | 18/01658/F | Fernie House The Cottons Outwell Wisbech Construction of a kennel and stables | Outwell |
| 24.10.2018 | 07.12.2018 Application Permitted | 18/01904/F | 4wire Downham Road Outwell Norfolk Variation of condition 1 of planning permission 18/01904/F to display additional products | Outwell |
| 09.11.2018 | 13.12.2018 Application Permitted | 18/02022/F | 14 Horseshoe Court Outwell Wisbech Norfolk Retrospective single storey rear extension to dwelling | Outwell |
| 28.09.2018 | 27.11.2018 Application Refused | 18/01742/O | Gate House Pentney Lane Pentney King's Lynn Proposed detached bungalow | Pentney |

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| 26.09.2018 | 23.11.2018 Application Permitted | 18/01735/F | The Old Meeting Place Runcton Road Shouldham Thorpe King's Lynn Variation of condition 2 of planning permission 17/01834/F for minor amendments | Runcton Holme |
| 15.10.2018 | 05.12.2018 Application Permitted | 18/01838/F | The Old Meeting House Runcton Bottom Runcton Road Shouldham Thorpe King's Lynn First floor rear extension to existing house, re-building existing garage/workshop and erection of 1.2m wall adjacent to highway | Runcton Holme |
| 12.11.2018 | 20.11.2018 Application not required | 18/02035/LB | Sandringham And West Newton CofE Primary School School Lane West Newton Norfolk Listed building application: Replacement of covered teaching area with new group room | Sandringham |
| 29.05.2018 | 17.12.2018 Application Permitted | 18/00979/F | 18 Hallfields Shouldham King's Lynn Norfolk Proposed extensions and alterations along with detached double garage | Shouldham |
| 20.08.2018 | 29.11.2018 Application Permitted | 18/01534/F | Mayfair 25 Lynn Road Shouldham King's Lynn Proposed extensions and alterations and extension to garage | Shouldham |
| 13.09.2018 | 20.11.2018 Application Permitted | 18/01649/F | Gateside Barn South Road Shouldham Thorpe Norfolk Proposed Conservatory to the rear of the dwelling | Shouldham Thorpe |

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| 21.09.2018 | 23.11.2018 Application Refused | 18/01698/F | 21 Parkside Snettisham King's Lynn Norfolk New semi detached dwelling and construction of new access | Snettisham |
| 19.11.2018 | 14.12.2018 Application Withdrawn | 18/02080/F | Snettisham Memorial Hall 10 Old Church Road Snettisham King's Lynn Change the tennis court to a Multi Use Games Area (MUGA) including 5 a side goals and basketballs, with the additional of flood lights | Snettisham |
| 05.12.2018 | 07.12.2018 Application Refused | 16/02144/NMA_2 | RSPB Snettisham Marsh Nature Reserve The Beach Shepherds Port Snettisham NON MATERIAL AMENDMENT to planning permission 16/02144/F: Erection of a replacement bird watching hide subsequent to the coastal surge in Dec 2013 | Snettisham |
| 11.10.2018 | 28.11.2018 Application Refused | 18/01815/F | 6 Front Street South Creake Norfolk NR21 9PE Fixing of cladding to front and side elevations | South Creake |
| 19.11.2018 | 17.12.2018 Application Permitted | 14/01756/NMA_1 | 1B Avon Road South Wootton Norfolk PE30 3LS Non-material amendment to planning permission 14/01756/F: New dwelling and detached garage | South Wootton |

