

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



PLANNING COMMITTEE

AGENDA

**Monday 5th January 2015
at 10.00 am**

Committee Suite
King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX



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

PLANNING COMMITTEE

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: 5 January 2015

VENUE: Committee Suite, King's Court, Chapel Street, King's Lynn

TIME: 10.00 am

1 APOLOGIES

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

2 MINUTES

To confirm as a correct record the Minutes of the Meeting held on 1st December 2014 and the Reconvened Meeting held on 4 December 2014 (previously circulated).

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 DECISIONS ON APPLICATIONS

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director (attached at pages 1 - 95).

9 DELEGATED DECISIONS

To receive the Schedule of Planning Applications determined by the Executive Director (attached at pages 96 - 121).

10 PLANNING ENFORCEMENT SERVICE: QUARTERLY REPORT

To receive a quarterly update report covering performance for the period 1 July – 30 September 2014 (attached at pages 122 - 145).

To: Members of the Planning Committee

Councillors Mrs V M Spikings (Chairman), M J Peake (Vice-Chairman), D J Collis, C J Crofts, P Foster, I Gourlay, Mrs J Leamon, John Loveless, T C Manley, J Moriarty, A Morrison, M E Pitcher, M S Storey, G Wareham, Mrs E Watson, A White, Mrs A Wright and 1 vacancy (Labour)

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 8 January 2015** (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.

For further information please contact:

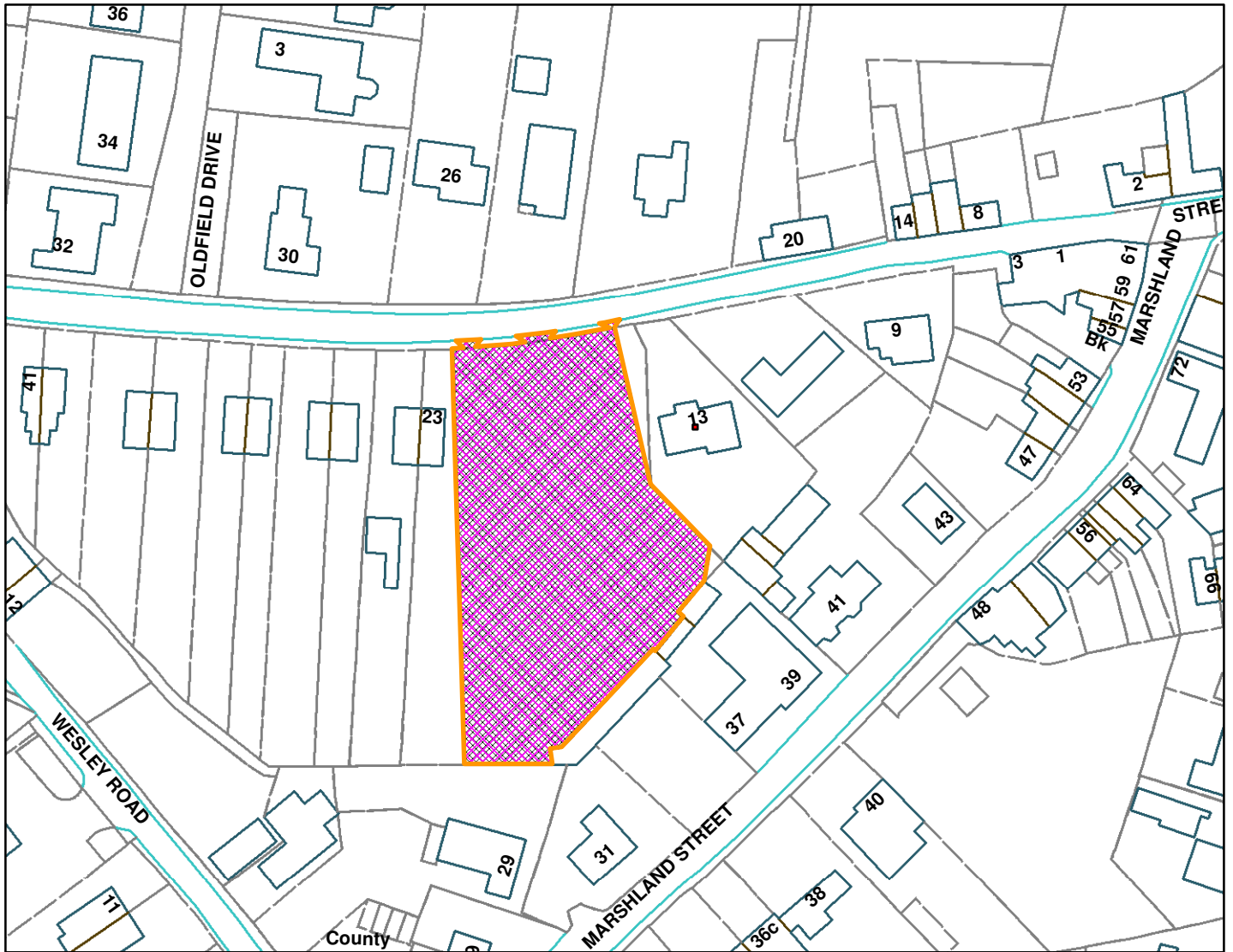
Kathy Wagg
Democratic Services Officer
Telephone: 01553 616276
Email: kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 5th JANUARY 2015**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	DEFERRED ITEMS			
8/1(a)	14/01282/O Land To the West of Charleston House 13 Chapel Road Outline Application with some matters reserved: Construction of 4 dwellings and new access road	TERRINGTON CLEMENT	ST APPROVE	1
8/2	SMALL SCALE MAJOR DEVELOPMENTS			
8/2(a)	14/00404/FM 27 Magdalen Road Development of 14 semi-detached dwellings	TILNEY ST LAWRENCE	APPROVE	10
8/2(b)	14/01299/FM Tapping House Hospice 38 Common Road Construction of 11 dwellings and two access points following removal of hospice and associated buildings	SNETTISHAM	APPROVE	20
8/3	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/3(a)	14/01329/F USC House Choseley Road Demolition of offices and warehouse and construction of 8 houses using existing access roadway	DOCKING	APPROVE	34
8/3(b)	14/01558/F 118A Bexwell Road Demolition of existing bungalow and construction of new house, attached swimming pool and garage block (revised design)	DOWNHAM MARKET	REPORT TO FOLLOW	

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/3(c)	14/01295/F Aldorcar Coaly Lane Construction of two semi-detached cottages following demolition of existing bungalow	INGOLDISTHORPE	APPROVE	50
8/3(d)	14/01554/F St Martin's C of E Primary School Lynn Road Extensions and increased car parking to an existing CEVA Primary School	SHOULDHAM	APPROVE	59
8/3(e)	14/01279/F Land To the East 58 Park Lane Construction of a new 4 bedroom house with double garage. Changes to extant planning ref 12/00457/F	SNETTISHAM	APPROVE	65
8/3(f)	14/01634/F 172 Grimston Road New extension to rear and side of house, internal alterations, demolition of garage and modifications to drainage	SOUTH WOOTTON	REFUSE	75
8/3(g)	14/01504/F 7 Coniston Close Proposed extensions to existing dwelling	SOUTH WOOTTON	APPROVE	84
8/3(h)	14/01570/F East of 35 Fen Road Construction of 1 bungalow and garage	WATLINGTON	REFUSE	90

Land to the west of Charleston House 13 Chapel Road Terrington St Clement



Scale: 1:1,250

Legend

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



Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	18/11/2014
MSA Number	0100024314

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Parish:	Terrington St Clement	
Proposal:	OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Construction of 4 dwellings and new access road	
Location:	Land To the West of Charleston House 13 Chapel Road Terrington St Clement	
Applicant:	Mr Philip Brown	
Case No:	14/01282/O (Outline Application)	
Case Officer:	Mr K Wilkinson Tel: 01553 616794	Date for Determination: 28 October 2014 Extension of Time Expiry Date: 24 February 2015

Reason for Referral to Planning Committee – Deferred at the meeting on 1 December 2014.

Case Summary

The application site comprises part of a former horticultural nursery site to the immediate west of No.13 on the southern side of Chapel Road, Terrington St Clement.

It covers an area of some 0.29Ha of predominantly grassed land set within Built Environment Type D as defined on the Local Plan map for the village, which is identified as a Key Rural Service Centre in the Local Development Framework.

The site is bounded by residential development to the west, north and east, with storage buildings related to commercial business on Marshland Street forming part of the rear boundary plus residential in the former County Arms Public House and an infill house.

Outline permission is sought for the construction of 4 dwellings and a new access road. Access and site layout are to be considered at this stage, with landscaping, appearance and scale being reserved for future consideration.

Members will recall that this application was on the agenda for the previous planning committee in December, but was deferred due to an announcement from Central Government regarding a policy change in relation to affordable housing provision. The implications of this change are covered within this report.

Key Issues

Principle of development
Impact upon form and character of this locality
Impact upon setting of the Conservation Area
Access
Relationship with adjoining premises
Affordable housing
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises part of a former nursery site to the immediate west of No.13 on the southern side of Chapel Road, Terrington St Clement.

It covers an area of some 0.29Ha of predominantly grassed land set within Built Environment Type D as defined on the Local Plan map for the village, which is identified as a Key Rural Service Centre in the Local Development Framework.

The site is bounded by residential development to the west, north and east, with storage buildings related to commercial business on Marshland Street forming part of the rear boundary plus residential in the former County Arms Public House.

Outline permission is sought for the construction of 4 dwellings and a new access road. Access and site layout are to be considered at this stage, with landscaping, appearance and scale being reserved for future consideration.

SUPPORTING CASE

The application is accompanied by a Design & Access Statement which raises the following issues in support of this proposed development:

- The application seeks outline permission with means of access and siting for consideration at this stage.
- The site comprises a 0.28ha greenfield site, formerly (>5years) a horticultural nursery. More recently the site has been left as vacant grassland, informally used as an occasional kickabout play area.
- The development of the site for non-employment use needs to address Policy CS10 of the Core Strategy. The business use of the site was carried on by the Applicant only and was relatively low-key in nature. Alternative business use of the site, within a predominantly residential area, would be likely to have a detrimental effect on local amenity and highway conditions
- The current application is accompanied by a S.106 obligation relating to an affordable housing contribution in accordance with Policy CS09 and the NPPF, in addition to the Council's adopted Housing Strategy and Guidance notes.
- The layout of the proposed development indicates the provision of a new private driveway to the eastern side of the site, the dimensions of which fully accord with the requirements of the Highway Authority. The roadway extends southwards from the Chapel Road frontage, then turns westwards within the site, providing potential future access to land to the west of the site, and turning space for emergency vehicles.
- The layout plan indicates the construction of two, two storey detached dwellings to the northern side of the site, fronting Chapel Road. This reflects the character and appearance of existing frontage development in the vicinity of the site and is considered the most appropriate arrangement for the street scene.
- To the southern side of the site, and accessed from the private roadway, it is proposed to construct two single storey units to the rear of the frontage dwellings. This reflects the subordinate nature of adjoining outbuildings, is considered to be

more sympathetic to the setting of the conservation area (abutting to the south), will allow glimpses of subservient buildings in views of the site, and will allow for natural surveillance of the rear of the site without impinging on neighbours' amenity.

- With regard to contamination, the applicant has worked the land both before and since taking over the business from his father before him and is therefore fully conversant with the land and former working practices. The only subterranean tank on the site was in use for water storage for on-site crop irrigation. No fuel or vehicle storage took place on the site and there is no known potential contaminant present or historically used on the site.
- Finally, the proposed development is considered to be of a scale and layout which appropriately reflects the form and character of existing development in the locality, while representing a sustainable form and location for new housing development within the settlement, identified as a Key Rural Service Centre (Policy CS02 of the adopted Core Strategy 2011).

PLANNING HISTORY

13/00148/PREAPP: INFORMAL - approve with amendment: 25/10/13 - PRE APPLICATION ENQUIRY: construction of 4 detached dwellings - 13 Chapel Road

CONSULTATIONS

Town/Parish Council: SUPPORT

Local Highway Authority (NCC): NO OBJECTION subject to conditions

Internal Drainage Board: No response received at the time of writing this report

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

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: No response received at the time of writing this report

Environment Agency: NO OBJECTION standing advice applies

Housing Development Officer NO OBJECTION – advises that a contribution of £60,000 towards off-site affordable housing is required on sites that are capable of accommodating 5 dwellings.

Conservation Officer: NO OBJECTION (verbally)

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of development
- Impact upon form and character of this locality
- Impact upon setting of the Conservation Area

- Access
- Relationship with adjoining premises
- Affordable housing
- Other material considerations

Principle of development

Terrington St Clement is identified within the Core Strategy policies as a Key Rural Service Centre.

As described above, the application site falls within Built Environment Type D as defined on the Proposals Map of the King's Lynn & West Norfolk Local Plan (1998). Within this defined area the principle of new residential development is generally acceptable under saved Policies 4/21 and 8/1 of the Local Plan, provided that it has regard for, and is in harmony with, the building characteristics of the locality and complies with all other relevant planning policies. This aim is reinforced by Core Strategy Policies CS06 & CS08 of the Local Development Framework (LDF), plus the additional factor that it also lies adjacent to a conservation area which is more sensitive to new development. This will be addressed subsequently in this report.

The site is owned by Philip Brown who has a horticultural nursery enterprise (PJ Brown Nurseries) which is principally based on the southern side of Marshland Street; he also owns the adjoining house No.13.

Technically this proposal involves part of an employment site and the scheme has to be assessed against Core Strategy policy CS10 of the Local Development Framework which states:

“The Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- Continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings and existing or potential market demand; or
- Use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- An alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.”

The site was historically used to accommodate polytunnels and external beds used in the production of plants etc. However these became redundant, the site was cleared some 5 years ago and was grassed over. The nursery operation is now consolidated on the Marshland Street site. This element of the overall site has not been in production for some considerable time and its loss would not significantly affect employment provision within the village.

The addition of 4 new dwellings would reinforce the housing allocation to this Key Rural Service Centre, which has all the facilities to serve an increased population. The road network to service the site is not ideally suited to commercial/HGV traffic, as Marshland Street and Wesley Road contain shops and suffer from congestion and on-street parking.

The loss of this part of an employment site is considered to be acceptable when assessed against the criteria of Core Strategy policy CS10 above.

Impact upon form and character of this locality

The site lies within the defined village development area (Built Environment Type D). This part of the village is characterised by pairs of semi-detached Council built houses to the west of the site fronting the southern side of Chapel Road, with a mixture of detached houses and bungalows to the east and opposite. To the south there is a mix of commercial uses within more traditional buildings on Marshland Street and houses on the former County Arms PH site.

This is effectively the only part of this frontage that is undeveloped.

The layout shows two detached houses continuing the frontage development onto Chapel Road, their positioning respects the directly adjoining dwellings. An access is proposed adjoining the common boundary with No.13 which curves to the rear of the site to serve a further two dwellings. These would take the form of single storey units representing a more subservient/outbuilding style layout.

This would be sympathetic to the form and character of this locality, indeed a similar enclave of development has recently been constructed at the western end of Chapel Road close to its junction with Orange Row.

Given the above, the proposal is considered to be in compliance with the provisions of the NPPF, saved Local Plan policies 4/21 & 8/1 and Core Strategy policies CS06 & CS08 of the LDF.

Impact upon setting of Conservation Area

The application site lies adjacent to the Conservation Area of Terrington St Clement. The outbuildings to the rear of Marshland Supply Stores form most of the rear boundary of the site.

Given that this application is in outline form and single storey dwellings are proposed to the rear, there will not be a significant impact upon the character and appearance of the Conservation Area. A key consideration will be the roofscape and careful choice of materials – which will be considered at the subsequent reserved matters stage.

Access

A new access and private drive is proposed in the north-eastern corner of the site. The roadside leylandii hedge would be removed to create a parallel visibility splay across the whole frontage to meet County Highways requirements. The private drive would serve three of the dwellings and the detached house adjoining the western side boundary would have a separate access off Chapel Road.

The dimensions of the new accesses and private drive with a Type 3 turning facility would be appropriate to serve the intended development. County Highways are content with this proposal subject to certain conditions relating to access formation, visibility splays and parking provision.

The private drive has been extended towards the western side boundary to enable linkage to additional land to the west, should the opportunity arise at some future date.

Relationship with adjoining premises

The relationship between both the new dwellings and the neighbouring properties surrounding the site is considered to be acceptable given the layout shown on the submitted plans. The layout and orientation of windows will be addressed at the reserved matters stage.

Affordable housing

Central Government has very recently announced a policy change which proposes a new national 10 dwelling threshold (and 1000m² combined gross floorspace) on housing developments, to trigger affordable housing contributions and reduce planning costs to developers. Terrington St Clement falls within an area where this new criteria will apply.

Whilst the site area at 0.29Ha exceeded the trigger for affordable housing contribution defined in Core Strategy policy CS09 (i.e. 0.165Ha), this is superseded by the new national policy, and planning permission may be granted without the need for affordable housing contribution.

Other material considerations

There are no crime and disorder issues of concern; the site lies in Flood Zone 1 of the Council-adopted SFRA; surface water is to be disposed of via soakaways and foul water to mains drainage. Potential land contamination issues are to be covered via condition at the request of our Environmental Protection team, and there are no adverse impacts upon matters of archaeological interest or protected species.

CONCLUSION

The proposed new dwellings would have regards for, and be in harmony with, the form and character of the locality and would not adversely affect the appearance and character of the Terrington St Clement Conservation Area. All other technical issues i.e. access are resolved, and in addition the new national affordable housing policy means that affordable housing is no longer applicable.

The proposal therefore accords with the provisions of the NPPF, saved Local Plan policies 4/21 & 8/1, Core Strategy policies CS02, CS06, CS08, CS10, CS11 & CS12 of the LDF and Policies DM1, DM2, DM15 & DM17 of the Site Allocations & Development Management Policies Pre-submission Document. The application is therefore duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

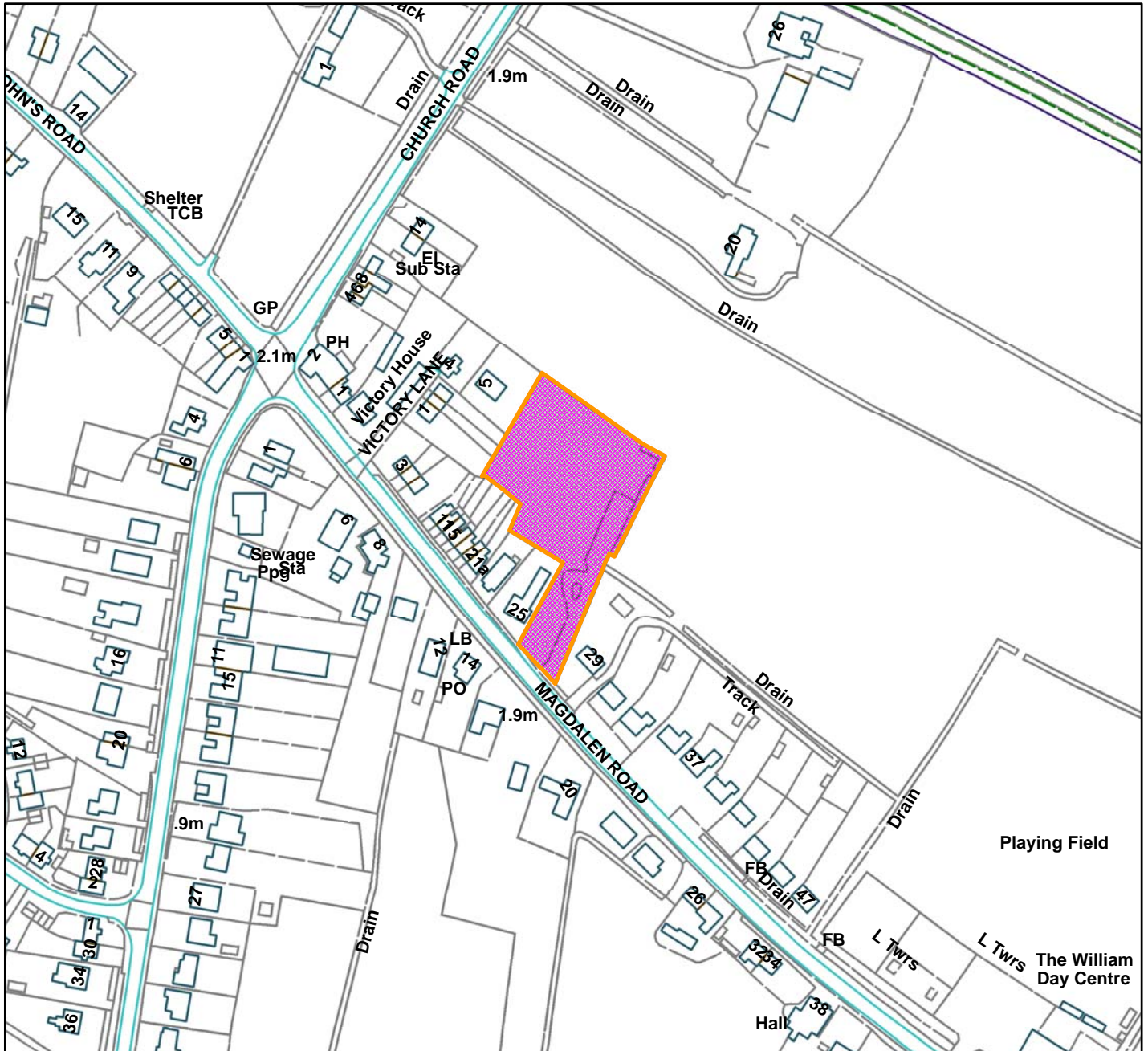
APPROVE subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the 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 Prior to the first occupation of the development hereby permitted, the vehicular accesses shall be provided and thereafter retained at the positions shown on the approved plan 0814 01A in accordance with the highway specification drawing No: TRAD 4. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 5 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 6 Condition Prior to the first occupation of the development hereby permitted, a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 6 Reason In the interests of highway safety.
- 7 Condition Prior to the first occupation of the dwellings hereby permitted, the associated proposed access and on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

14/00404/FM

27 Magdalen Road Tilney St Lawrence



Scale: 1:2,500

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:2500
Date	17/12/2014
MSA Number	0100024314

Parish:	Tilney St Lawrence	
Proposal:	Development of 14 semi-detached dwellings	
Location:	27 Magdalen Road Tilney St Lawrence King's Lynn Norfolk	
Applicant:	Buildwise Limited	
Case No:	14/00404/FM (Full Application - Major Development)	
Case Officer:	Mr K Wilkinson Tel: 01553 616794	Date for Determination: 20 June 2014 Extension of Time Expiry Date: 1 May 2015

Reason for Referral to Planning Committee –The views of Tilney St Lawrence Parish Council is contrary to the Officer recommendation.