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| 26.10.2018 | 21.11.2018 Application Permitted | 17/01763/NMA_1 | 8 Church Lane Southery Downham Market Norfolk NON MATERIAL AMENDMENT TO PLANNING CONSENT 17/01763/RM: Reserved Matters Application for construction of three dwellings following demolition of one existing building and agricultural shed | Southery |
| 07.11.2018 | 12.12.2018 Application Permitted | 18/01997/F | Jolly Farmer 60 Feltwell Road Southery Norfolk Change of Use from a mixed use (A4/C3) Public House to use solely as a dwelling-house (C3) | Southery |
| 11.09.2018 | 22.11.2018 Application Permitted | 18/01639/F | Barn Behind Bramble Hall Greatmans Way Stoke Ferry Norfolk Rebuild of agricultural barn for the continued use of agricultural storage and the welfare of animals | Stoke Ferry |
| 16.10.2018 | 26.11.2018 Application Permitted | 18/01842/F | Ferry End House Greatmans Way Stoke Ferry Norfolk Rear and first floor extension | Stoke Ferry |
| 16.10.2018 | 11.12.2018 Application Permitted | 18/01847/RM | Land SE of The Willows And S of Lambdale View Greatmans Way Stoke Ferry Norfolk RESERVED MATTERS APPLICATION: Construction of two dwellings | Stoke Ferry |
| 24.10.2018 | 05.12.2018 Application Permitted | 18/01888/F | Poppyseed High Street Stoke Ferry Norfolk Retrospective consent for construction of a carport | Stoke Ferry |

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| 12.06.2018 | 14.12.2018 Application Permitted | 18/01076/F | Land And Building S of 218 / 220 And N of 224 The Drove Barroway Drove Norfolk Construction of commercial workshop with B1, B2 and B8 business uses (See Design and Access Statement) | Stow Bardolph |
| 14.03.2018 | 22.11.2018 Application Permitted | 18/00484/F | 3 Rudham Road Syderstone King's Lynn Norfolk Change of use from agricultural land into gravelled parking area bordered by wooden sleepers | Syderstone |
| 12.10.2018 | 22.11.2018 Application Permitted | 18/01829/F | The Stores 16 Ashside Syderstone Norfolk VARIATION OF CONDITION 2 of planning permission 15/00757/F - First floor extension over flat roof | Syderstone |
| 04.10.2018 | 26.11.2018 Application Permitted | 18/01774/F | Land S of King William Close W of The King William 39 Churchgate Way Terrington St Clement Norfolk Variation of condition 2 of planning permission 17/01450/FM to amend drawings | Terrington St Clement |
| 08.10.2018 | 20.11.2018 Application Permitted | 18/01800/F | 17 Benns Lane Terrington St Clement King's Lynn Norfolk Extensions to dwelling | Terrington St Clement |
| 15.10.2018 | 22.11.2018 Application Permitted | 18/01839/F | 4 Rhoon Road Terrington St Clement King's Lynn Norfolk Single storey extension | Terrington St Clement |
| 05.11.2018 | 12.12.2018 Application Permitted | 18/01974/F | 9 Ongar Hill Terrington St Clement Norfolk PE34 4JF Proposed extension to rear of semi detached dwelling (amended scheme) | Terrington St Clement |

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| 29.10.2018 | 06.12.2018 Application Permitted | 18/01930/F | Middlegate Main Road Terrington St John Wisbech Proposed extension and alterations | Terrington St John |
| 09.02.2018 | 16.11.2018 Application Permitted | 18/00267/F | York House High Street Thornham Hunstanton Demolition of existing garage/stores and construction of a dwelling | Thornham |
| 24.09.2018 | 19.11.2018 Application Permitted | 18/01713/F | Bell Tower High Street Thornham Norfolk Erection of new fence along eastern boundary | Thornham |
| 08.10.2018 | 30.11.2018 Application Permitted | 18/01792/F | Manor Cottage High Street Thornham Hunstanton Change of use of private dwelling into bed and breakfast (C1) | Thornham |
| 18.10.2018 | 11.12.2018 Application Permitted | 18/01861/F | The Old Piggery March Riverside Upwell Norfolk Replacement dwelling house and garage | Upwell |
| 03.10.2018 | 20.11.2018 Application Permitted | 18/01767/F | Albatross 18 Kirk Road Walpole St Andrew Wisbech First floor extension to rear of bungalow | Walpole |
| 03.10.2018 | 28.11.2018 Application Permitted | 18/01769/F | Atonement Barn Nest Clarks Cottages Bustards Lane Walpole St Andrew Convert barn into a dwelling | Walpole |
| 19.10.2018 | 29.11.2018 Application Permitted | 18/01868/F | Ferndale Mill Road Walpole St Peter Norfolk Replacement windows/doors, render external walls of existing bungalow and refurbish internally | Walpole |