Case Summary

The site consists of 0.42Ha of land which was occupied by No.27 Magdalen Road - a detached dwelling and garage, on a relatively large plot of land at the rear of a row of terraced dwellings and a former chapel building, within the village of Tilney St Lawrence.

The site is located within the defined village development area for Tilney St Lawrence and is within Built Environment Type C, according to the Local Plan map.

It lies adjacent to residential areas with housing development to the south-west, west and south-east of the site, with an area of open agricultural land to the north and north-east of the site.

Planning permission was granted for the construction of 8 dwellings on this site under application ref: 07/01128/F, which was commenced by virtue of clearing the site and forming the access, and remains extant.

This application seeks full consent for the construction of 14 semi-detached dwellings on the site, with associated new access and parking spaces.

Key Issues

Principle of development
Impact upon form and character of this locality
Access and highway implications
Impact upon adjoining properties
Flood risk and drainage
Affordable housing
Other material considerations

Recommendation

A) APPROVE subject to completion of a Section 106 agreement to secure affordable housing within the development and maintenance of the access road and surface water storage tanks plus certain conditions.

B) REFUSE Should the Section 106 agreement fail to be completed within 3 months of the date of this decision, the application be REFUSED on the grounds of failure to provide a mechanism to secure affordable housing provision within the development and maintenance of the access road and surface water storage tanks, contrary to Core Strategy policies CS08 & CS09 of the LDF.

THE APPLICATION

The site consists of 0.42Ha of land which was occupied by No.27 Magdalen Road - a detached dwelling and garage, on a relatively large plot of land at the rear of a row of terraced dwellings and a former chapel building, within the village of Tilney St Lawrence.

The site is located within the defined village development area for Tilney St Lawrence and is within Built Environment Type C, according to the Local Plan map.

It lies adjacent to residential areas with housing development to the south-west, west and south-east of the site, with an area of open agricultural land to the north and north-east of the site.

Planning permission was granted for the construction of 8 dwellings on this site under application ref: 07/01128/F, which was commenced by virtue of clearing the site and forming the access, and remains extant.

This application seeks full consent for the construction of 14 semi-detached dwellings on the site, with associated new access and parking spaces.

SUPPORTING CASE

The application is accompanied by a Design & Access Statement which raises the following issues:

In June 2005, an outline permission reference No 05/00521/O was granted for the construction of eight residential units. A full consent based upon the outline consent was granted under reference No 07/01128/F upon 28th August 2007.

A discharge of condition application was approved and the works were commenced by way of forming a vehicular access into the site, being part of the highway works approved under the planning permission. These works themselves were carried out by Norfolk County Council Highways. This kept the development live but in reality the development as approved is not viable. Several developers looked at the site, but could not see any financial return and the site has stood still and undeveloped.

Fortunately a developer has come forward who seeks permission for the construction of 14 smaller properties, some of which will be affordable housing as required by the Local Authority. The development also includes provision of a road to NCC Highways standards, but is to remain in private ownership due to adoption issues.

The formal application is made following a pre-application submission reference No 13/00061/PREAPP, including a subsequent meeting with a planning officer to discuss the proposals and agree sensible changes to allow the development to, we trust, be considered favourably. Generally details were agreed and this application seeks formal approval for the development.

PLANNING HISTORY

07/01128/NMA_1 – NON-MATERIAL AMENDMENT TO PLANNING CONSENT 07/01128/F: Demolition of existing house and outbuildings and construction of 8 properties and associated access roadways - Approved 13.09.10

07/01128/F – Demolition of existing house and outbuildings and construction of 8 properties and associated access roadways - Approved 28.08.07

05/00521/O – Demolition of existing house and outbuildings and construction of 8 properties and associated access roadways - Approved 16.06.05

RESPONSE TO CONSULTATION

Parish Council: OBJECT – still too many properties on the plot; problems relating to traffic flow on Magdalen Road; would accept a slight reduction to 12.

Highways Authority: NO OBJECTION subject to conditions

Internal Drainage Board: OBJECTION concerns relating to surface water disposal and off-site implications

Anglian Water: NO OBJECTION subject to condition relating to surface water

Environment Agency: NO OBJECTION - to be constructed in accordance with site specific FRA.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to condition relating to reporting of unexpected contamination.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to informative note relating to surface water disposal.

Housing Development Officer: NO OBJECTION subject to affordable units being provided and secured via Section 106 agreement.

Norfolk Fire & Rescue Service NO OBJECTION – subject to a fire hydrant being provided to serve the development.

Norfolk Constabulary: NO OBJECTION – advice offered on Secured by Design.

REPRESENTATIONS

ONE letter of **SUPPORT** from a local resident as these would be homes for new buyers but reservations about traffic management and requests traffic calming measures.

SIX letters of **OBJECTION** received raising the following grounds:

- Overlooking;
- Noise during construction;
- Current amenities of village already stretched;
- Impact on wildlife;
- Devaluation of neighbouring properties;
- Magdalen Road is busy with on-street parking – traffic calming measures required;
- Work already under way – plant and machinery on site;
- Dyke on adjacent land cannot be altered/deepened – owners opposed to losing land by such works; and
- Excess water may make adjoining land flood – hard surfacing will result in greater and faster flow of surface water off the site.

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity**OTHER GUIDANCE**

Tilney St Lawrence Parish Plan

PLANNING CONSIDERATIONS

The key issues to be taken into consideration in assessing this proposal are as follows:

- Principle of development
- Impact upon form and character of this locality
- Access and highway implications
- Impact upon adjoining properties
- Flood risk and drainage
- Affordable housing
- Other material considerations

Principle of development

The site was formerly occupied by No.27 Magdalen Road - a detached dwelling and garage, on a relatively large plot of land at the rear of a row of terraced dwellings and a former chapel building, within the village of Tilney St Lawrence. The site is located within the defined village boundary for Tilney St Lawrence and is within Built Environment Type C, according to the Proposals Map of the Local Plan. The principle of residential development of this site was established some time ago with planning approval granted under ref: 07/01128/F, which was implemented and remains extant.

Tilney St Lawrence, along with Terrington St John and St John's Highway, is identified in the Core Strategy settlement hierarchy as a Key Rural Service Centre (Policy CS02). Within KRSCs limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the development limits – in accordance with Core Strategy Policy CS06.

Core Strategy Policy CS06 states inter alia that development must “maintain local character and a high quality environment”. Policy CS08 goes further in stating that all new development should be of a high quality design. New development will be required to demonstrate its ability to: “...respond to the context and character of places in West Norfolk by ensuring that the scale, density layout and access will enhance the quality of the environment...”

This is now also supplemented by Policies DM1, DM2 & DM15 of the Site Allocations & Development Management Policies Pre-submission Document (SADMPPD). The site still falls within the development boundary of the village in the SADMPPD and is considered to be sustainable given the Key Rural Service Centre status. The development will be assessed against policy DM15 (Environment, Design & Amenity) subsequently within this report.

Impact upon form and character of this locality

As stated above, this site is contained on almost three sides by residential development. Magdalen Road comprises a mixture of terraced houses, detached houses, converted chapel, block of flats and a series of contemporary and pre-fabricated bungalows between

The Buck Inn and playing fields plus the William Day Centre. To the north-west is Victory Lane which once again contains terraced houses and bungalows.

This application proposes a new cul-de-sac served off an adopted standard road incorporating a Type 3 turning head. There would be a pair of semi-detached houses fronting Magdalen Road, a pair fronting the access road and a further 5 pairs set around the head of the road - gardens backing onto rear gardens of Magdalen Road properties and agricultural land to the north.

There are 4 No. two bedroomed houses and 10 No. three bedroomed houses, three of which will be affordable units to be secured via legal agreement.

The style of the dwellings is typical of dwellings in this locality, with chimney stacks, brick detailing to verges and above window openings, and lean-to porches with support posts. The palette of materials red facing bricks and dark red rooftiles are compatible to those in this locality. One unit (Plot 14) has an attached double carport, which gives added visual interest at the head of the access road.

Whilst the development will be partially screened from public areas along Magdalen Road, it is considered that it would create an enclave of new dwellings which would respect the building characteristics of this locality.

Access and highway implications

As stated above, a new access would be created off Magdalen Road with an adopted standard road incorporating a Type 3 turning head, but the applicants will retain the access in private ownership as there are surface water holding tanks and pipework within the access and County Highways will not adopt for that reason. The maintenance of the infrastructure may be controlled via a clause within the Section 106 agreement.

The visibility splays and dropped kerb entrance are acceptable to the Local Highway Authority and may be secured via condition.

Concerns have been raised locally regarding traffic speeds on this part of Magdalen Road, however the speed limit is 30mph and within a built-up area. It lies fairly close to the crossroads junction of School Road/Church Road/Magdalen Road/St John's Road. As stated above, County Highways raise no objection to the proposed development on highway grounds.

Impact upon adjoining properties

The existing properties adjoining the site have fairly substantial established rear gardens with a mixture of boundary treatments. The separation distances involved and orientation of first floor windows ensures that there would be no adverse impacts relating to overlooking, or any overbearing or overshadowing issues.

There would be some noise during the construction phase of this development but that would be relatively short-lived and governed by the Control of Pollution Act 1974; this falls within the remit of our Community Safety & Neighbourhood Nuisance team who raise no objections to the proposal.

It is considered that the proposed development accords with both Core Strategy policies CS06 & CS08 plus Policy DM15 of the SADMPPD.

Flood risk and drainage

The site lies within Flood Zone 3 of the Council-adopted Strategic Flood Risk Assessment. The application is accompanied by a site specific Flood Risk Assessment which requires finished floor levels varying between 300mm and 570mm to mitigate against future predicted flood levels. The proposal has been subjected to both sequential and exception testing and has passed those criteria.

The proposed development of this site has been the subject of protracted negotiation between the King's Lynn Drainage Board and Bingham Hall Associates (consultants for the applicants) in relation to surface water drainage, which has reached an impasse. Any increase in the rate and/or volume of surface water run-off to a watercourse will require prior written consent from the Board; as part of such an application the developer would have to show that the downstream landowner is agreeable to the proposals. The IDB raise concerns that the surface water discharge from this site must not affect off-site drains (private adjoining the site – east and north, then ultimately connecting to IDB drains to the north). The neighbouring landowner does not wish to have alterations done to their ditches and has objected to the proposal.

The applicants' consultants have submitted that a system can be created to hold water on-site in a crated storage system to be pumped out, or gravity fed, at the same discharge rate (5 litres/second) as the present site. There should therefore be no adverse effects upon the local drainage system. The IDB does not fundamentally object and considers that the matter can be dealt with by condition.

It is felt that this could be secured via condition (as suggested by both our CSNN team and Anglian Water) and any problems could be addressed via the IDB's bylaws.

Foul water disposal is proposed via mains drainage. Anglian Water indicates that there is adequate capacity in their system to serve this number of dwellings.

Affordable housing

The site area and number of units proposed, triggers affordable housing provision at 20% (even taking account of the new national policy on affordable housing). Three semis are proposed to be provided in accordance with Core Strategy Policy CS09 (Plots 5, 6 & 7) which comprise 2 x 2 bedroomed and 1 x 3 bedroomed accommodation. This provision of this mix and position of the dwellings has been agreed by our Housing Development Officer, and will be secured via a Section 106 agreement.

Other material considerations

There are no significant crime and disorder issues raised by this proposed development. Norfolk Constabulary has viewed the application and offers advice on Secured by Design accreditation.

The effect upon the value of adjoining property (either up or down) is not a planning consideration.

There are no concerns relating to the impact upon wildlife. The site has been left redundant for some considerable time and local residents have become accustomed to its openness. It has however an extant planning permission which could be re-activated at any time.

CONCLUSION

The proposal is considered to be a sustainable form of development within a Key Rural Service Centre which respects the form and character of this locality, provides affordable housing units and all other matters of planning importance may be covered via condition.

The proposal therefore accords with the provisions of the NPPF, Core Strategy policies CS01, CS02, CS06, CS06, CS08, CS09 & CS11 of the LDF and Policies DM1, DM2 & DM15 of the SADMPPD.

The application is duly recommended for approval, subject to the completion of a Section 106 agreement to secure the provision of affordable housing units, plus the maintenance of the access road and surface water storage tanks.

RECOMMENDATION:

A) APPROVE subject to completion of a Section 106 agreement to secure affordable housing within the development and maintenance of the access road and surface water storage tanks and subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 1059-23A, 1059-24B, 1059-26, 1059-27A, 1059-29A, 1059-30 & 1059-32.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details submitted as part of this application, no development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 4 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, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

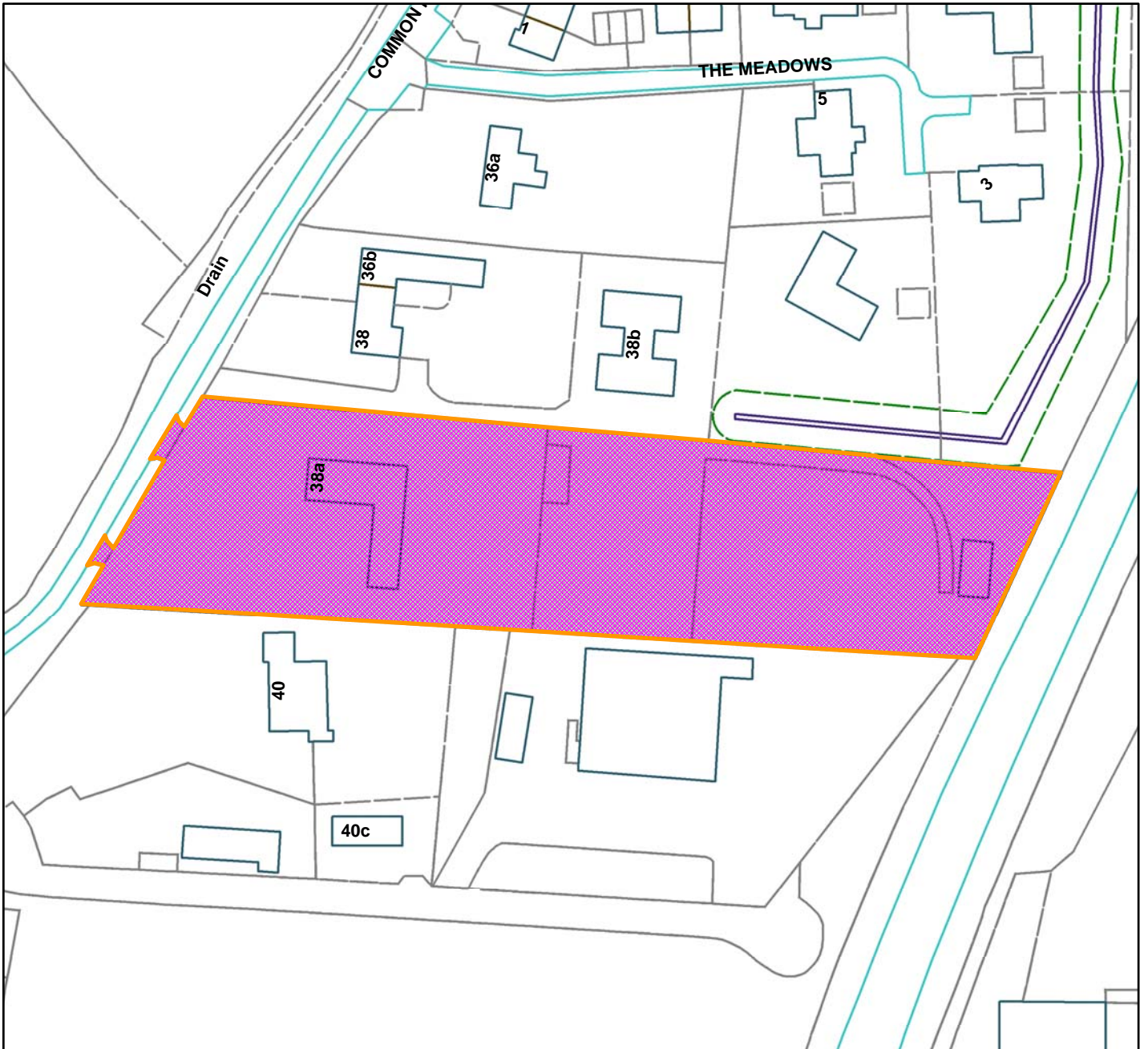
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 4 Reason In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.

- 5 Condition Prior to the first occupation of the development hereby permitted, a visibility splay of 2.4m x 59m shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the first occupation of the development hereby permitted, the proposed access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

B) REFUSE Should the Section 106 agreement fail to be completed within 3 months of the date of this decision, the application be REFUSED on the grounds of failure to provide a mechanism to secure affordable housing provision within the development and maintenance of the access road and surface water storage tanks, contrary to Core Strategy policies CS08 & CS09 of the LDF.

14/01299/FM

38 Common Road Snettisham



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:1,250**

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	12/12/2014
MSA Number	0100024314

Parish:	Snettisham	
Proposal:	Construction of 11 dwellings and two access points following removal of hospice and associated buildings	
Location:	Tapping House Hospice 38 Common Road Snettisham Norfolk	
Applicant:	Common Road Ltd	
Case No:	14/01299/FM (Full Application - Major Development)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 5 December 2014 Extension of Time Expiry Date: 16 January 2015

Reason for Referral to Planning Committee – Committee requested to see the details.

Case Summary

The site comprises an elongated rectangular plot on Common Road, Snettisham, located to the west of the A149 on the opposite side of the main village. The site was formerly occupied by Tapping House Hospice and this has since relocated Hillington.

Outline planning consent (access and layout) was approved in 2012 for the redevelopment of the Hospice site to provide nine residential dwellings comprising two chalet bungalows, a terrace of three houses and four detached dwellings.

This current major application is for full planning permission which seeks the construction of 11 dwellings and two access points following the removal of the hospice and all associated buildings.

The site lies within the built environment (type D) as defined on the Local Plan inset maps and is close to the AONB designated landscape.

Key Issues

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

Principle of development;
Design, character and appearance
Affordable housing provision;
Highway safety;
Amenity;
Noise;
Drainage arrangements; and
Other Material Considerations

Recommendation

A) APPROVE subject to a Section 106 to secure affordable housing

(B) REFUSE in the absence of a Section 106 agreement being signed within 3 months of the date of permission, on the grounds of the lack of a mechanism to secure the affordable housing, contrary to Core Strategy Policies CS09 of the LDF.

THE APPLICATION

The application site comprises an elongated rectangular plot measuring 42m (width) x 175m (length) located between the A149 to the east and Common Road to the west, on the outskirts of the village of Snettisham. The site was formerly used as a Hospice (registered charity) and is adjoined by residential bungalows to the north with a dwelling and commercial premises to the south.

Outline planning consent (access and layout) was approved in 2012 for the redevelopment of the site to provide 9 residential dwellings comprising 2 chalet bungalows, a terrace of three houses and 4 detached dwellings. This application seeks full planning permission for the construction of 11 dwellings and two access points following the removal of the hospice and associated buildings. At the time of writing, however, the site had been cleared of most of the buildings and structures.

The site is located within the Built Environment Type D and the site is in proximity to the AONB, as the AONB boundary runs along the western side of Common Road.

SUPPORTING CASE

The application has been supported by a Design and Access Statement, Contamination Assessment, Asbestos Survey Report, Draft Sec 106 Agreement and Noise Impact Assessment.

The Design and Access Statement explains that the original outline scheme was covered with an extensive bunded scheme to protect the dwellings from noise, similar to the existing bunded arrangement which protects dwellings to the north of the site. This was considered to create an unattractive landscaped area which is difficult to maintain, especially when viewed from this development site.

Rather than providing a similar bund, attention has been given as to how the noise protection can be achieved in a more sympathetic and attractively landscaped manner. Noise tests have been carried out and the advice is to provide protection to a similar height of the existing bunds. Rather than one large mound or one 4m tall acoustic fence, a compromise is proposed of a 2m high mound, with a 2m acoustic fence above, both bund and fence returning around each side where there is a reduction down to a 2.4m acoustic fence each side to protect the proposed chalets from noise. This change has opened up more development land for use compared to the original outline consent and provides additional space for two more dwellings than the outline consent. However, it should be noted that three of these form a singled terraced block at the front of the site of a size similar to the neighbouring dwellings each side.

Other important changes from the outline have been changes from houses to chalets, which will sit more comfortably within the surrounding pattern of dwellings to north side and the front south side where there is a single large bungalow. A motor garage occupies the rear south side.

There are existing recently built stylish chalets to the corner of Beach Road and Common Road West. These sit to the south at only a distance between this site and the developed site of 65m. These are a good example of the similar styles proposed for this site.

The original outline consent was for nine houses and normally NCC Highways would expect developments over eight to have an adopted road. So as to avoid an adopted road, two access points are proposed, one with eight off a private drive and the other is for the block of three terraced dwellings, two of which are to be affordable homes as required by policy, and the other private. Good visibility of 2.4 x 59m can be achieved from each access.

Prior to the submission of this application, Tapping House the owners of the current site secured the implementation of an archaeological investigation and details of this report are included as part of the submission. There were no significant findings. The investigation was carried out by Archaeological Solutions and their report was approved by Norfolk County Council Historic Environment Service.

During the course of this application the intention is to remove, some trees saving those which are considered to enhance the development. Additional landscaping including hedges and trees will be planted as part of the redevelopment. We trust details of the proposed landscaping can be addressed during the process of this application to avoid the need of a condition.

The construction of the bunds are to be undertaken such they provide a sensible 30 degree angle of repose each side, constructed in consolidated layers and covered with topsoil and seeded with grass to ensure these can be easily maintained by the future residents. An existing 4.5m tall hawthorn hedge which runs alongside the by-pass to the east will hide the mound and its fence.

The overall height of the buildings to the ridge is less than the approval given for the outline planning permission and rather than a development of houses, these are for chalets. Therefore the scale of the buildings is more akin to the surrounding development.

So as to provide an attractive frontage to Common Road West it is proposed to erect a 900mm high white painted timber picket fence with 45 degree angled returns to both access points. Behind the picket fence will be planted a laurel hedge which we trust will quickly establish itself so as to provide a frontage to Common Road to match the laurel hedging each side of this site to the north in front of Nos 38 and 36B and to the south No 40. The picket fence and laurel hedge behind will extend inside the main access along both sides and close boarded fencing provides privacy to both plots 1 and 5 with a gated access to the sewage treatment plant.

Between the development site and its east and west boundaries will be 1.8m high close boarded fence. Also 1.8m high close boarded fences will be provided between the gardens of each property. Gates will be provided to enable access to individual gardens. A further laurel hedge will be provided between the frontages of plots 8 and 9 and the frontages of 10 and 11. A picket fence with laurel hedge behind together with an access gate to the sewage treatment plant will be provided between plots 6 and 9 close boarded fences to the end of the hammer head.

The visual aspect of the development is very important and we have endeavoured to provide an attractive appearance around and within the development. We foresee a variation in the finish of each house types so as to provide individuality within the same theme. There will be a mixture of finishes including render, brick and coloured mineral board cladding. The combination of colours will require careful consideration and we therefore trust that these

details can be submitted and approved during the course of this application and prior to receipt of consent so as to avoid a pre-commencement condition.

We have considered the plans provided by the Environment Agency and the Strategic Flood Risk Maps and the development is not within a flood risk zone and therefore does not require a Flood Risk Assessment.

PLANNING HISTORY

12/00270/O Outline Application: proposed redevelopment of site to contain 9 dwellings following the proposed removal of the existing hospice and associated buildings. Permitted 14/01/13

11/01741/OM Proposed redevelopment of site to contain 12 dwellings following the proposed removal of the existing hospice and associated buildings. Withdrawn

09/02169/F Pavilion for activities room. Approved 15/02/2010

10/00048/F Extensions to form entrance lounge and canopy together with sitting and dining room extension.

09/00341/F Continued use of portable building for office use and complementary therapy. Permitted 30.04.09

05/00458/F Continued use of portable building for office use. Permitted

29/04/05- temporary until 29/04/08

03/1710/F Continued use for storage. Permitted 23/10/03

2/02/0127/F Continued use of portable building for office use. Permitted 19/03/02

2/00/1157/F Retention of two storage buildings Permitted 20/09/00

2/00/0338/F Extensions to hospice (amended design). Permitted 11/04/00

2/99/1400/F Siting of a further portable building for office use. Permitted 06/12/99

2/98/1074/F Extension in connection with use as hospice standing of portable building for office use and car park provision. Permitted 17/03/99

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION – However, the Parish Council is concerned that the flow from treated waste water from this site, which is proposed to go into the dyke opposite, is additional to the water which was previously flowing (i.e. the surface water from the Tapping House Hospice). This will put additional pressure on the dyke, most of which is owned by the Parish Council. We would seek that if this is the case some settlement is made which would offset additional costs that may be incurred as a result – e.g. with clearing and maintaining the dyke. Additionally we have been approached regarding street lighting on Common Road West and would request that during the construction phase consultation with the Parish Council takes place with regard to the possibility of ensuring electricity supply to a suitable

point to allow for possible lighting. If this is done at the same time as the build, unnecessary extra work and expense could be avoided.

Highways Authority: NO OBJECTION subject to conditions.

Environmental Health & Housing – CSNN: NO OBJECTION Recommend conditions relating to foul water drainage arrangements, surface water drainage, construction management plan and measures to address road traffic noise from the A149.

Environmental Health & Housing – Environmental Quality: NO OBJECTION but recommend condition re: removal and disposal of asbestos

Environment Agency: No comments received.

Norfolk Constabulary: Forwarded comments to the applicant relating to crime prevention.

Housing Development Officer: NO OBJECTION subject to signing of Sec 106 agreement

REPRESENTATIONS

Two third party representations received referring to the following:-

- It is noted that all properties adjacent to Common Road have waste tanks with cleaned water allowed to be discharged into the adjacent stream along common road. I have no concerns regarding this method of disposal. My concerns are regarding the properties at the rear of Tapping House adjacent to the A149 bypass. These show cleaned water discharge to a soak away. This did not work for the adjacent properties at 4 & 5 The Meadows due to the impervious nature of the sub soil. A similar system to the front properties had to be adopted to stop a build-up of waste and water. I do not believe due cognisance been made of this potential problem.
- No objections to the scheme

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The application raises the following key issues:-

- Principle of development;
- Design, character and appearance
- Affordable housing provision;
- Highway safety;
- Amenity;
- Noise;
- Drainage arrangements; and
- Other Material Considerations

Principle of development

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

In relation to development plan policies, the application site lies within Built Environment Type D as defined by the Local Plan inset map for Snettisham, where the principle of residential development is considered acceptable under saved Policies 4/21 and 8/1 of the Local Plan where it is in character with the locality. However, the Local Development Framework Core Strategy represents a more up-to-date assessment of the borough's land characteristics, and this provides guidance on the scale and location of future development in the borough for the next 15 years.

Snettisham is defined as a Key Rural Service Centre in the Council's LDF Core Strategy. This type of settlement provides a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement.

It is noted Core Strategy policy CS10 seeks to resist the loss of sites currently or last used for employment. In this case the hospice charitable organisation has already relocated to premises in Hillington so there will be no loss in the level of service offered. The principle of residential development on this site has already been agreed through the approval of outline consent in 2013 (Ipa ref: 12/00270/O).

It is therefore considered the site is appropriate for residential development and would benefit the community in terms of supporting a range of present facilities including a surgery, school, bus route, Post Office, pub, and other employment and retail uses.

As such, the development of this site for housing is considered acceptable in land use terms, subject to the other key considerations being satisfied.

Design, character and appearance

The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people (para. 56). Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (para. 64).

Policy CS08 of the Core Strategy requires that new development be of a high quality design and that proposals should optimise the density of the development in light of factors such as the setting of the development, the form and character of existing development and the requirement for any on site infrastructure including amenity space.

The site is roughly rectangular in shape and has a shorter road frontage onto Common Road than the depth of the site. The eastern end of the site backs onto the main A149 bypass. To the south is a mixture of residential use and commercial (car sales) with residential to the north. On the western side of Common Road is a mixture of open common land and wooded area.

Development along the east side of Common Road comprises mainly detached bungalows fronting and set back from the public highway. A number of nearby developments have been constructed in recent years and, like the application site, these have a rectangular site area and are located between the A149 and Common Road. These developments share common characteristics in respect of comprising a small grouping of buildings of similar appearance and scale accessed from Common Road. It is this layout to which the development proposal relates with a short run of terraced, chalet bungalows to the front of the site and detached chalet style bungalows set back from Common Road.

The site layout shows that space for roadside planting will be available along Common Road. Parking for units 1-3 is to the front of the site, but softened by the proposed roadside planting.

The larger, detached, chalet style dwellings are set to the rear of the terraced housing. It is considered the positioning of the dwellings would generally be in harmony with the housing layout of the area without causing any undue harm to the enjoyment of neighbouring properties in terms of appearing overly dominant given the separation distances.

Chalet style dwellings are currently found along Common Road, so this house type is considered to be in keeping with surrounding development. The proposed dwellings are shown to be constructed of a mixture of brick, render and horizontal cladding. This is consistent with materials found locally. Roofing material is shown to be red clay pantiles, which again, is appropriate in this part of the village.

With the site located within the built environment and bordered by the A149 to the east the residential development is not considered to result in an adverse impact on the nearby AONB designated landscape.

In summary it is considered that the proposed development will not harm the character and quality of the area and the way it functions. It is considered to be sufficiently in keeping in terms of form and character. It promotes local distinctiveness and reflects local character and the identity of this part of the village through the house design and use of materials. The proposal accords with national and local policy in this regard.

Affordable housing provision

In accordance with the provisions of Core Strategy Policy CS09, the site is expected to provide 2 affordable housing units. The applicant has submitted a section 106 agreement with the application.

The Section 106 has not yet been completed but if Committee is minded to approve permission it is recommended that this be subject to the completion of the S106 Agreement. Therefore, subject to the signing of a Section 106 legal agreement ensuring that the affordable housing contribution is secured there are no outstanding issues with this regard.

Highway safety

The Highways Authority has been consulted on this proposal.

The County Council raises no objection to the scheme subject to conditions regarding vehicle access, visibility splays, parking and turning and wheel cleaning facilities.

Amenity

The proposed dwellings have been sited so that they are either separated by a private drive/turning area or set back-to-back. This ensures no material over-shadowing whilst providing a degree of privacy in line with that commonly found on residential estates.

The site is separated from a single dwelling and commercial unit to the south by an extensive hedge and the residential properties to the north by the private access roads or the raised bund, and this relationship is not considered to be overbearing to the adjoining residents.

The window arrangements of the properties, combined with distances between properties, ensure that there is no direct overlooking between the proposed properties within the site.

Consequently there are no concerns regarding the proposal causing overlooking, loss of light or overshadowing to neighbouring properties or being overbearing.

Once constructed, the proposal will result in additional vehicle movements and general increased activity at the site, but the use is compatible with surrounding residential development and raises no significant amenity issues.

There are no other neighbour amenity issues.

Noise

The scheme proposes a bund to the eastern part of the site parallel with the A149, similar to that found on the neighbouring site to the north. This earth bund has the potential to reduce noise levels for future residents from passing traffic to an acceptable level. The applicant has also supported the application with an independent Noise Impact Assessment

The Environmental Health Officer recommends that additional information is submitted with regard to noise attenuation for the dwellings at the back of the site. The applicant has submitted an amended plan referring to the use of glazing and acoustic ventilation but the Environmental Health Officer has confirmed that this does not fully overcome her concerns. It is recommended that the condition relating to noise attenuation be retained.

The Environmental Health Officer has requested that a Construction Management Plan be submitted with regard to the construction works. Detail has been submitted with the application and this satisfies the key points raised by the Environmental Health Officer. It is no longer considered necessary to impose a condition for a Construction Management Plan.

Concerns by the Environmental Health Officer regarding safe asbestos removal have been addressed by the applicant.

Drainage arrangements

Since the application was submitted the applicant has had lengthy discussion regarding the sewage treatment works and the proposals for the drainage have now been amended.

Foul Drainage – Rather than have shared sewage treatment plants as originally put forward, the applicant proposes that each property should have their own individual sewage treatment plant with the exception of plots 1 and 2 which will have a shared sewage treatment plant and will be the responsibility of the Housing Association.

In respect of the individual plants serving plots 3 to 11 these will treat the sewage and the treated effluent will be taken to a gravity drain which will run down the centre of site within the proposed driveway before turning south and connecting to an existing outfall which crosses Common Road. There will be no need for soakaways to serve the foul system. The sewage treatment plants serving plot 1 and 2/3 will also be taken by gravity to the same outfall across Common Road.

Each treatment plant will have its own sampling chamber where the effluent can be checked by the Environment Agency.

The Council's Environmental Health Officer has requested a planning condition be imposed seeking full details of the drainage system prior to commencement of any works on site. The applicant has since submitted additional information regarding the drainage and the Environmental Health Officer has confirmed this overcomes her concerns.

Surface water drainage - Each individual property is to be served by its own independent soak-away. The Design and Access Statement sets out in some detail how surface water is to be disposed. It also refers to sizing of soakaways in accordance with percolation testing as shown in Building Research Establishment Digest 365. The Design and Access Statement goes on to explain that trial pits were undertaken by a structural engineer and that the water table was encountered between 1.3 and 1.65m below ground level. Given the

available depth down to the water table there is plenty of space for soakaways to be formed above this level to suit the BRE Digest Guide. However, this matter will be considered and approved by building control.

The Council's Environmental Health Officer considers the applicant has submitted adequate information regarding surface water drainage and it is not considered that additional information is required in this case.

Third party comments regarding foul drainage are noted but the system has since been amended. The Parish Council has raised concerns regarding the drainage of the site but the details are controlled by building regulations. They have requested that some financial settlement is made which would offset additional costs that may be incurred if the increased water flow falls into the dyke opposite, which is managed by the Parish Council.

In this case, the applicant has demonstrated that the proposed development can be adequately drained in terms of foul and surface water and therefore there is no planning reason to prevent development. The request for some form of financial settlement towards the cost of cleaning and maintaining the nearby dyke is noted but it is not within the remit of planning legislation to become involved in such matters in this case.

Crime and Disorder

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

Other Material Considerations

The applicant has confirmed that an archaeological investigation has been undertaken, submitted to and approved by the County Council's Historic Environment Service. Therefore no further planning conditions are required relating to archaeology in this case.

The Parish Council has requested that they be consulted about street lighting to allow for joined up working relating to installation. However, the local planning authority has no powers to ensure that this is undertaken.

CONCLUSION

The proposed development of 11 dwellings on the site can be accommodated without harm to the character of the village. The proposed house designs are appropriate and respect the building characteristics of the area. It is therefore considered that the proposed scheme will adequately fit in with the characteristics of this part of Snettisham in terms of scale, density, massing, height, landscape, layout and materials.

The proposal accords with Policy CS09 on affordable housing (subject to the signing of a Sec 106 agreement to secure the affordable housing).

Conditionally there are no outstanding highways issues or landscaping concerns. Conditionally there are no contamination or drainage issues.

There are no outstanding residential amenity issues.

The proposal accords with the provisions of the NPPF, Local Plan Policy 4/21 and Core Strategy Policies CS01, CS02, CS06, CS08, CS09, CS11, CS12 and CS13. Accordingly the application is recommended for approval subject to the signing of a Sec 106 agreement to secure the affordable housing.

RECOMMENDATION:

A) APPROVE subject to a Section 106 to secure affordable housing and subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. 1850-08, Location Plan
 - Drawing No. 1850-07E, Site Plan
 - Drawing No. 1850-02B, Proposed Plans and Elevations Plots 1-3
 - Drawing No. 1850-03C, Proposed Plans and Elevations Plots 4,7 & 8
 - Drawing No. 1850-04C, Proposed Plans and Elevations Plots 5,6 & 9
 - Drawing No. 1850-05C, Proposed Plans and Elevations Plots 10 & 11
 - Drawing No. 1850-03C, Proposed Plans and Elevations Plots 4,7 & 8
 - Drawing No. 1850-10C Acoustic Boundary Details
 - Drawing No. 1850-11, Garage Plans and Elevations Plots 10 & 11
 - Drawing No 1850-12A – Proposed Boundary Details
 - Drawing No. 1850-13B Proposed Foul Drainage Plan
 - Drawing No. 1850-14A Existing and Proposed Site Sections
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to the first occupation of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan Drawing No. 1850-07E in accordance with the highway specification (Dwg. No. TRAD 4) attached.
Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

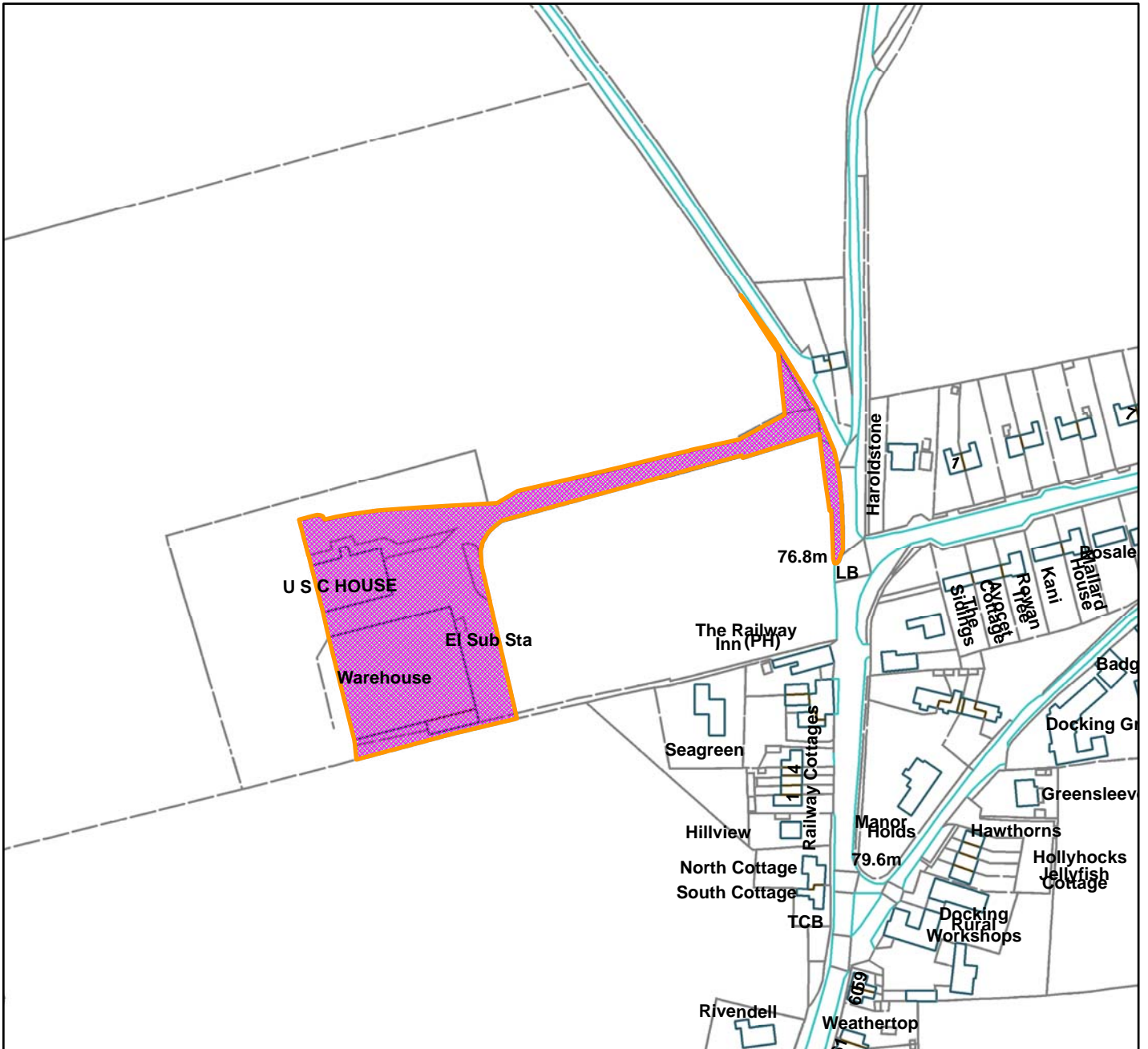
- 4 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 5 Condition Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing number 1850-07E) shall be upgraded / widened to a minimum width of 4.5 metres and provided with kerb radii of 4 metres in accordance with the Norfolk County Council residential access construction specification for the first 3 metres as measured back from the near channel edge of the adjacent carriageway.
Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 5 Reason In the interest of highway safety and traffic movement.
- 6 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved accesses unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 6 Reason In the interests of highway safety.
- 7 Condition Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 7 Reason In the interests of highway safety.
- 8 Condition Prior to the first occupation of the development hereby permitted the proposed accesses /on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 9 Condition No works shall commence on site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 9 Reason To prevent extraneous material being deposited on the highway.
- 10 Condition For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in Condition 9.
- 10 Reason To prevent extraneous material being deposited on the highway.
- 11 Condition No development above foundation level shall take place on site until a scheme to protect the dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any of the dwellings are occupied.

- 11 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

B) REFUSE In the event that the Section 106 agreement is not completed within 3 months of the date of this Committee meeting, the application shall be REFUSED due to the failure to secure affordable housing.