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| 19.10.2018 | 11.12.2018 Application Permitted | 18/01870/F | Land South of Ferndale Mill Road Walpole St Peter Norfolk Proposed 3 No. residential dwellings | Walpole |
| 09.10.2018 | 05.12.2018 Application Permitted | 18/01805/RM | Land W of Junction Station Road And Little Holme Road Station Road Walpole Cross Keys Norfolk Reserved matters application for plots 2 - 5 | Walpole Cross Keys |
| 10.10.2018 | 27.11.2018 Prior Approval - Approved | 18/01814/PACU3 | Agricultural Mill Road Walpole Highway Norfolk Prior Notification: Change of use of agricultural building to a dwelling house | Walpole Highway |
| 17.10.2018 | 13.12.2018 Application Permitted | 18/01856/F | 29 Hall Road Walpole Highway Norfolk PE14 7QD Proposed car port extension to front of dwelling and conversion of former garage to room | Walpole Highway |
| 07.11.2018 | 13.12.2018 Application Permitted | 18/01992/F | 11 Mill Lane Walpole Highway Wisbech Norfolk Construction of a single storey extension forming larger kitchen/dining area and summerhouse. The existing building is to be up-dated using composite cladding to upper part of the dwelling and render finish to the lower. | Walpole Highway |
| 21.05.2018 | 06.12.2018 Application Permitted | 18/00922/RM | Land South of Bronte House Lynn Road Walsoken Norfolk RESERVED MATTERS: Construction of 2 storey dwelling and detached double garage | Walsoken |

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| 12.10.2018 | 06.12.2018 Application Permitted | 18/01828/F | Rose Cottage Back Lane Wereham King's Lynn Extension to rear of existing dwelling | Wereham |
| 28.08.2018 | 16.11.2018 Application Permitted | 18/01577/F | Land South of Ladysmith Cottages 15A Chapel Lane West Winch Norfolk Construction of single detached dwelling and garage | West Winch |
| 21.09.2018 | 28.11.2018 Application Withdrawn | 18/01699/A | Land E of JSW Webber Car Sales Lynn Road Setchey Norfolk ADVERT APPLICATION: 3 x non illuminated signboards | West Winch |
| 11.10.2018 | 22.11.2018 Application Permitted | 18/01816/F | Stelling 6 The Paddocks Setchey Norfolk Retention of porch over front access door | West Winch |
| 22.11.2018 | 03.12.2018 Application Permitted | 18/01308/NMA_1 | Land West of 24A Back Lane West Winch Norfolk NON-MATERIAL AMENDMENT: Reserved Matters Application: construction of a dwelling | West Winch |
| 28.09.2018 | 29.11.2018 Application Permitted | 18/01745/F | Telephone Exchange School Road Wiggenhall St Germans Norfolk Remove old air conditioning condenser on the east elevation and replace it with an air handling unit. Remove glass window pane on north elevation and aluminium louvre installed . | Wiggenhall St Germans |

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| 17.10.2018 | 12.12.2018 Application Permitted | 18/01858/F | West Norfolk RSPCA Rehoming Centre Eau Brink Road Eau Brink Tilney All Saints Retrospective application for construction of kitten house, store and extension to rabbit house | Wiggenhall St Germans |
| 03.10.2018 | 23.11.2018 Application Permitted | 18/01766/F | Church Meadow Farm 9 Lynn Road Wiggenhall St Mary Magdalen Norfolk Variation of Condition 5 of planning permission 18/00806/O: Outline application for construction of 1 residential dwelling | Wiggenhall St Mary Magdalen |