14/01329/F

USC House Choseley Road Docking



Scale: 1:2,500

Borough Council of King's Lynn & West Norfolk



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1: 2500
Date	17/12/2014
MSA Number	0100024314

Parish:	Docking	
Proposal:	Demolition of offices and warehouse and construction of 8 houses using existing access roadway	
Location:	USC House Choseley Road Docking Norfolk	
Applicant:	USC Acting By Their LPA Receiver	
Case No:	14/01329/F (Full Application)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 13 November 2014 Extension of Time Expiry Date: 19 February 2015

Reason for Referral to Planning Committee – At present involves a financial contribution of £96,000 towards affordable housing.

Case Summary

This application seeks planning permission for the demolition of the offices and warehouse and the construction of 8 houses using the existing access roadway.

The site consists of a large, detached warehouse building, two storey, detached office building, associated parking and ground around the buildings. The site is located behind the former seed processing and storage business, known as 'the granaries' which closed in the 1990's. This site in front of the application site has since been cleared of the former large, four storey industrial scale buildings. Only foundations, concrete slabs and an electricity substation remain.

Open countryside surrounds the site on three sides to the north, west and south. To the east is the demolished granary site.

The site is located partly within the village settlement of Docking and within the Built Environment Type D as depicted on the Local Plan Proposals Map. The northern part of the site which includes the office building extends beyond the village boundary and is within the countryside.

The site is not within the Conservation Area but can be seen from within it. The closest part of the Conservation Area runs along part of the southern boundary of the adjoining granary site to the east.

Key Issues

Principle of development
Design character and appearance;
Impact upon adjoining Conservation Area;
Highway issues;
Affordable housing;
Loss of employment land; and
Other material considerations

Recommendation

(A) APPROVE subject to the completion of a Section 106 agreement, within 3 months of the date of this committee meeting, unless the contribution towards affordable housing is no longer required as agreed by Full Council.

(B) REFUSE In the absence of the aforementioned Section 106 agreement being completed within the defined timescale, and then the application shall be refused unless the contribution towards affordable housing is no longer required as agreed by the Full Council.

THE APPLICATION

This application seeks planning permission for the demolition of the offices and warehouse and the construction of 8 houses using the existing access roadway.

The site consists of a large, detached warehouse building, two storey, detached office building, associated parking and ground around the buildings. The site is located behind the former seed processing and storage business, known as 'the granaries' which closed in the 1990's. This site in front of the application site has since been cleared of the former large, four storey industrial scale buildings. Only foundations, concrete slabs and an electricity substation remain.

Open countryside surrounds the site on three sides to the north, west and south. To the east is the demolished granary site.

The site is located partly within the village settlement of Docking and within the Built Environment Type D as depicted on the Local Plan Proposals Map. The northern part of the site which includes the office building extends beyond the village boundary and is within the countryside.

The site is not within the Conservation Area but can be seen from within it. The closest part of the Conservation Area runs along part of the southern boundary of the adjoining granary site to the east.

At the time of writing, the proposal will require a S106 legal agreement to be signed in connection with the delivery of affordable housing, due to the size of the site and the number of dwellings proposed. The application has been made with a unilateral undertaking proposing a commuted sum for a contribution towards off-site affordable housing provision. This amounts to £96,000.

SUPPORTING CASE

The application has been supported by a Planning Statement, a Surface Water Management Plan, a Contamination Desk Study Report an Ecological Appraisal, an Arboricultural Impact Assessment and a draft Unilateral Undertaking for the commuted sum for affordable housing.

The Planning Statement explains that the owners of the main Granaries site to the east have already obtained planning permission for housing redevelopment; the current valid permission is 12/01567/OM dated January 2014. That site would be a medium density housing estate, with 32 dwellings in a variety of house sizes and types including social

housing, and a group of industrial units at the back, facing the applicants' warehouse. There is significant work to be done on decontaminating the main Granaries site to a residential standard, with chemical risks due to seed processing, and asbestos having been present in the now-demolished structures.

That site has been re-launched on the residential housing land market, but the view of residential sales agents is that the uncertainty about the future of the western part of the site (i.e. the present application site) is a factor causing there to be no sustained interest. The Granaries site is likely to remain undeveloped, increasingly an eyesore and yet on the edge of an Area of Outstanding Natural Beauty [3km to the north] and a Conservation Area village [from Station Road southward], until there is a credible and viable permission on the application site.

The Planning Statement confirms that the application site is restricted to the redevelopment area, and has the benefit of separate access and a landscaped setting; it is proposed that a much lower density and scale of development, creating a modest and more varied skyline, will enable a significant enhancement of the locality and the setting of the site in the wider landscape.

The areas of the ownership to the west and north [edged in blue] have been excluded from the development site [edged in red], and will be retained as amenity land in the joint ownership and management of the future residents in this scheme, for their common benefit.

The Planning Statement refers that when the application site was part of the former Granaries site, the access for this application land was the heavy goods vehicle entry and exit for the site as a whole. The access directly onto Station Road and now in a separate ownership was limited to cars and light vans serving the offices and laboratory block at the front. The short length of Choseley Road from the Station Road junction is of two-way width, but north of the site entrance it reduces to a single-track lane with passing opportunities. The urban 30 mph speed zone begins just north of the access.

In the proposed development the access road would be retained as a non-adopted privately maintained road. The roadway width exceeds 6.6 metres throughout its length.

The housing would be 8 x 4 bedroomed homes, each provided with 2 garages and 2 parking spaces. Within the development site there are several vehicle turning points, exceeding Type 3 standard residential requirements.

The Planning Statement confirms that the application site has ceased to be appropriate or to have value for employment purposes, as demonstrated by the fact that it has been on offer to the commercial property market without offers for more than 3 years on the office block and for more than 9 years on the warehouse (throughout its USC ownership). Only intermittent short-term lettings have been achieved on the warehouse in that time period. Sales details are attached as an Appendix.

The LPA has similarly had to consider this policy in relation to the main Granaries site, and concluded in 2013 that the clearance of the site and its decontamination followed by residential development was more important for the community than insisting on the site being retained in the hope of future industrial or employment-generating users in new construction.

The Planning Statement refers that the present commercial buildings are fully in view from Brancaster Road although some 160 metres back inside the site, and if left in place they would be overbearing towards the new houses to the east. This problem of scale between the two uses – the retained warehouse and new housing – is says the Planning Statement,

the sole reason for an incongruous line of small business units added onto the rear of the housing estate permission in 12/01567/OM, rather than any latent demand or compliance with a planning policy.

The bolted structure of the warehouse building will enable the 51m wide x 43.5m deep x 12.8m high heavy structural steel frame to be dismantled for use elsewhere.

The office block was first considered for its potential to be converted as the apex of an L-shape for housing terraces, or an apartment block with community-managed parts. However, the structure is problematic, having been self-built by seed company employees and cannot be certified, for fire resistance for example, without extensive internal investigation or dismantling. Its construction was so disorganised that it was built over the sub-regional pressurised foul sewer that serves north-west Norfolk running back westward to the Heacham STW, and the sewer line had to be altered.

The Planning Statement concludes that retaining this structure but changing its use would bring more problems and costs than could possibly be saved by demolition and starting again.

The Council's Policy CS10 requires consideration whether an employment site:

- is viable taking into account the site characteristics, building quality and market demand;
- uses give rise to unacceptable environmental or access problems; or
- an alternative or mixed use would have greater potential benefits for the community.

In this case, the type and build quality of the buildings have proved inflexible and unattractive for any market demand that there might be in this rural locality. The original users were related to rail transport and strong local agricultural demand and supply of sugar beet; neither of those factors has had any relevance for more than 20 years, and the assets are principally a 'blot on the landscape' now.

The history of employment around Docking does not indicate any demand now or potential for such large buildings or for the incorporation of any particular new units in a redevelopment. The planning policy issues discussed in NPPF para 22 have been evident for several years in relation to the Granaries site as a whole, and the LPA has already determined the residential future of the main site.

The Surface Water Management Plan by ESP Engineering Support Practice Ltd. has been produced following discussion with the Environment Agency. It concludes that the issues relating to drainage, both foul and surface water together with flooding risks, have been addressed and adequately supported with document evidence. Further invasive site testing may be required to verify the proposed methods to be adopted and will be carried out when required.

The foul drainage is recommended to be directed to the Anglian Water Services public sewer. The Plan also recommends that the proposed Sustainable Urban Drainage System (SuDs) is adopted as the preferred method for disposal of surface water run-off. To reduce the cross ground topographical flooding risk to the properties it is recommended that the proposed SuDs system is installed fully and the suggested finished floor levels are implemented.

The Desk Study Report by Harrison Group Environmental Limited concludes that 'The potentially contaminative uses identified on site leads us to the conclusion that intrusive investigation is appropriate before the site can be considered suitable without remedial action. The investigation should include an assessment of the potential for contaminated soil

from the historic uses of the site and the potential for migration of contamination from surrounding areas. However, based on the information available, it is not considered likely that gross contamination is present which may otherwise limit the development potential.'

The Ecological Appraisal by Wild Frontier Ecology Ltd. found no evidence of protected species on the site. It concluded that the proposed development would have no more than a minor negative impact on local bat populations and no more than a minor negative effect on local bird populations. Only a neutral or minor negative impact on local reptile populations (if they exist) is expected. The Appraisal concluded that the study site itself lacks Habitats of Principle Importance and a neutral impact on Habitats of Principle Importance is expected. Consequently there are no mitigation measures proposed other than precautionary ones.

The Arboricultural Impact Assessment, Tree Protection Plan and Method Statement by Arbor Research Assoc state that development has no significant detrimental impact on the existing trees. The trees are mostly distributed around the boundary areas of the site, particularly to the northern and southern sides, with some mainly smaller trees located centrally. The plans involve the loss of some trees but these are not of significant amenity value. Some existing trees and hedging along the northern boundary and main access road to the site will need to be cut back and crown lifted in order to allow access and vision splay views for usage. This work can be carried out to a suitable standard which will not affect the amenity or longevity of the trees to any significant degree.

The proposed development of the site envisages the removal of the low amenity conifers partly to allow better planting on the boundaries in order to improve the amenity of the area and also to improve the amenity of the properties on the site (removal of shading and overbearing issues). Tree protection plan details provide information on how to protect and avoid damage to trees on and adjacent to the site during and after the development of the proposed development to install the cable.

The draft Unilateral Undertaking sets out the details of the commuted sum of £96,000 towards the off-site provision of affordable housing.

PLANNING HISTORY

Site and adjoin site to the east:

09/02210/CU: Application Permitted: 26/02/10 - Change of use of part of ground floor from offices to general practitioners surgery for a temporary period during refurbishment of existing surgery

09/01906/EXOM – Extension of Time Application for Outline permission for construction of 25 dwellings including 5 affordable units - Approved

06/01814/OM – Outline permission for construction of 25 dwellings including 5 affordable units - Approved

05/01031/OM – Outline permission for Residential development (50 units) - Withdrawn

05/02153/OM – Outline permission for construction of 26 dwellings including 5 affordable units – Withdrawn

04/00922/O – Site for construction of country club hotel with health and leisure facilities after demolition of existing seed storage sales building – Refused

2/95/1357/F: Application Permitted: 16/11/95 - Construction of lean-to extension to store vehicles and lawnmowers

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Conservation Areas Advisory Panel: NO OBJECTION - The designs of the dwellings did not particularly reflect the characteristics of the village but in terms of the general impact upon the character of the Conservation Area the dwellings would have considerably less mass and be less conspicuous in their setting than the buildings already on the site.

Environmental Health – Community Safety/Neighbourhood Nuisance: NO OBJECTION - conditionally

Highways Authority: NO OBJECTION conditionally

Environmental Health & Housing – Environmental Quality: NO OBJECTION - conditionally

Norfolk Constabulary: NO OBJECTION, but made comments

Norfolk Fire and Rescue Service: NO OBJECTION - conditionally

REPRESENTATIONS

No third party comments have been received.

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

This application proposal raises the following issues:-

- Principle of development
- Design character and appearance;
- Impact upon nearby Conservation Area;
- Highway issues;
- Affordable housing;
- Loss of employment land;
- Residential amenity; and
- Other material considerations

Principle of development

The site is located partly within the settlement of Docking and within the Built Environment Type D as depicted on the Local Plan Proposals Map but beyond the Conservation Area boundary. The northern part of the site containing the office building is outside of the adopted village settlement boundary. This was because the office block was built during the plan preparation period in 1993.

The Detailed Policies and Sites Plan – Preferred Options July 2013 shows that the village settlement boundary is proposed to be amended to incorporate the office building. The proposed boundary therefore includes both the warehouse and the office building but not the land to the rear (west). The boundary follows the rear elevation of both buildings.

In the adopted Core Strategy Docking is a Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. In principle, therefore, new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality and preserves or enhances the Conservation Area.

Members may recall that there have been several planning applications for development on the land immediately to the east of this application site, known as the Granaries. Most recently outline consent was approved in November 2013 for the development of up to 32 Residential Dwellings & 300m² B1 Office units with some matters reserved. This follows previous applications on the site and the front part of the Granaries site for residential development. This most recent permission incorporated some commercial office buildings sited between the residential area to the west and the existing warehouse and office buildings which form this current application site. Currently no application has been submitted for reserved matters on this adjoining site.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to are for development which responds to their local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Government Guidance also seeks quality design in housing, and states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly development. It also states that design should be well integrated with, and complement neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Design should promote local distinctiveness.

The site is clearly a brownfield site. One of the 12 core principles of the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Another of the 12 core principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The issue is whether the proposed development of 8 residential units is of a 'scale and nature appropriate to secure the sustainability of the settlement' as set out in Policy CS02. The site for the proposed development is currently partially outside the settlement boundary, where development is restricted. However, the site has been reviewed through the LDF process, and the settlement boundary has been amended to now include the office building as well as the warehouse. This proposal is therefore in accordance with the emerging plan.

The weight to be given to the emerging LDF/local plan prior to adoption is set out in the NPPF para 216. The weight given depends on the stage reached, the extent of unresolved objections, and the consistency with the NPPF. In this case it is considered there are no material concerns regarding the principle or indeed scale of residential development on the site.

Design, character and appearance

The layout plan shows a single access road (existing) linking through from Choseley Road to the wider part of the site to the west. The layout shows six detached properties in a row running north south with two units set in front of the row at either end. To the middle of the site is a planted area where the substation is sited.

The private rear gardens to the six units in a row are set behind the properties to the west. The two properties in front of the row have private amenity space around each dwelling. These dwellings are set at an angle to the main row of properties which means they are off set from the properties behind them and this assists with overlooking issues.

The layout shows that that number of units proposed can be accommodated on the site without being cramped. The main body of the site is some way from existing development but in terms of form and character and density the proposal raises no issues of concern.

The dwellings are large, detached, four bedroom properties each with 2 garage spaces and 2 parking spaces. The layout shows space within the site boundary for additional planting.

The house style is of detached brick dwellings with flint panels to some elevations. Two storey rooflines are simple pitched roofs with hipped, single storey projections for garaging and hipped roofs to the detached garage buildings.

At paragraph 111 the NPPF states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land). This aspect needs to be balanced against other material considerations.

The proposal is for 8 dwellings on a site area of 0.637 acres, which equates to a density of 12.6 dwellings per hectare. This is significantly lower than the density found along Station Road and lower than the approved outline planning permission on the site to the east which is approximately 25 dwellings to the hectare. The density is significantly lower than the surrounding development. That said, it is physically some distance from existing dwellings and will not be viewed in context with surrounding residential properties. It will not harm the existing form or character of the village.

The Parish Council supports the application.

Impact upon nearby Conservation Area

The Conservation Area boundary runs along the southern boundary of part of the neighbouring Granaries site. This application site is therefore not within the Conservation Area but it can be seen from it.

The NPPF requires that local planning authorities take into account the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of a place. Local Policy CS12 also requires development to preserve and where appropriate enhance its qualities and characteristics.

The existing buildings on site are of significant proportion and dimension and can be seen from some distance away. They are visible across the fields to the north along Choseley Road. The buildings appear greater in scale since the larger granary buildings to the east have been demolished. There is no opposition to the loss of these buildings on the site in terms of impact on the wider environment and the heritage assets of the village.

The proposal shows the development of eight detached dwellings. These are two stories in height, shown to be constructed of brick with flint panelling with pantile roofs. The scale of the proposed dwellings is more in keeping with the existing surrounding residential properties to the northern part of the village.

The Conservation Officer raises no objection to the proposed development and the Conservation Area Advisory Panel have commented that whilst the designs of the dwellings did not particularly reflect the characteristics of the village, in terms of the general impact upon the character of the Conservation Area the dwellings would have considerably less mass and be less conspicuous in their setting than the buildings already on the site.

Affordable Housing

The scheme is supported by a unilateral undertaking which proposes to pay a commuted sum of £96,000 towards off-site affordable housing provision. This would be payable on or before the occupation of the second dwelling to be constructed on the site.

The Borough Housing Enabling Officer has been consulted with regard to this application and has no objection to the proposal.

Recently however Government policy has changed, introducing higher thresholds for affordable housing provision. As this site is between 6-10 dwellings, it is for the Council to decide whether its policy will be to require a contribution, or to implement the national higher threshold of 11 dwellings across all settlements. This decision will determine whether this site will provide a contribution towards affordable housing or not.

Highways issues

The Highways Authority has been consulted regarding the application. They raise no objection to the proposal subject to the provision of a public footpath along the access road.

The proposed access road into the site is the existing access road serving the warehouse and office. This access road was also agreed to serve the commercial element of the previous planning approval on the site. Therefore to be acceptable in highways terms this access road needs to serve both residential and commercial traffic. The requirement for a footpath along the access road is for highway safety reasons.

The applicant has submitted an additional layout plan of the access road within the site demonstrating that there is sufficient width to accommodate the 6.0m wide highway and 1.5 m footway required by the Highways Authority.

There are now no matters outstanding in terms of highway safety, subject to the imposition of relevant planning conditions, which will follow in late correspondence.

Loss of employment use

The site is previously developed (brownfield) employment land.

The site has been now disused for a significant number of years. The applicant states that the office building has been on the market for more than 3 years and the warehouse for 9 years.

Policy CS10 states that the council will seek to retain land or premises currently or last used for employment purposes unless it can be demonstrated that continued use of the continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

However, also relevant is Paragraph 22 of the NPPF which refers that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

The proposal shows that the whole of the employment land would be developed for residential purposes only. Given the history and the marketing of the site which demonstrated there is no interest for the commercial premises, it is considered that the

proposed redevelopment for residential purposes would accord with the provisions of both national and local planning policy.

Residential amenity

The site currently has only land within agricultural use or land awaiting development as immediate neighbours. The nearest residential properties are along Brancaster Road or Choseley Road to the east.

The latest approved outline consent for the land to the east shows that a commercial use is sited closest to the boundary with this application site. This commercial use was deemed acceptable in terms of its relationship with the residential use of the remaining part of the site. No disamenity issues were raised during the consideration of this earlier application. A scheme for landscaping, including some form of hedgerow along the boundary of this site, was requested as part of the planning conditions to the consent (ref: 12/01567/OM).

In terms of use, this proposed residential use of the site is compatible with surrounding development. It will not raise any disamenity issues and the relationship with the proposed adjoining commercial use (B1) approved under ref 12/01567/OM is considered acceptable.

The proposed layout shows the orientation of each dwelling and its relationship with others within and adjoining the site. Consideration has been given to matters of overlooking, loss of light and the overbearing nature of the proposed development. Given the distances between the proposed development and the existing, it is not considered there will be a significantly detrimental impact upon the amenity of the occupants in terms of overlooking, being overshadowed or the dwellings being over bearing, as a result of this proposal. Similarly there are no amenity concerns regarding the relationships between future occupants of the proposed residential scheme.

Other material considerations

The Community Safety and Neighbourhood Nuisance Officer has raised no objection and clarifies that the details provided regarding foul and surface water drainage are acceptable. They do, however, recommend that a planning condition be imposed regarding a construction management plan and informatives relating to noise, dust and asbestos removal.

Nature conservation

The application has been supported by an Ecological Appraisal. This survey found no important habitats and no evidence of the use of the site by protected species.

It concluded that the proposed development would have no more than a minor negative impact on local bat populations and no more than a minor negative effect on local bird populations. Only a neutral or minor negative impact on local reptile populations (if they exist) is expected. The Appraisal concluded that the study site itself lacks Habitats of Principle Importance and a neutral impact on Habitats of Principle Importance is expected. Consequently there are no mitigation measures proposed other than precautionary ones.

Flood risk

The site is within a low risk flood zone 1. Given the site is less than a hectare in size no Flood Risk Assessment is required.

The applicant has consulted the Environment Agency prior to the submission of the application and has taken into account their comments as part of their Surface Water Management Plan. There are no outstanding issues with this regard.

Contamination

The issue of contamination has been addressed by the submission of a Contamination Report Desk Study and Intrusive Investigation Report. The Environmental Health Officer has raised no objection subject to the imposition of planning conditions relating to the need for more detailed information regarding contamination.

Secured by Design

The scheme has been assessed by an independent officer in terms of Designing Out Crime issues. No further measures are recommended in terms of layout. Comments have been made regarding the boundary treatment and this can be conditioned if permission is forthcoming.

Landscaping

There are no protected trees on the site. The layout plan shows the retention of some trees and the loss of other, low amenity trees, including the conifers. There is scope for new planting of indigenous species more appropriate to the wider landscape. Details of the works to the trees are covered in the submitted Arboricultural Impact Assessment, Tree Protection Plan and Method Statement.

CONCLUSION

The site is within the Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. The proposed development can be achieved without harm to the character of the village or the nearby Conservation Area and is considered appropriate for the site.

The applicant has adequately addressed the loss of employment land in line with the criteria set out in Policy CS10 and the NPPF.

Conditionally there are no outstanding highways, flood risk, amenity, landscaping or contamination or nature conservation issues. The matters of an affordable housing financial contribution will be secured through the signing of a unilateral agreement, if applicable at all, depending on Council's decision on this policy.

In the light of national and local policy, and other material considerations, this application for residential development is considered appropriate for this part of the village, subject to the prior completion of a Section 106 Agreement (if appropriate) and the following appropriately worded conditions.

RECOMMENDATION:

(A) APPROVE subject to the completion of a Section 106 agreement, within 3 months of the date of this committee meeting, unless the contribution towards affordable housing is no longer required as agreed by Full Council and subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. 1034-13-12, Proposed Site Development, Site Plan
 - Drawing No. 1034-13-13, Proposed Site Development, Location Plan
 - Drawing No. 1034-13-14, Proposed Site Development, Alterations to Highway
 - Drawing No. 1034-13-4, Proposed Site Development, Plot 1
 - Drawing No. 1034-13-5, Proposed Site Development, Plot 2
 - Drawing No. 1034-13-6, Proposed Site Development, Plot 3
 - Drawing No. 1034-13-9, Proposed Site Development, Plot 4
 - Drawing No. 1034-13-7, Proposed Site Development, Plot 5
 - Drawing No. 1034-13-8, Proposed Site Development, Plot 6
 - Drawing No. 1034-13-10, Proposed Site Development, Plot 7
 - Drawing No. 1034-13-11, Proposed Site Development, Plot 8
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 Condition Prior to the commencement of groundwork's, an investigation and risk assessment, in addition to any assessment provided with the planning application, and 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,
 - groundwater's 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'.

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

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

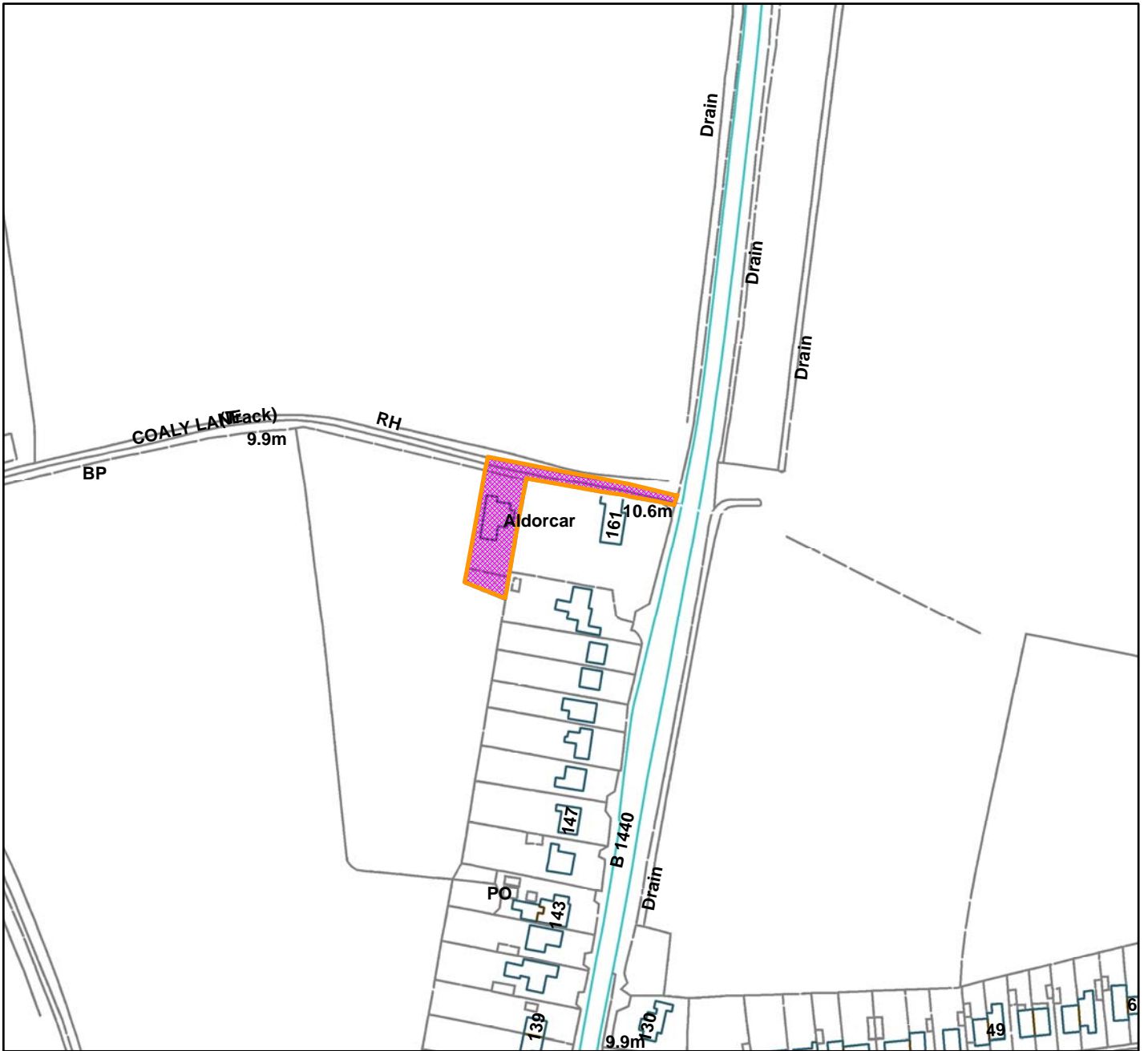
- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

- 8 Condition The development shall be carried out in accordance with the mitigation measures set out in the Ecological Appraisal unless provided for in any other conditions attached to this planning permission.
- 8 Reason To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Appraisal.

(B) REFUSE In the absence of the aforementioned Section 106 agreement being completed within the defined timescale, and then the application shall be refused unless the contribution towards affordable housing is no longer required as agreed by the Full Council.

14/01295/F

Aldorcar Coaly Lane Ingoldisthorpe



Scale: 1:2,500

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:2500
Date	15/12/2014
MSA Number	0100024314

Parish:	Ingoldisthorpe	
Proposal:	Construction of two semi-detached cottages following demolition of existing bungalow	
Location:	Aldorcar Coaly Lane Ingoldisthorpe King's Lynn	
Applicant:	Samphire Developments	
Case No:	14/01295/F (Full Application)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 4 November 2014 Extension of Time Expiry Date: 25 November 2014

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

Case Summary

The site lies within an area defined as Built Environment Type D according to Local Plan Proposals Maps for Ingoldisthorpe.

The site contains an existing 1960s bungalow which has been the subject of an approved scheme to be demolished and erect a pair of semi-detached dwellings under 11/01677/F

The proposal seeks consent for the construction of two semi-detached dwellings following demolition of an existing bungalow.

Key Issues

The principle of development on this site;
Design, character and appearance;
Impact upon Residential Amenity;
Other matters.

Recommendation

APPROVE

THE SITE AND APPLICATION

The site comprises a single storey detached dwelling with residential annex and associated garden land. To the west is land upon which metal storage containers stand with a sign advertising self-storage container hire. This neighbouring site has planning permission for the construction of a new storage building and the siting of containers. Permission was granted in 2013.

The site is bounded to the east and south east by detached dwellings. To the north, on the opposite side of Coaly Lane, is open agricultural land. To the south is open agricultural land.

Planning permission was approved in 2011 for the demolition of the existing bungalow and annex and its replacement with 2 semi-detached cottages (lpa ref: 11/01677/F). This current application seeks full planning permission for the same development. The originally submitted plans showed an enlarged site but this has been reduced to match the village settlement boundary and the site boundary of the previous application.

PLANNING HISTORY

14/00366/O: Application Refused: 14/05/14 - Erection of 7 new dwellings and associated works

12/01799/F: Application Permitted: 09/04/13 - Construction of new storage building and siting of containers for storage including retention of existing 5 no. storage containers

12/01016/A: Application Permitted: 22/08/12 - Non-illuminated hoarding sign

11/01677/F: Application Permitted: 24/11/11 - Demolition of existing bungalow & annex and replacement with 2 semi-detached cottages

11/00069/LDE: Not Lawful: 31/03/11 - APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT: Continued use of site/land as planning consent 2/82/3451/F for commercial storage & use of site/land for running of business

10/01335/F: Application Withdrawn: 06/10/10 - Construction of two bungalows following demolition of existing bungalow and annexe

09/01978/LDE: Application Refused: 19/01/10 - Lawful Development Certificate: - Use of Land for commercial storage with additional business operation, nursery growing and selling plants

2/99/1061/F: Application Permitted: 10/09/99 - Extension to dwelling to create granny annexe

CONSULTATIONS

Town/Parish Council: OBJECT to the application on the following grounds:-

- No amenities to support further development
- Surface water issues
- Contamination issues
- Visual Amenity issues
- Encouragement of future application outside of the settlement boundary
- Other applications adjacent to the site have been recently refused
- Future occupiers may not be local to the area
- Highway issues.

Local Highway Authority (NCC): NO OBJECTION conditionally

Environment Agency: Although the site is located above a principal aquifer the proposal is not high risk. Do not recommend the conditions appended to 12/01799/F.

Internal Drainage Board: N/A

Norfolk Landscape Archaeology: NO OBJECTION - conditionally

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

Norfolk Constabulary: Forwarded comments to the applicant relating to crime prevention

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

PLANNING CONSIDERATIONS

The key principle issues to be addressed in this instance are: -

- The principle of development on this site;
- Design, character and appearance;
- Impact upon Residential Amenity;
- Other matters.

Principle of Development and planning history

The site lies within the village of Ingoldisthorpe and is within an area defined as Built Environment Type D on the Local Plan inset map. There are a number of policy statements relevant to this application and the key aspects are summarised below.

Local Plan policy 4/21 supports the principle of residential development in an area defined as Built Environment Type D provided it is in harmony with the building characteristics of the area.

The National Planning Policy Framework (NPPF), 2012 states, at paragraph 49, that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

Ingoldisthorpe is identified as a Rural Village in the Settlement Hierarchy set out in Policy CS02 of the Core Strategy.

Within this area the principle of new residential development is generally considered to be acceptable under Policies CS02 and CS09 of the Core Strategy and Saved Policies 8/1 and 4/21 of the Local Plan. Development must however have regard for and be in harmony with the building characteristics of the locality and comply with all other relevant policies.

The existing bungalow on the site has an agricultural restriction linking it to the adjacent buildings to the west of the site. This was due to the application site and adjacent land being contained within an area designated as countryside when the bungalow was granted planning permission. The application site is now within Built Environment Type D, as such a replacement dwelling would not have to be occupationally tied to the adjacent land, which remains in the countryside and has an approval for a new storage building and the siting of containers 12/017699/F. The adjacent land to the west and the application site remain within the same ownership. Furthermore the principle of the development has previously been considered to be acceptable through the approval of application 11/01677/F, without an occupational condition applied.

Design, character and appearance

The Parish Council are concerned about the impact of development on the site being prominent and having an adverse impact on the visual amenity of the settlement.

The proposal is for the replacement of the existing bungalow and annex with a pair of semi-detached, two storey dwellings. This development is the same as the previously approved application 11/01677/F, which was found by the Officer to be acceptable

The footprint of the proposed replacement dwellings is no larger than the existing bungalow although the overall height of the dwellings will be higher. Although two storey, the proposed dwellings have a relatively low eaves height of 4.15m and ridge height at 7.15m, which is only approximately 2.0m above the ridge height of the existing bungalow.

Currently the character in the vicinity of the site is of detached two storey properties facing the road. Two storey properties are not, therefore, out of keeping in the vicinity. The low eaves and ridge heights, however, help to reduce the impact of the built form in this edge of village site to ensure the development assimilates into its countryside location.

The design of the proposed dwellings gives the impression of one single dwelling as they are not symmetrical properties. The design incorporates traditional materials found locally, particularly carstone.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Government Guidance also seeks quality design in housing, and states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly development. It also states that design should be well integrated with, and complement neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

Impact upon Residential Amenity

The proposed dwelling is behind existing dwellings along Lynn Road, and set at ninety degrees to them.

The nearest property is Carrstones, 161 Lynn Road, a detached two storey dwelling on a large corner plot, facing east. The application site is at the end of the rear garden of this property with the proposed dwellings facing north. There is an established hedgerow with planting along the boundary between the two sites.

The occupants of Carrstones have objected to the proposed dwellings being two storey and the ridge and chimney which will be visible from their site. However, the heights of the proposed dwellings are relatively low for two storey properties and the fact that it is visible is not a reason to refuse the application. The proposed dwellings are sited at the end of their garden with no first floor windows facing east towards Carrstones.

The distances between the properties, the position of windows and the existing boundary treatment is such that there are no amenity issues in terms of overlooking, loss of light, overshadowing or the dwellings being overbearing, as a result of this proposal.

The proposed dwellings are far enough away from other properties to be acceptable in terms of neighbour amenity.

In relation to the adjacent land, planning permission 12/01799/F was granted on the 9th April 2013 for a new storage building, siting of containers and the retention of 5 storage containers with restrictive conditions in relation to the storage of outside goods; the inability to stack containers, and access to the premises being limited to 08:00-20:00 Monday to Friday, 08:00-17:00 on Saturdays, and at no time on Sundays, Bank or Public Holidays. Furthermore when analysing the application site boundaries of the 12/01799/F permission and this application, there is strip of land approximately 6.6m wide that separates the two sites. Given the restrictive conditions attached to 12/01799/F and the "buffer" between the two sites it is not considered necessary to impose a condition that ties the replacement dwelling to the adjacent business for amenity purposes.

Highways

The Parish Council are concerned about the suitability of the access and visibility onto the B1440.

The highways officer has no objection to the application subject to a condition that ensures on-site parking provision.

Other matters

The Parish Council has objected to the application. They state that Ingoldisthorpe is a small village with no amenities except for the Post Office. And any further estate development would overwhelm it.

However the development has previously been considered acceptable and the planning permission is still valid until 24.11.2014. This is material planning consideration.

The Parish Council raises concern over the purchasers of any developed properties being from individuals outside the area that do not wish to be resident here. The Parish Council do not want the issues that come with empty properties for much of the year. However, the planning application seeks permission for dwellings; the occupancy (holiday or permanent) of those dwellings is not a matter of control for the local planning authority.

The Parish Council raises concern over insufficient access and visibility onto the B1440 from this unadopted lane. However, the Highways Authority raises no objection regarding the access onto the B1440, subject to the imposition of relevant planning conditions.

The Parish Council notes that Ingoldisthorpe's Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be needed to manage surface water for new development. However drainage matters could be controlled by planning condition, and there is a technical solution available.

The Parish Council notes that the settlement is in a Groundwater Vulnerability Zone. Accordingly, they state that the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'. The Environment Agency's comments will be forwarded on in late correspondence.

The Parish Council's concerns about the proposal leading to future development on adjacent land, eroding the gap between Snettisham and Ingoldisthorpe, would be considered under any future planning applications.

The Parish Council's point of the donor property having an agricultural occupancy condition is not relevant to this application or this site, which falls within the development boundary.

The Parish's concerns that the future occupiers of the properties are not from the local area is not a material planning consideration.

The Environmental Health and Housing – Environmental Health Quality team request of asbestos conditions are attached to the decision notice.

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. In this case the application for a two semi-detached dwellings will not have a material impact upon crime and disorder.

The site is on the eastern edge of the known extent of a large area of cropmarks of enclosures and field systems of Iron Age to Roman date. There is no objection to development of this site subject to a condition relating to the implementation of a programme of archaeological works.

There are no flood risk or contamination issues.

CONCLUSION

The proposal is considered appropriate for this edge of village site, adjacent to open countryside. It will be sufficiently in harmony with the building characteristics of the area. In this case the proposal is considered to complement local building characteristics and provide

a more efficient use of the land. The proposal can be achieved without material harm to the amenity of occupants of existing adjoining properties, as well as residents of the proposed new dwelling.

The proposal is acceptable in terms of highways, flood risk, contamination and landscaping. The proposed development is considered to comply with the provisions of the NPPF, Local Plan Policy 4/21 and advice within and Core Strategy Policies CS01, CS02 and CS06. Therefore it is recommended that the proposal for the development be approved.

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:-
 - Site Plan Scheme B - drawing no. 241/P/05 Rev C dated 31st October 2014 received 4th November 2014.
 - Elevation Sketch Scheme B - drawing no. 241/P/06A dated 26th November 2014 received 28th November 2014.
 - Ground Floor Sketch Scheme B - drawing no. 241/P/06 dated 26th September 2011 received 4th September 2014.
 - First Floor Sketch Scheme B - drawing no. 241/P/07 dated 26th September 2011 received 4th September 2014.
 - Roof Plan received 4th September 2014.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 3 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 4 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 4 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

- 5 Condition No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
 1. 1.An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

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

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

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

- 7 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5; and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

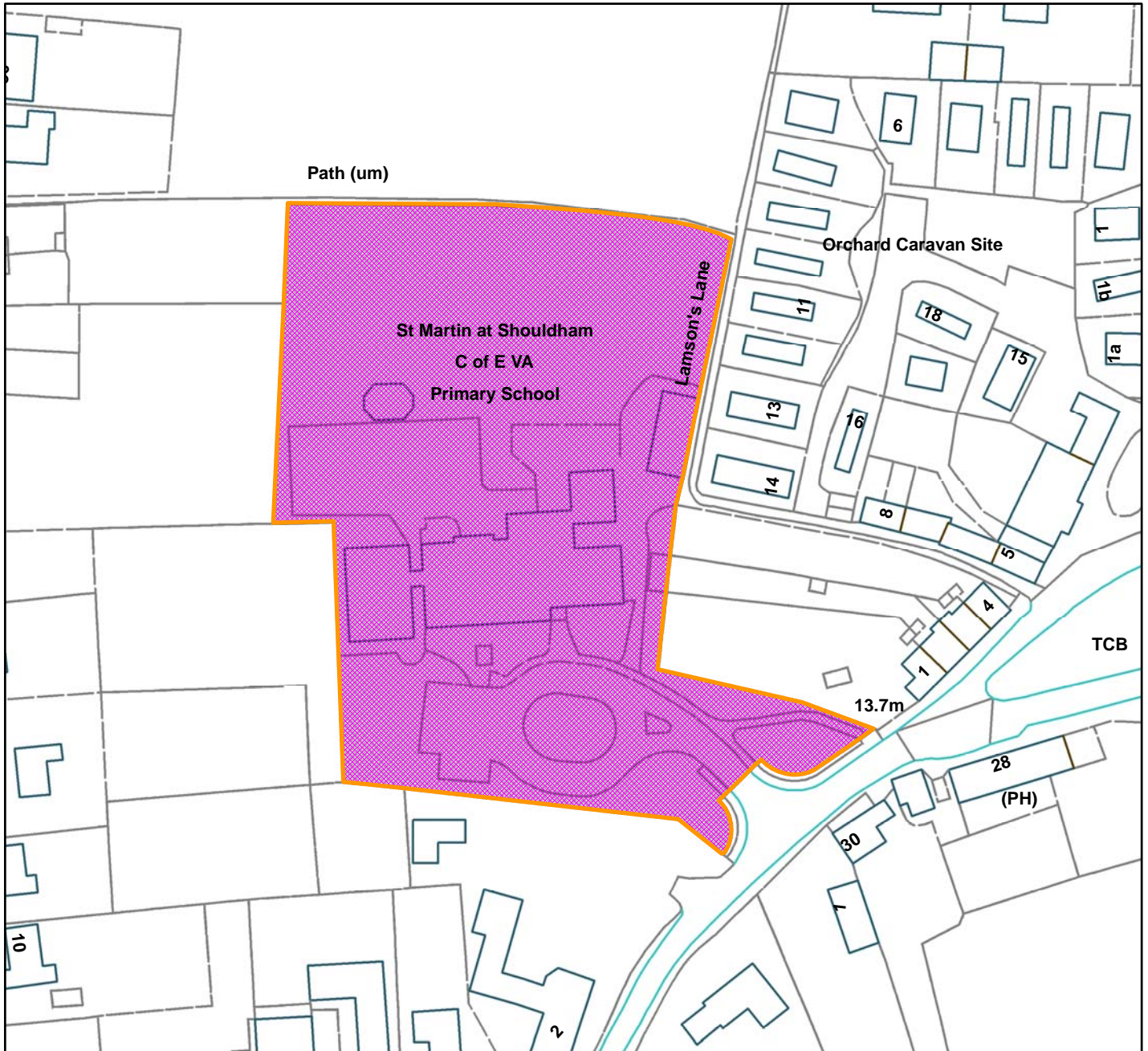
- 7 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

- 8 Condition Prior to the first occupation of the development hereby permitted the on-site car parking and turning area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

- 8 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

14/01554/F

St Martin's C of E Primary School Lynn Road Shouldham



Scale: 1:1,250

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	10/12/2014
MSA Number	0100024314

Parish:	Shouldham	
Proposal:	Extensions and increased car parking to an existing CEVA Primary School	
Location:	St Martin's C of E Primary School Lynn Road Shouldham Norfolk	
Applicant:	Diocese of Ely	
Case No:	14/01554/F (Full Application)	
Case Officer:	Mrs N Osler Tel: 01553 616402	Date for Determination: 2 January 2015 Extension of Time Expiry Date: 16 January 2015

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

Case Summary

The proposal is for an extension to the school through the addition of a classroom and staff room and extensions to the rear cloakroom / lobby, the main entrance, Bursar's office and Head's office. Four additional car parking spaces are also proposed.

Key Issues

Principle of Development;
Form and Character and Impact on the Conservation Area;
Residential Amenity;
Highway Safety; and
Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

St Martins Primary School lies on the northern side of Lynn Road, Shouldham to the southwest of The Green. It is partly within Shouldham Conservation Area.

On the site stands a primary school with benefits from previous extensions since its original construction.

The school currently has 193 pupils including reception pupils. The school operates a 28 pupil to class ratio. As such there is a current requirement for 6.8 classrooms. There are currently 6 classrooms (including reception). This means that one class is currently being taught in the ICT suite / library; to enable the intended use of these facilities another

classroom is required. As such, in terms of pupil / staff numbers, there would be no increase – the increase in floorspace is to accommodate existing need.

Full planning permission is sought for an extension to the school through the addition of a classroom and staff room and extensions to the rear cloakroom / lobby, the main entrance, Bursar's office and Head's office. Four additional car parking spaces are also proposed. The total amount of additional floorspace is stated to be c.113m².

It should be noted that the proposal does not impact on nursery provision.

SUPPORTING CASE

- The school's current staff and admin facilities are undersized and inadequate;
- The proposal will allow for larger staff facilities to be provided and free up space for additional office accommodation;
- The new classroom will enable the utilisation of the ICT Suite and Library back to their original and intended use.

RECENT RELEVANT PLANNING HISTORY

13/01002/F: Approved 6/09/2013: Extension to existing Primary School

06/2303/F: Approved 6/02/07: Extension – single classroom, toilets and store

06/01122/F: Approved 5/07/06: Temporary permission - siting of mobile classroom.

04/0389/F: Approved 27/04/04: Extension to school

03/1916/F: Approved 24/10/03: Temporary permission - siting of mobile classroom.

98/0875/F: Approved 14/08/98: Construction of Primary School – revised proposal

94/0396/F: Approved 26/10/94: Construction of Primary School – revised proposal

RESPONSE TO CONSULTATION

Parish Council: OBJECT The Parish Council consider the school is already too large for the site it occupies and a point needs to be reached when it can be said that there will be no further expansion.

The school was originally designed for 105 pupils. We believe the present number is more than double that, and we can envisage more extensions will be planned if this classroom is built.

There are already many parking issues at school start and finishing times and we have had complaints from residents unable to get in or out of their properties'.

Highways Authority: Verbal discussion – due to the provision of four additional car parking spaces the Local Highway Authority would not object to the proposed development as it complies with current parking standards

REPRESENTATIONS

None received at time of writing report.

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Shouldham Parish Plan 2006

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development;
- Form and Character and Impact on the Conservation Area;
- Residential Amenity;
- Highway Safety; and
- Other Material Considerations

Principle of Development

Paragraph 72 of the NPPF states: *The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.*

In relation to the first bullet point above, your officers have no reason to question that there is a need for additional school places at this school. However, whilst paragraph 72 states that great weight should be given to meet such a need, there are other material issues that need to be taken into account when determining such an application. These are considered below.

Form and Character and Impact on the Conservation Area

The classroom extension would extend off of the northern elevation of the main body of the school, and would mirror a recently constructed extension (permitted under planning application reference 13/01002/F). Due to the orientation of the school building, and projections either side of the proposed extension, there would be no long views of this element of the scheme. Notwithstanding this, the proposed classroom extension is considered to be of a scale, mass and design that relate adequately to the existing building.

The other main extension would be off of the southern elevation and would therefore be more visible. This element comprises a glass fronted, dual-pitch, gable projection (to house the staff room) and a flat roofed element (to house the enlarged head's office, bursar's office and main entrance lobby). Again, the scale, mass and design of this element are considered to relate adequately to the existing building and the wider site and would not be of detriment to the visual amenity of the locality or the Conservation Area or its setting.

No objections have been received from the Conservation Officer or other statutory consultees or third parties in relation to the visual impact of the proposed development.

Residential Amenity

It is not considered that the proposed development would have any material impact on the amenity of occupiers of residential dwellings in the locality of the site due to the distances involved and the fact that the proposal would not result in any additional pupils or teachers.

Any further applications to cater for potential future increases would be determined on their own merits at the time of the application.

Highway Safety

The proposal would provide an appropriate level of additional parking in accordance with current Parking Standards (in fact the four spaces proposed would be 50% more than the two required). The Local Highways Authority has no objection to the proposed development on the grounds of highway safety.

Other Material Considerations

The proposed development would not result in the loss of any playing fields.

The Parish Council's reasons for objection have been covered in the main body of the report.

No other objections have been received from either statutory consultees or third party representatives.

CONCLUSION

The proposed development is considered to respect the form and character of the school site and its wider setting and would not be of detriment to the visual amenity of the locality and would preserve the character of the Conservation Area. The proposed development is therefore considered to be appropriate and would meet the school's current requirement for expansion in accordance with paragraph 72 of the NPPF without being of detriment to highway safety or residential amenity.

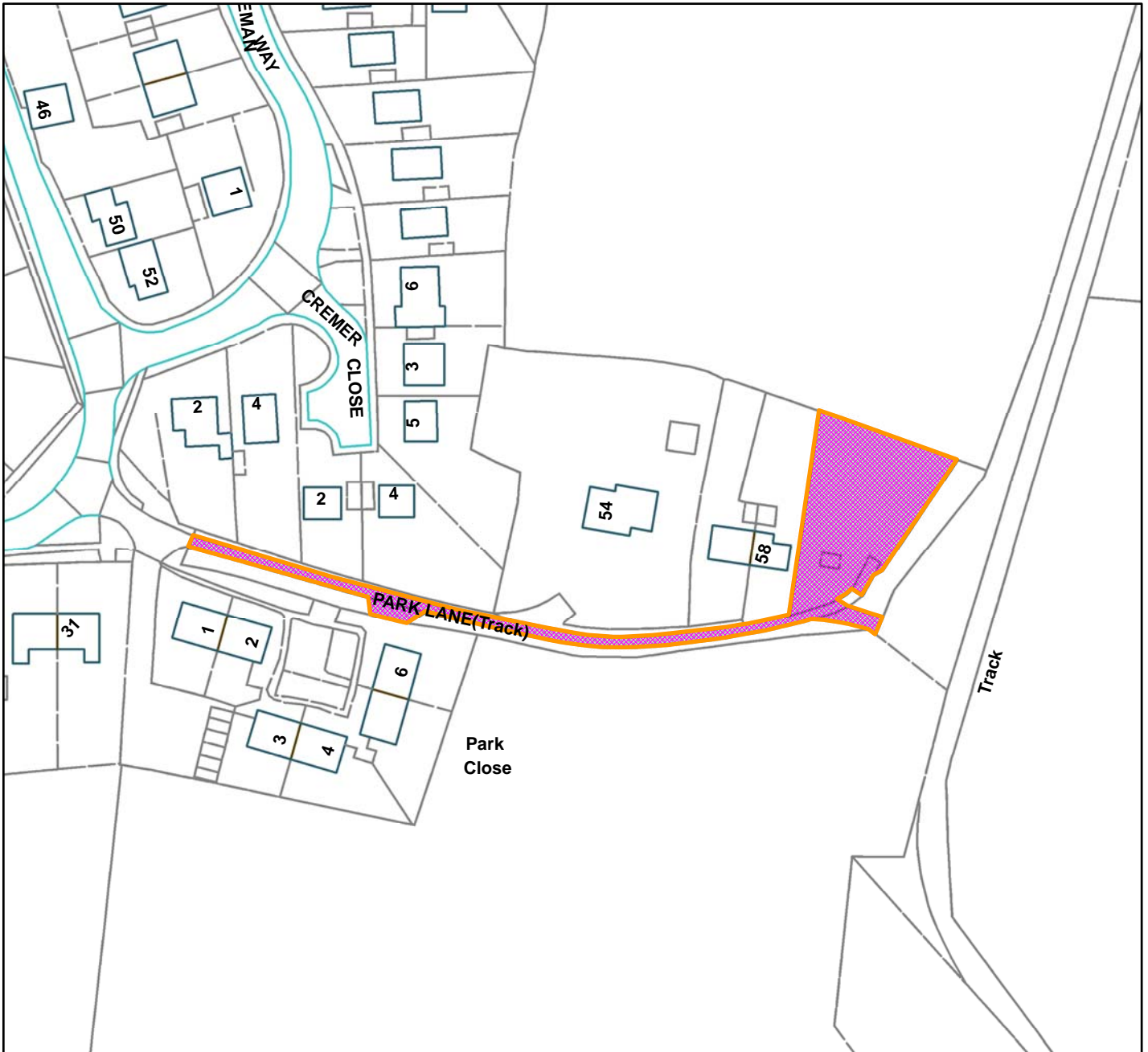
RECOMMENDATION:

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: 14/3856/02; 14/3856/03; 14/3856/04; 14/3856/05; 14/3856/06; and 14/3856/07 Rev.A.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

14/01279/F

Land to the East 58 Park Lane Snettisham



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:1,250**

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	17/12/2014
MSA Number	0100024314

Parish:	Snettisham	
Proposal:	Construction of a new 4 bedroom house with double garage. Changes to extant planning ref 12/00457/F	
Location:	Land To the East 58 Park Lane Snettisham King's Lynn	
Applicant:	Mr John Wood	
Case No:	14/01279/F (Full Application)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 28 October 2014 Extension of Time Expiry Date: 9 December 2014

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

Case Summary

The application proposes a detached house on land that was previously garden to 58 Park Lane, Snettisham. It follows approval of planning permission in 2012 for a similar property and refusal under delegated powers earlier this year of a larger house.

Key Issues

The key issues to be determined in this case are:-

Principle of development & Planning History
Design, character and appearance;
Impact upon the adjoining Conservation Area;
Impact upon the open countryside;
Relationship with adjoining occupiers; and
Other material considerations.

Recommendation

APPROVE

THE APPLICATION

The site comprises garden land to No 58 Park Lane, Snettisham. To the west is No 58 a semi-detached property, to the north, east and south are open fields.

The site is on the eastern side of Snettisham, in a semi-rural position, but within the village settlement boundary and within the Conservation Area. Snettisham is a Key Rural Service Centre as identified within the Core Strategy.

This application seeks full planning permission for the construction of a new dwelling with detached garage following refusal of permission under application 14/00678/F.

SUPPORTING CASE

The application is accompanied by a Design and Access Statement, which has the following comments to make on the proposal.

With regards to [Development Plan policies] this proposal has vehicular access to the rear of the site, this will enable vehicles belonging to the householders or their visitors to be parked 'on site' avoiding likely congestion of the area close by the footpath; the obscured detached double garage will enable storage of the paraphernalia which accompanies family living and reduce activity in front of the building. In addition whilst the new proposal is very traditional, it does not seek to 'compete' with the adjacent older building but has its own style.

There will be no plastic fittings to the front elevation.

The new house seeks to take full advantage of the splendid southern view.

The windows will be bespoke timber joinery with stone surrounds; the doors will be bespoke timber. The roof cladding is plain tile style in clay. The garage roof will be terra cotta clay pan tile.

It is proposed that the site fence remains until the thorn hedges which will be planted are of a suitable size to establish a traditional hedge enclosing the dwelling and garden.

The proposals for a turning head for Emergency vehicles is as per the extant application, the reinforced geo tech grass surface will blend in well not altering the appearance, but providing this important facility, the lay-by is also included within these proposals.

There is no perceived risk of flooding on this location; it falls within Flood Zone 1. Site levels above 24.00 metres OD.

The house will be accessed from the gravelled section of Park Lane, south of the dwelling. The front door will have a ramp enabling wheelchair access in line with current regulations, also to the rear where there is a level area which will permit the safe transfer from a vehicle to the back entrance.

The garage has a turning area, 6.00 metres diameter overall and reached by the driveway to the east of the new proposal.

At night the site will have low level lighting to the rear of the house.

Secured by design, liaison by the police has now adopted the PAS24:2012 standards as a design requirement for doors and windows.

The site is within the Snettisham Conservation Area

Adjacent to this site, to the north are remains of a Roman Villa, Norfolk County Sites and Monuments reference 310. GR 332241 E 5861164 N.

The surroundings are predominantly agricultural, with small fields and pastures, wooded areas, undulating and hilly for Norfolk, with mature trees and hedgerows. The house fronts onto Park Lane; at this end it is also a public footpath which joins other footpaths to the east. The footpaths are fairly well used.

The development will not affect the Roman Villa remains or other aspects of the Conservation area.

The proposal will not cause harm to wildlife in the surrounding area, or to areas beyond.

There is a Beech tree, outside the site area, to the south east of the proposal, this tree will have a protective area established around it, (Construction Exclusion Zone), whilst the house is being built to prevent site traffic/ personnel from harming it. Any works taking place within the top 250mm of topsoil will be carried out by hand. It is proposed that no works will be carried out beneath this level.

This site has been sold to the new owner. The site has an extant planning permission 12/00457/F. This application seeks to change the design of the dwelling and the layout of the site.

PLANNING HISTORY

14/00678/F - Application Refused under delegated powers: 10/07/14 - Construction of dwelling

12/00457/F: Application Permitted at committee: 31/05/12 - Construction of dwelling

RESPONSE TO CONSULTATION

Town/Parish Council: OBJECT (to original plans) on grounds of inappropriate design due to the scale of the proposal and concerns over sewage provision. Verbally confirmed that objection is maintained to amended plans.

Local Highway Authority (NCC): NO OBJECTION conditionally

Conservation Officer: NO OBJECTION handing the building moves the rooflights to the inner roof slope facing away from the footpath and so may be considered an improvement.

Environmental Health & Housing - Environmental Quality: NO OBJECTION on contaminated land and air quality.

REPRESENTATIONS

ONE letter **OBJECTING** to the original plans raising the following issues:-

- Relationship with 58 Park Lane; and
- Foul water disposal.

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Snettisham Conservation Area Character Statement

PLANNING CONSIDERATIONS

The key issues to be determined in this case are:-

- Principle of development & Planning History
- Design, character and appearance;
- Impact upon the adjoining Conservation Area;
- Impact upon the open countryside;
- Relationship with adjoining occupiers; and
- Other material considerations.

Principle of development & Planning History

The site lies within the village settlement of Snettisham as defined on the Proposals Map of the King's Lynn and West Norfolk Adopted Local Plan 1998. It is within the Built Environment Type D, as shown on the same plan, and lies within the Conservation Area. In principle new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality and must preserve or enhance the Conservation Area.

Local Plan policy 4/21 supports the principle of development which has regard for and is in harmony with the building characteristics of the locality in an area defined as Built Environment Type D.

Snettisham is defined as a Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. Core Strategy Policies CS01, CS02, CS06, CS08 and CS12 are relevant.

Nationally, the NPPF has a presumption in favour of sustainable development, but also seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to its local context and creates or reinforces local distinctiveness and is visually attractive as a result of good architecture and appropriate landscaping.

Government Guidance also seeks quality design in housing, and states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly development. It also states that design should be well integrated with, and complement neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Design should promote local distinctiveness.

The NPPF also refers to development in Conservation Areas and refers to the desirability of new development making a positive contribution to local character and distinctiveness.

The principle of a dwelling house in this location is therefore acceptable in general terms, something borne out by the grant of planning permission in May 2012 under reference 12/00457/F. The permission granted under this permission is still valid and capable of being implemented until May 2015; it is therefore a material consideration in the determination of the current application.

Also material to the consideration of this application is the refusal of a six bed, 2 ½ storey house on the site of the application under 14/00678/F for the following reasons:-

1. By reason of the height and mass of the proposed new dwelling the development will be unduly conspicuous in the landscape and detrimental to the appearance of the countryside. The development proposal does not accord with the provisions of the NPPF with regard to good design (paragraphs 17, 56, 59, 60 and 61) or local planning policy, in particular Core Strategy CS06 and CS08 and Local Plan Policy 4/21.

2. The proposed dwelling, by reason of its height, mass and siting on higher ground will appear to overpower the existing cottages and be out of keeping with the surrounding development. In terms of scale and height therefore it is considered that the proposed development will neither preserve nor enhance the character of the Conservation Area or its heritage assets and does not therefore accord with government guidance set in the NPPF (paragraphs 58 (iv), 60 & 126 (iii)) and Core Strategy Policy CS12.

3. Through its siting, mass and height, the impact of the proposed dwelling, set back in the site will have a significantly detrimental impact upon the amenity of the occupants of the neighbouring property in terms of causing overshadowing and the proposed dwelling being over bearing, contrary to the provisions of the NPPF (paragraphs 17, 56 & 59) local planning policy 4/21 and Core Strategy Policies CS06 and CS08.

The proposal before the Committee seeks to overcome these reasons for refusal.

Design, character and appearance

The site comprises the fenced off former garden land of No.58 Park Lane. Planning permission has previously been approved for a dwelling on this site.

There are long views of the site across the fields when viewed from the north, east and south. The ground levels change so that the site is on significantly higher land than the dwellings to the west.

This part of Park Lane is a public footpath and another public footpath runs alongside the site to the east. Additional public footpaths run off to the south and east. There are, therefore, public views of the site from the series of public footpaths in the immediate vicinity.

Submitted elevation plans show a detached four bedroom property constructed of red brick and plain clay tile roof. The property is shown to have two false chimney stacks. The house is designed in an L-shape with the main part having a ridge height of 7.6m and an eaves height of around 5.4m. The wing of the 'L' is to the east away from the neighbour and has a lower ridge height. The overall design of the house is a pleasantly proportioned 3 bay dwelling, constructed in brick with clay pan-tiles.

Impact upon the Conservation Area

With regard to Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act requires planning authorities to pay special attention to 'the desirability of preserving or enhancing its character or appearance'.

The NPPF states, at paragraph 64 that Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Furthermore, the NPPF seeks to ensure that any proposed building preserves or enhances the character of the Conservation Area; otherwise a proposal will be unacceptable.

The Borough Conservation Officer has been consulted and raises no objection to the proposal. The revised proposal is of a similar scale to the dwelling approved in 2012 and, notwithstanding the concerns of the Parish Council, is considered to preserve the character of the Conservation Area. It is also noteworthy that the Parish Council did not object to the larger house proposed under 14/00678/F.

Impact upon the open countryside

The site is at the edge of the village and adjoins open countryside. In terms of the design and scale, the NPPF discusses the need for dwellings in the rural area to be of an appropriate design and scale for their location.

The proposed works will be visible across the fields from some distance away and also from the adjoining network of public footpaths which converge close to the south eastern corner of the site.

The proposed house has been reduced in scale from 9.8m to ridge under 14/00678/F to 7.6m. This is actually lower than the 8.4m ridge height of the house approved in 2012, which can still be built. Given the reduction in height from the previous proposal and the extant consent, the impact of the proposal upon the open countryside is considered acceptable.

Relationship with adjoining occupiers

The dwelling refused under 14/00678/F was set back further in the plot than the dwelling approved in 2012 to allow vehicle access to the side of the dwelling. The mass of the 7.6m deep, three storey part of the building was therefore in line with the rear section of the adjoining property at 58 Park Lane. At 9.4m set 1m off the common boundary with the

existing property it was considered to be unduly imposing, particularly as the levels between the sites increase slightly at this point. The single storey part of the house would have continued past the main body of the house for another 5.7m. This relationship was considered to be unacceptable, resulting in an unacceptable level of overshadowing to the rear garden of no. 58.

The current proposal is for a lower dwelling positioned a minimum of 1.6m from the boundary with no. 58. There are no windows in the gable facing no. 58 and neither are there any in the flank of the two storey wing facing towards no. 58. There are therefore no direct over-looking issues between the existing and proposed properties.

The reduced height of the proposed property is considered to mitigate the impact of the new dwelling in terms of over-looking and over-shadowing. Whilst the 2-storey wing was originally adjacent to no. 58, this has been handed so that it is on the opposite side of the new house to no. 58. With these changes and notwithstanding the views expressed by the objector, the relationship with the neighbouring house is considered acceptable.

Highways issues

The proposal is accessed via a long access track. The previous consent was granted subject to a condition that a passing place was created in the lane; this has been done and on this basis the Highways Authority has no objection subject to the imposition of an appropriately worded condition regarding the implementation of the access, parking and turning facilities shown.

The Public Rights of Way Officer was consulted on previous applications and raised no objections. However, the Highways Authority did recommend that an informative be added relating to the public footpath which runs along Park Lane and which could be affected by construction traffic to the site and the formation of the parking area. Any damage to this should be repaired and it should remain open at all times otherwise a temporary closure order will be required.

Other material considerations

The site lies within 2km of a SSSI. The previous application was considered acceptable in terms of impact upon nature conservation sites.

A Contamination Report has been submitted with the application. Based on the submitted information the Environmental Quality Team has no comment to make regarding contamination or air quality.

The DAS states that tree protection measures will be kept around the trees to be retained, something that was secured by condition on the 2012 permission; similar conditions can be applied to any consent issued for the current scheme.

In terms of the concerns expressed by both the Parish Council and the neighbour in terms of drainage, the applicant's agent has confirmed that the site has a connection agreement with Anglian Water to connect to the existing foul sewer. Surface water will be disposed of via soakaways.

An electricity line runs across part of the site. If planning consent is granted, the supply will be re-routed either to an underground supply or by moving to a more appropriate position, all in liaison with the appropriate bodies.

The site is within Flood Zone 1 with little or no risk of flooding. There are no outstanding flood risk issues.

Whilst the site is close to important archaeological remains, surveys associated with the 2012 consent revealed that they do not extend onto the application site itself and the 2012 permission was granted without any archaeological conditions.

Crime and Disorder Act 1998

Section 17 of the above act requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application will not likely have a material impact upon crime and disorder. The Police Liaison Officer raises no issues.

CONCLUSION

In principle a new dwelling has already been found to be acceptable on this site. Taking into account the changes to the design from 14/00678/F and that the proposal is now of a similar scale to the house approved in 2012, the proposal has addressed the reasons for refusal under 14/00678/F and is now considered acceptable in terms of its impact on the wider landscape, the Conservation Area and upon neighbouring residents.

The application now accords with the provisions of the NPPF, Local Plan Policy 4/21 and 8/1 and Core Strategy Policies CS01, CS02, CS06, CS08 and CS12. There is also no conflict with the proposed development management policies, in particular DM15. In the light of National Guidance, Development Plan Policies and other material considerations it is recommended this application be approved.

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 No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 3 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.

- 4 Condition Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 5 Condition Prior to the first use or occupation of the development hereby approved, full details of soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 5 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 6 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 7 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No 03e/JW/47/2014 'Block Plan, Drainage, Spot Levels, Garage, Parking Spaces' dated 18 November 2014; and
 - Drawing No 03e/JW/47/2014 'Elevations, Proposed House' dated 18 November 2014.
- 7 Reason For the avoidance of doubt and to ensure a satisfactory standard of development.
- 8 Condition No development or other operations shall commence on site until the existing trees to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 8 Reason To ensure that existing trees and hedgerows are properly protected in accordance with Core Strategy Policy CS12 and the provisions of the NPPF.

14/01634/F

172 Grimston Road South Wootton



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: **1:1,250**

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	16/12/2014
MSA Number	0100024314

Parish:	South Wootton	
Proposal:	New extension to rear and side of house, internal alterations, demolition of garage and modifications to drainage	
Location:	172 Grimston Road South Wootton King's Lynn Norfolk	
Applicant:	Mr Liam Docherty	
Case No:	14/01634/F (Full Application)	
Case Officer:	Mr M Broughton Tel: 01553 616418	Date for Determination: 13 January 2015

Reason for Referral to Planning Committee – The application has been called in by Borough Councillor Daubney.

Case Summary

The land is situated on the south side of the A148, Grimston Road, South Wootton, approximately 722m west of Knights Hill and the junction with the A149, in an area designated Built Environment Type D in the 1998 Local Plan.

The application seeks permission to construct a two storey, rear and side linked extension to the existing dwelling at Chelwood, 172, Grimston Road, South Wootton

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Local Plan 1998 and the emerging King's Lynn and West Norfolk 'Development Management Policies 2014' are relevant to this application

Key Issues

Planning Policy and the principle of development
Form and character
Scale, design and materials
Residential amenity
Other considerations

Recommendation

REFUSE

THE APPLICATION

The land is situated on the raised south side of the A148, Grimston Road, South Wootton, approximately 722m west of Knights Hill and the junction with the A149, in an area designated Built Environment Type D in the 1998 Local Plan. The land opposite (north) is farmland, designated an 'area of outstanding natural beauty' (AONB)

The site comprises a two storey (fifties style) detached dwelling, which has a fully hipped roof and a narrow, gabled two storey front projection which caters for bay windows at ground and first floor level. There is a small utility building / covered porch to a side door adjoining the rear south-east corner of the dwelling. This element has part of its flat roof (a concrete 'slab') embedded into the south-east corner of the dwelling.

A single width, detached garage, set back from the baseline of the utility building on the eastern boundary, is detailed to be demolished as part of the proposal. There is varying 2m/3m conifer hedge enclosing the elongated rear garden (58m), with parking available on the existing elongated drive.

The application seeks permission to construct a two storey extension set off the rear of the dwelling, with ridged roof and gable ends (east and west). The latter is to be linked to the rear elevation of the main dwelling with a flat roofed, two storey projection, on the south-east corner (rear and side), of the existing unit.

The scheme identifies a timber framed construction on a brick plinth, with white coloured render applied on Gutex fibre board. Red clay tiles would be applied to the ridged element of the proposal.

This is a revised scheme to that withdrawn (20/08/14) in application 14/00929/F and includes modifications to the original scheme.

SUPPORTING CASE

The following are key points from the design and access statement:

- A two storey dwelling in 'Fletton' brickwork, with little change since built, it is sited at a lower level than the bungalow (east), with other dwellings forming the street scene previously extended.
- Additional accommodation sought to support family circumstances, with layout and budget in mind.
- The works comprise a double pitched roof extension, with a flat roof 2 storey link to avoid the necessity of adapting the existing hipped roof, with its fine pin-tiles and bonnet hips, and differentiates between the original and the new.
- Scheme provides an easily constructed, well-insulated, and independent, timber framed structure to the rear of the house, against the retained brick and concrete outbuilding, clad and rendered white to contrast with the brick original, but reflecting the adjacent bungalow.
- Located slightly off-centre between garden boundaries, the existing windows to the rear bedroom and dining room are unimpeded and therefore retain views (south) and access to the garden.
- Rather than demolish the outbuilding with its inherent structural complications, both the walls and the roof slab are integrated into the extension.
- The design allows minimal disruption in construction, makes the best use of available space, natural light and outlook without affecting the amenity of the neighbouring properties and minimising overshadowing. Reference to the artistic impressions clearly demonstrates that this proposal will not cause overshadowing, except at the end of October at 4pm when sunlight is rare.

- The scale of the rear extension is in keeping with the adjacent properties. The building is located to avoid impact upon neighbours, is relatively modest in scale and does not increase the density of the site significantly, with the house being located amongst larger family dwellings.
- The standard way to extend would either be to the side (drive side) with access off the staircase; the rear which cuts off light to the current rooms on this side, or by a combination of the two. These solutions would require major internal surgery to remove load-bearing walls in order to carve out the internal space needed. The modified and the new rooms would also be compromised by the wrong or poor outlook and awkward circulation. The problem is further compounded by the need to remove the rear outbuilding and its in-situ concrete roof.
- The original Application, made for a similar proposal in June, was withdrawn following comments that the design was unacceptable. The grounds given were that it was "not in keeping" with the original and having a character that was over-bearing and likely to cause over shadowing of neighbouring properties.
- The alternative offered by the case officer to extend on the side / rear of the house was rejected from the outset, due to the negative and over-bearing effect close to the bungalow and the consequent loss of light to rooms on this side.
- Neighbours have been consulted on the design proposals and their comments have been noted, resulting in the following adjustments from that previously withdrawn:
 - Eaves and ridge line have been lowered by 225mm and overhangs have been cut back to further reduce shadow length.
 - Render finish has replaced boarding - to match the bungalow adjacent.
 - Juliet balconies are omitted, together with the sliding doors in favour of frames with obscured panels below waist level to maintain privacy between properties.
 - Windows at first floor level have been omitted to gables to ensure privacy.

PLANNING HISTORY

14/00929/F: Withdrawn 20/08/14: New extension to rear and side of house, internal alterations, demolition of garage and modifications to drainage – at Chelwood, 172 Grimston Road, South Wootton

RESPONSE TO CONSULTATION

Parish Council: OBJECTION: Grounds for objection:

- Due to being overbearing on the neighbouring bungalow (east No 174) and taking into account form and character, including locality and street scene, in terms of mass, design and materials, the proposal is not in keeping with neighbouring properties and will detrimental to the visual amenity of the area.
- The proposed extension will cause overbearing / shadowing on the neighbouring bungalow.

Highways Authority: NO OBJECTION:

REPRESENTATIONS

Three (3) neighbouring letters of support from No's 164, 168 and 170 – (adjacent west) - comments:

- No bearing on No's 164, 168 or 170 Grimston Road
- Forms family scaled accommodation - suitable for the considerable depth to the plot
- Street scene not adversely affected

One (1) letter of objection No. 174 – neighbour east – comments on residential amenity:

- A 2 storey extension would block any natural light to the side wall and windows of No 174 - increasing costs to maintenance and heating due to the 'cold wall' effect.
- Distance between the properties was originally planned with consideration for the structural underpinning of each property, such that each one was structurally sound. The soil make-up of the area would not cope with extension foundations outside the property's existing lines (or being closer than 10 feet (approximately 3m) to foundations of No 174 - as recommended by The Party Wall Act 1996).
- A two storey side extension would still not solve the perceived 'cold wall' problem, the loss of natural light to windows at the side of the house, or probable land subsidence issues.
- Support given to neighbours desire to extend and would have no objection to a 'single storey extension' that considers issues raised

NATIONAL GUIDANCE

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

South Wootton Parish Design Statement 2007

PLANNING CONSIDERATIONS

Key Issues

- Planning Policy and the principle of development
- Form and character
- Scale, design and materials
- Residential amenity
- Other considerations

Planning Policy and principle of development

The National Planning Policy Framework (NPPF) 2012 identifies that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, Planning Policies and decisions should aim to ensure that all developments are of high quality and inclusive design that:

- will function well and add to the overall quality of the area for the lifetime of the development
- will respond to local character and reflect the identity of local surroundings and materials
- are visually attractive as a result of good architecture

Whilst in determining applications, the National Planning Policy Framework (NPPF) states that great weight should be given to 'outstanding or innovative design', Paragraph 64 NPPF clearly states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Policy CS08 of the Core Strategy 2011 identifies that all new development in the borough should be of high quality design and should demonstrate its ability to:

- respond to the context and character of places in West Norfolk by ensuring that the scale and layout will enhance the quality of the environment
- achieve high standards of sustainable design.

Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 states that in areas identified as 'Built Environment Type D' development which has regard for and is in harmony with the building characteristics of the locality will be permitted. However, development which damages the appearance of its built surroundings will not be permitted

Policy DM 15 (Environment, Design and Amenity) of the emerging King's Lynn and West Norfolk 'Development Management Policies' document 2014 is relevant to this application and identifies:

- Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development.
- Considerations are 'overlooking, overbearing, overshadowing and visual impact'.

- The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.
- Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Form and character:

The land, within an area designated 'Built Environment Type D' in the Development Plan, is situated on the south side of Grimston Road, at the eastern edge of the Parish of South Wootton, where the A148 descends from the higher ground at Knights Hill roundabout (east), on its course westwards, towards the Town Centre.

The red brick and tiled, two storey, dwelling is of standard construction, typical of the style from the 1950's, and is the first in a row of three 2-storey detached dwellings, on the south side of the road, close to the top of Knight's Hill and forming part of an enclave of dwellings, all with south facing elongated gardens.

To the immediate west of the site dwelling is a two storey, red brick dwelling (No. 170), of similar original stature to the site dwelling, but which was developed on its western elevation with a two storey extension. That dwelling also has a more recent single storey, rear facing projection.

Adjacent to that dwelling is No 168 (west), the third of the said two storey dwellings, which is flat fronted, but of similar scale to the site dwelling. It is noticeably painted in a yellow / cream colour. Thereafter to the west, in the immediate street scene, are 4 similar red brick detached bungalows. As the road descends thereafter, mixed two and single storey dwellings continue the street scene, all on the south side of the road.

To the east of the site, at the higher ground level, there is a white painted, detached bungalow with a flat roofed conservatory attached to its rear south-east elevation. This bungalow forms the eastern end of the street scene, with those specifically mentioned above, and makes up the enclave of eight (8) original dwellings, with concurring forward building lines, reasonable separation distance between sites and all being accessed by an 'in and out' service road off the A148. Thereafter to the east is a red brick bungalow (western side elevation painted white), followed by two orange bricked bungalows, all accessed direct from the A148.

Notwithstanding comments in the design and access report, it was noted on the site visit that whilst some of the 8 dwellings forming the street scene have been developed, extensions comprise single storey rear and /or side projections only.

Scale, design and materials:

The agent's statement appears to support the need to 'differentiate between the original and the new' in providing an 'easily constructed, well-insulated, independent structure' to the rear of the house, against the retained brick and concrete outbuilding, clad and rendered white to contrast with the brick original, but reflecting the adjacent bungalow (174). However, white render is not in keeping with the red brick of the existing dwelling and, albeit set-back, the proposal would stand-out against that existing, to the detriment of the street scene. Members will need to consider the impact of this contrast, and its visual impact

Furthermore, notwithstanding levels, the design, height and mass proposed would effectively create a house behind a house situation, with a 2 storey flat roofed link connecting the two main buildings. Given this, the project is considered not in keeping with the dwelling or

street scene as it would introduce a discordant (independent) and detrimental feature to the street scene.

The NPPF does state that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

However, the National Planning Policy Framework 2012 (NPPF) also states that it is proper to seek to promote or reinforce local distinctiveness and visual appearance and the architecture of individual buildings are important factors, as is securing high quality design.

By virtue of scale, design and materials, it is considered that the proposed two storey rear and side linked extension would not relate adequately to the form and character of the existing dwelling and would adversely impact on visual amenity by creating such a discordant and detrimental feature to the street scene.

Residential amenity:

The case for the scheme identifies: 'the proposal does not affect the amenity of the neighbouring properties, whilst minimising overshadowing. Reference to the artistic impressions submitted clearly demonstrates that this proposal will not cause overshadowing, except at the end of October at 4pm when sunlight is rare'.

Albeit there is an approximate 2.9m divide between the side wall elevations of the proposed dwelling and the adjacent bungalow (No 174 - east), the overall scale is considered to create an overbearing factor in this case on the neighbouring bungalow (No 174 - east), the owner of which has cited such grounds of objection, and those remarks accord with the comments of objection submitted by the Parish Council

The orientation of the proposal will also likely give rise to adverse impact would be created by overshadowing on the conservatory, patio and rear windows of the neighbouring bungalow (No 174 - east). The design and access supporting statement comments on this point, but the latter contradicts itself, as portrayed on the artistic 'shadow-cast' impressions supplied in the application.

One of 12 core principles identified in Paragraph 17 of the National Planning Policy Framework 2012 (NPPF) states that both plan-making and decision-taking should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

The National Planning Policy Framework 2012 is supported by the emerging King's Lynn and West Norfolk 'Development Management Policies 2014' document. Policy DM15 (set out earlier) is particularly relevant to this application in terms of Environment, Design and Amenity

Therefore by virtue of scale and siting, it is considered that the proposed two storey rear and side linked extension would create an overbearing and overshadowing impact on the south facing elements and amenity area of the adjacent bungalow (No 174).

Other considerations:

The family circumstances put forward as a pertinent issue in this application are noted, but such personal circumstances are not material issues for consideration in the planning system.

There are no known crime related issues or other material considerations relevant to this application.

CONCLUSION:

The National Planning Policy Framework (NPPF) 2012 identifies that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, Planning Policies and decisions should aim to ensure that all developments are of high quality and inclusive design that:

- will function well and add to the overall quality of the area for the lifetime of the development
- will respond to local character and reflect the identity of local surroundings and materials
- are visually attractive as a result of good architecture

In terms of scale, design, materials and layout it is considered that the proposed two storey extension would create an inappropriate addition to the existing dwelling which will look incongruous within the street scene.

Likewise, it would also create an adverse impact upon the adjacent bungalow (No 174) by way of its overbearing stance, and overshadowing, unduly affecting residential amenity.

Therefore in accordance with the National Planning Policy Framework 2012, Policies CS08 and CS11 the King's Lynn and West Norfolk Core Strategy 2011, Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 and Policy DM15 of the emerging King's Lynn and West Norfolk Development Management Policies 2014, and other material considerations, it is recommended that this application be refused.

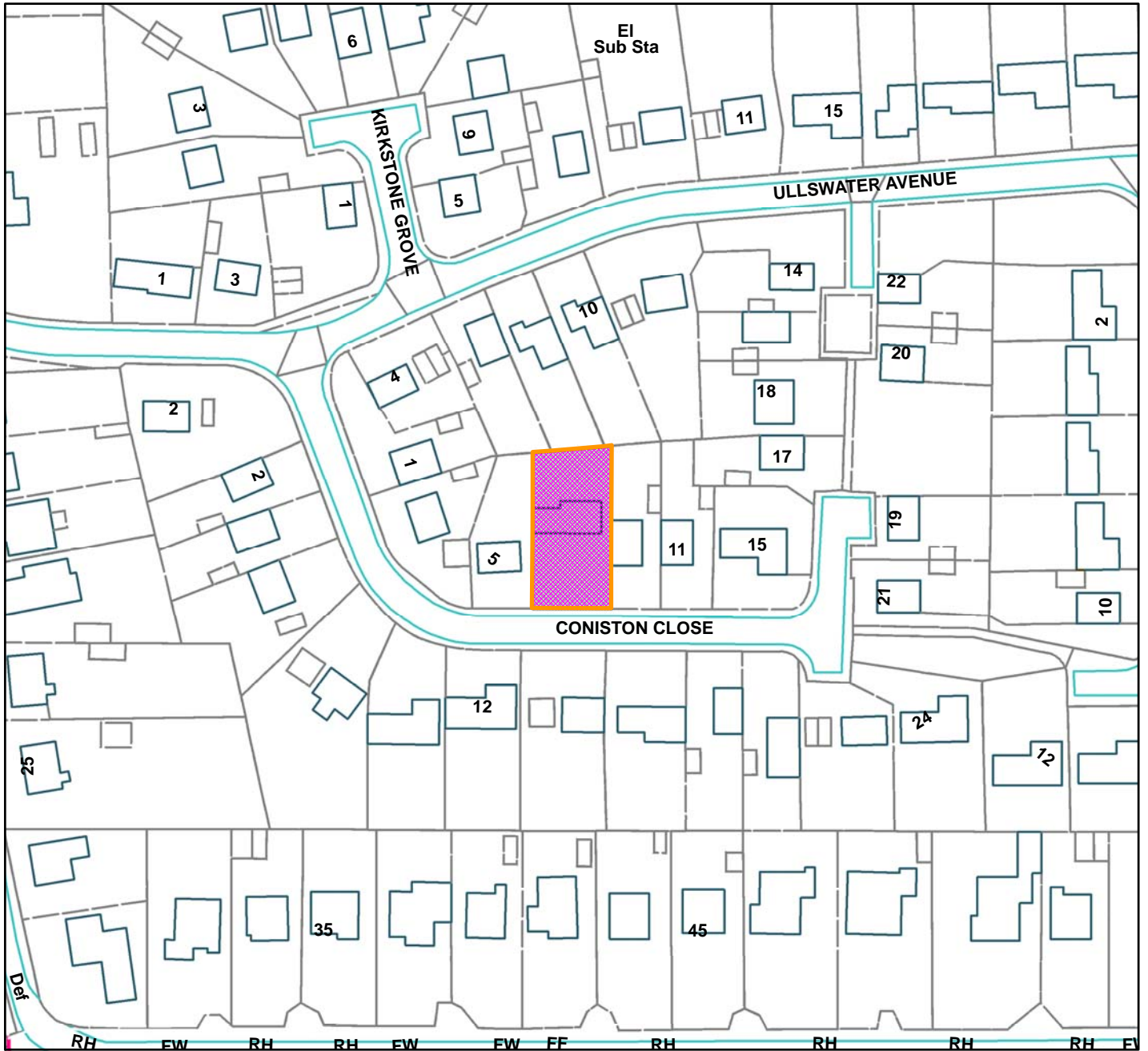
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 By virtue of the scale, design, materials and layout, the proposed two storey rear and side linked extension would not relate adequately to the form and character of the existing dwelling and would adversely impact on visual amenity by creating a discordant and incongruous feature within the street scene. This application is thus considered to be contrary to the National Planning Policy Framework 2012, Policies CS08 and CS11 the King's Lynn and West Norfolk Core Strategy 2011, Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 and Policy DM15 of the emerging King's Lynn and West Norfolk 'Development Management Policies 2014'.
- 2 By virtue of scale and siting, the proposed two storey rear and side linked extension would create an overbearing and overshadowing impact on the south facing elements and amenity area of the adjacent bungalow (No 174). Thus, this application fails to have sufficient regard for the residential amenity of the neighbour, and is therefore considered to be contrary to the National Planning Policy Framework 2012, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011, and Policy DM15 of the emerging King's Lynn and West Norfolk 'Development Management Policies 2014'.

14/01504/F

7 Coniston Close South Wootton



Scale: 1:1,250

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	09/12/2014
MSA Number	0100024314

Parish:	South Wootton	
Proposal:	Proposed extensions to existing dwelling	
Location:	7 Coniston Close South Wootton King's Lynn Norfolk	
Applicant:	Mr Craig McColl	
Case No:	14/01504/F (Full Application)	
Case Officer:	Mr M Broughton Tel: 01553 616418	Date for Determination: 1 January 2015

Reason for Referral to Planning Committee – Referred to the Planning Committee for determination as the applicant's partner is an employee of the Borough Council of King's Lynn and West Norfolk involved in the planning or development process.

Case Summary

The land is situated on the northern side of Coniston Close, South Wootton; approximately 90m south and east of Ullswater Avenue, in an area designated Built Environment Type D in the 1998 Local Plan

The application seeks to construct:

A first floor extension over the existing double garage
A single storey extension across the full width of the rear elevation

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Local Plan 1998 and the emerging King's Lynn and West Norfolk 'Development Management Policies' 2014 are relevant to this application

Key Issues

Form and character and any impact on the locality
Other considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated on the northern side of Coniston Close, South Wootton; approximately 90m south and east of Ullswater Avenue junction, in a residential area, designated Built Environment Type D in the 1998 Local Plan.

The site comprises a two storey, detached dwelling with attached double garage on the western end elevation and a conservatory to the rear (northern) elevation. There is adequate parking on-site on the frontage and 2m fencing encloses the rear garden.

The application seeks the construction of:

- a first floor extension over the existing double garage.

The proposal creates a master bedroom over the garage, with a stepped ridgeline, co-ordinating roof plane, a blank gable end wall (west), with two symmetrical dormer windows on the front roof plane (south facing). There are no rear facing windows

- a single storey, flat roofed extension with a glazed roof dome, across the full width of the rear elevation, following demolition of the conservatory.

SUPPORTING CASE

No supporting statement

PLANNING HISTORY None recent

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

REPRESENTATIONS One letter – issue raised:

- Proposed gable end will cause loss of light and impact on conservatory
- Gable end should be lowered – as with neighbouring site

NATIONAL GUIDANCE

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

South Wootton Parish Design Statement 2007

PLANNING CONSIDERATIONS

Key Issues:

- Form and character and any impact on the locality
- Other considerations

Form and character and any impact on the locality:

The land, within an area designated 'Built Environment Type D' in the Development Plan, is situated at the eastern edge of the Parish of South Wootton, in Estate format, where two storey detached dwellings of similar scale are prominent.

In this location, the principle for the development is likely to be acceptable, providing it is in harmony with the existing and where there is no adverse impact on the neighbours or the locality.

In terms of scale and design, and relevant to this application, are the National Planning Policy Framework 2012, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998, all of which are supported by Policy DM15 of the emerging King's Lynn and West Norfolk 'Development Management Policies 2014', the latter of which specifies:

- 'The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets, including spaces between buildings through high quality design and use of materials'.

The site comprises a two storey detached dwelling, typical of the locality, but set back from the general forward building line of its immediate neighbours. There are two elements to this application.

The single storey projection proposed would abut the rear elevation of the dwelling, thus being out of view to the passer-by. By virtue of its scale and design, it is considered this element is an acceptable arrangement, which would create negligible impact on the surrounding dwellings.

The first floor extension proposed, however, would be prominent in the street scene. This element of the overall scheme, considered to be of subservient nature, would be constructed over the double garage, on the western elevation of the dwelling, following the removal of the existing pitched roof (current height 4.7m). This proposal would create a new ridge height of 6.5m, with the new roof plane and western gable (which forms the boundary) concurring with the existing arrangement. Two matching dormers, of similar design to existing windows, are proposed to the front (south facing) roof plane and are the only windows proposed to serve the first floor development. Bricks and glazing are detailed to match, with existing roof tiles to be re-used.

In the street scene and overall locality, it was noted that two storey dwellings have been developed with the addition of first floor extensions over adjoining garage units, which are served by either one or two front facing dormer windows.

Specifically, the neighbouring two storey dwelling (No.5 - west) has just such an arrangement as that proposed, and there, in situ, is a first floor extension over the garage on the western elevation, with two south facing dormer windows in the roof plane, considered similar to that proposed.

Thus, overall, the design and scale of the proposal does not detract from the character of the existing dwelling and is considered to be in keeping with the existing layout and the street scene. There are no overlooking issues resulting from this proposal and overall orientation is considered favourable in terms of overshadowing affecting the neighbouring site (west).

For further consideration is the height of the proposed eastern gable end, effectively rising 1.8m (from 4.7m to 6.5m), and any adverse impact that element may have on the neighbour at No. 5. It is of note that, since validation, an amended plan has been submitted, effectively reducing the ridge height by 300mm to that proposed at 6.5m.

There are no windows on the eastern flank wall of No 5, but it has a conservatory projecting into its rear garden from the north-eastern elevation. The said conservatory has a traditionally glazed roof and glazed north and western elevations, but its eastern flank comprises a solid 2.1m high brick wall. There is an approximate 2.75m existing separation gap between the conservatory wall and the western elevation wall of the proposal site, which sits on that boundary.

The proposal creates a first floor eastern flank wall at 5.5m depth over the garage, with an overall ridge height of 6.5m. Taking into account the format of the conservatory and layout of the amenity space of No 5 in context with the scale and roof plane of the proposal, it is considered that any overbearing is kept to a minimum, such that any impact on the neighbouring site's amenity would be kept to a minimum.

The proposed scale, mass and design relate adequately to the existing dwelling, without notable detriment to the visual or residential amenity of the neighbours or locality.

Other considerations:

There are no known crime related issues affecting this proposal

There are no other material considerations relevant to this application

CONCLUSION:

In terms of scale and design, in accordance with the National Planning Policy Framework 2012, Policies CS08 and CS11 the King's Lynn and West Norfolk Core Strategy 2011, Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 and Policy DM15 of the emerging King's Lynn and West Norfolk Development Management Policies 2014, the proposed ground and first floor extensions are considered to be both appropriate and proportionate to that existing, without compromising neighbouring visual or residential amenity or adversely impacting on the street scene.

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

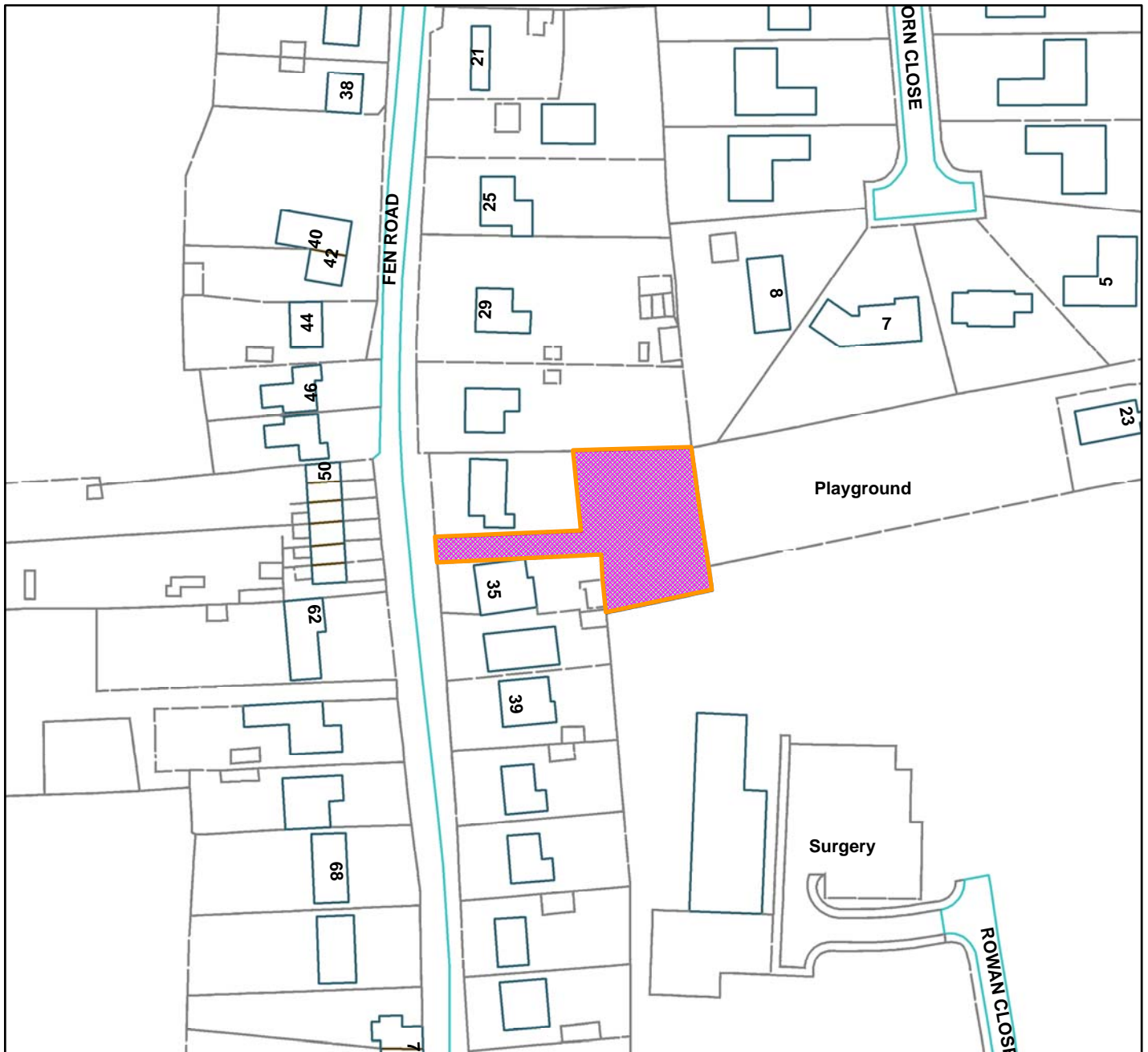
RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be 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 plan:
 - Block plan, elevations, section through and layout –
- drawing 14-P48-PL02 REV C – receipt dated 27/11/14
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no new windows/dormer windows (other than those expressly authorised by this permission) shall be allowed at first floor level, in the development hereby approved, without the granting of specific planning permission.
- 3 Reason In the interests of residential amenity, in accordance with the National Planning Policy Framework 2012

14/01570/F

East of 35 Fen Road Watlington



Scale: 1:1,250

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



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	09/12/2014
MSA Number	0100024314

Parish:	Watlington	
Proposal:	Construction of one bungalow and garage	
Location:	East of 35 Fen Road Watlington King's Lynn	
Applicant:	Mr & Mrs M Bush	
Case No:	14/01570/F (Full Application)	
Case Officer:	Mrs N Osler Tel: 01553 616402	Date for Determination: 30 December 2014 Extension of Time Expiry Date: 13 January 2015

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

Case Summary

The site relates to a rectangular parcel of land to the rear of Nos. 33 and 35 Fen Road, Watlington that currently constitutes part of the garden of No.25. The site is located in Built Environment Type D of a Key Rural Service Centre.

Permission is sought for the erection of a single storey dwelling with access to be shared with the existing access that serves No.35 Fen Road.

Key Issues

Principle of Development;
Form and Character;
Residential Amenity;
Highway Safety; and
Other Material Considerations.

Recommendation

REFUSE

THE APPLICATION

The site lies to the east of Nos.33 and 35 Fen Road, Watlington and comprises garden land associated with No.35. The site is bounded primarily by evergreen hedging in excess of c.2 metres in height.

The site lies within Built Environment Type D and a Key Rural Service Centre and currently accommodates a portakabin, garden shed, summerhouse and a number of garden trees. Permission is sought for the erection of a single-storey dwelling and double garage, the latter of which would be located in the vicinity of the existing portakabin / garden shed (in the north-western area of the site) both of which would be removed.

Access would be shared with the existing access that serves No.35. It is proposed to finish the shared driveway with resin-bound permeable gravel surfacing.

The proposed materials are Ibstock Leicester red multi-stock facing bricks and Sandtoft double pantiles in Rustic.

SUPPORTING CASE

The Planning Statement that accompanied the application states:

- The development of the site for a single dwelling, and surfacing of the driveway with resin-bonded gravel would not affect the residential amenities of the adjoining properties;
- The development would not adversely affect the character of the area;
- Over recent years there have been many examples of backland or tandem development being approved, and Watlington is not a village of solely ribbon development and its character is formed by development in depth;
- The recent approval on the corner of Fen Road and Rectory Lane illustrates that backland or tandem development is acceptable in the locality of the application site;
- The proposal accords with the development plan, and in line with the NPPF this proposal should be approved without delay;
- Drainage would be via main foul sewer and soakaways;
- Visibility at the access in in excess of the 2.4m x 43m requirement;
- There would be no overlooking;
- Both the proposed dwelling and donor property would be left with adequate garden areas;
- The design and materials have been carefully considered to be in keeping with the locality;
- Existing boundaries would be retained; and
- There is no contamination or ecological issues.

PLANNING HISTORY

2/89/1434/O – Site for construction of bungalow – Refused August 1989

2/89/3920/F - Site for construction of bungalow – Refused December 1989

CONSULTATIONS

Town/Parish Council: The majority support the proposed development

Local Highway Authority (NCC): NO OBJECTION subject to condition

Environment Agency: N/A – Flood Zone 1

East of the Ouse, Polver & Nar Internal Drainage Board: NO OBJECTION

Environmental Health & Housing – Environmental Quality: No comments in relation to contaminated land or air quality

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received at time of writing report.

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development;
- Form and Character;
- Residential Amenity;
- Highway Safety; and
- Other Material Considerations.

Principle of Development

The National Planning Policy Framework (NPPF), 2012 states, at paragraph 49, that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

Watlington is identified as a Key Rural Service Centre in the Settlement Hierarchy set out in Policy CS02 of the King's Lynn & West Norfolk Core Strategy, 2011. Furthermore the application site falls within Built Environment Type D as identified in the King's Lynn & West Norfolk Local Plan, 1998. Within this area the principle of new residential development is generally considered to be acceptable under Policies CS02 and CS09 of the Core Strategy and Policies 8/1 and 4/21 of the Local Plan. Development must however have regard for and be in harmony with the building characteristics of the locality and comply with all other relevant policies.

Form and Character

Contrary to the supporting statement, there is a distinct linear form of development along Fen Road with the properties offering active frontages to the public realm. Backland development, which this proposal represents, would constitute an alien form of development in the locality. The example cited in the Planning Statement (at the corner of Fen Road and Rectory Lane) is not considered comparable to this application. The reasons are that it is not in the vicinity of the site, and the example constitutes the comprehensive development of a site with the dwellings facing onto and having an active frontage with the new access road serving it).

The proposed development is therefore not considered to be in keeping with the general established character of this particular part of Watlington. Although in 1989, two previous applications have been refused on this site for a dwelling at the rear.

Residential Amenity

The donor property currently benefits from far greater amenity space than a number of properties in the vicinity of the site. The resultant amenity space would be similar in size to the properties to the south of the site and to No.33 to the immediate north. As such it is considered that both the donor and new dwelling would have an appropriate amount of amenity space.

The existing boundary treatment would be retained (evergreen hedging in excess of 2m) and this would mean that there would be no overlooking, overshadowing or overbearing issues of a degree to warrant refusal. Whilst a dotted line is shown on the proposed block plan (which is assumed to represent some form of boundary treatment) no details are given. This however could be suitably addressed by condition.

The existing access runs in very close proximity to the donor property and therefore there is some risk of nuisance. However, the fact that the proposal is for one dwelling, the erection of boundary treatment (that as mentioned above could be conditioned), and resin-bounded gravel surfacing suggests that any disamenity would not be of a scale to warrant refusal.

The driveway is separated from No.35 by No.35's attached garage and driveway. It is therefore unlikely that there would be any significant detrimental impacts on the amenity currently enjoyed by the occupiers of No.35 by virtue of an increase in vehicular activity adjacent to its southern boundary.

However the development would introduce vehicular activity immediately adjacent to the currently quiet rear area of No.33. This would be of some detriment to the amenity currently enjoyed by occupants of existing properties. On balance however, your officers do not believe that this relationship would be so material as to warrant refusal.

Highway Safety

The Local Highway Authority has no objection to the proposed development on highway safety grounds.

The proposal would offer parking in line with current Parking Standards.

Other Material Considerations

There are no specific Crime and Disorder issues arising from the proposed development.

No objections have been received from either statutory consultees or third party representatives.

CONCLUSION

The proposed development for a plot at the rear of development fronting Fen Road is considered to be in a sustainable location, and would not have any significant detrimental impact on residential amenity or highway safety. However, although the NPPF requires housing applications to be considered in the context of the presumption in favour of sustainable development, on balance, officers have put weight on the harm caused to the established form and character of the locality, as set out in the previous refusals of consent, and consider that the proposal would result in an inappropriate form of development, that does not have regard for the built characteristics of the locality and that would not improve the character and quality of the area or the way it functions.

The proposed development is therefore considered to be contrary Development Plan Policies 4/21 and CS08 and the NPPF in general, but specifically paragraphs 58 and 64 of the NPPF.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 It is considered that the proposed dwelling being at the rear of existing frontage development, would result in an inappropriate form of backland development that does not have regard for the built characteristics of the locality and fails to take the opportunities available for improving the character and quality of the area and the way it functions. The proposed development is therefore considered to be contrary to the NPPF in general and in particular to paragraphs 58 and 64 of the NPPF and to Development Plan Policies 4/21 and CS08.

PLANNING COMMITTEE – 5 JANUARY 2015**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. 125 decisions issued, 109 decisions issued under delegated powers with 16 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 18/11/2014 – 16/12/2014

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	5	4	1		4	80%	60	40	3	1
Minor	55	48	7	47		85%	65		8	3
Other	66	64	2	64		97%	80		1	0
Total	125	115	10							

Planning Committee made 16 of the 125 decisions, 12.8%

PLANNING COMMITTEE – 5 JANUARY 2015**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
25.06.2014	11.12.2014 Application Permitted	14/00932/F	Mr C J Bennion Church Farm Docking Road Bircham Newton Norfolk Erection of general purpose agricultural building for storage of produce and machinery	Bircham
14.10.2014	09.12.2014 Application Refused	14/01465/F	Mr & Mrs P Roll The Old Chapel Stocks Close Great Bircham King's Lynn Construction of garage	Bircham

27.08.2014	26.11.2014 Application Permitted	14/01258/F	Mr J Allen Land On the East Side of Wretton Road Boughton Norfolk New pavilion	Boughton
29.09.2014	01.12.2014 Application Permitted	14/01393/F	Mr & Mrs Bennett Bells Meadow Stoke Road Boughton King's Lynn Demolition and re-build of bungalow following fire damage	Boughton
06.10.2014	21.11.2014 Application Permitted	14/01426/F	Mr Andrew Faherty Tapestry Cottage Chapel Road Boughton King's Lynn Single storey rear outbuilding and extended garage roof for ancillary use	Boughton
27.08.2014	09.12.2014 Application Permitted	13/00849/NMA_1	Mr James Boyce The Little House London Street Brancaster King's Lynn Non-material amendment to planning permission 13/00849/F: Alterations and extension to rear of existing dwelling and conversion of existing two storey storage barn to additional bedroom and bathroom accomodation	Brancaster
08.09.2014	21.11.2014 Application Permitted	14/01307/LB	Mr Gerard Nieuwenhuys Westgate House 90 Market Place Burnham Market Norfolk Listed building application: Changing colour of all external doors and windows from white to Farrow and Ball 'off black'	Burnham Market

02.10.2014	26.11.2014 Application Permitted	14/01410/F	Mrs Wendy Coney & Mrs Sarah Robertson Stile Cottage Front Street Burnham Market Norfolk Demolition of existing extension and construction of single storey extension and first floor extension	Burnham Market
15.10.2014	09.12.2014 Application Permitted	14/01470/LB	Holkham Estate Barns North of 34 Norton Street Burnham Norton Norfolk Variation of condition 2 of planning consent 14/00904/LB: Conversion of barns to four dwellings	Burnham Norton
09.10.2014	08.12.2014 Application Permitted	14/01441/F	Mr And Mrs Philip Brown Westering Tower Road Burnham Overy Staithe King's Lynn Variation of condition 5 of planning permission 12/01772/F: Demolition of existing dwelling and construction of a single replacement dwelling	Burnham Overy
21.10.2014	11.12.2014 Not Lawful	14/01505/LDP	Mr Hamish Forsyth Sea Marsh East Harbour Way Burnham Overy Staithe Norfolk Application for a Lawful Development Certificate for a proposed air source heat pump	Burnham Overy
20.10.2014	11.12.2014 Application Permitted	14/01496/F	Mr R Freeston 1 Engravers Cottages Walsingham Road Burnham Thorpe King's Lynn Removal of existing dormer windows and replacement with new	Burnham Thorpe

02.10.2014	28.11.2014 Application Permitted	14/01409/F	Mr David Whiteley 1 Old Rectory St Andrews Lane Congham King's Lynn Two storey extension to dwelling house	Congham
08.10.2014	03.12.2014 Application Permitted	14/01437/F	Denver Playing Field Association Playing Field Downham Road Denver Norfolk Erection of additional two floodlights and provision of one additional storage container	Denver
15.10.2014	03.12.2014 Application Permitted	14/01475/F	Mr R Howes 110 Sluice Road Denver Downham Market Norfolk Retention of veranda	Denver
16.10.2014	20.11.2014 Application Permitted	14/01484/F	Mr Brian Smith 97 Sluice Road Denver Downham Market Norfolk Single storey rear extension and new garage	Denver
02.10.2014	26.11.2014 Application Permitted	14/01412/F	Mr S Littlefair 23 Philip Nurse Road Dersingham King's Lynn Norfolk Extension and garage conversion	Dersingham
03.10.2014	05.12.2014 Application Permitted	14/01483/F	EvoGreen PLC Dersingham St George's Church of England Junior School Admirals Drive Dersingham Norfolk Provide new biomass heating system, self contained in a 'heat pod' forming internal courtyard with existing buildings	Dersingham

13.10.2014	09.12.2014 Application Permitted	14/01458/F	Freebridge Community Housing Garden Area of 1 & 2 Gelham Manor Dersingham King's Lynn Norfolk Variation of conditions 2 and 4 of planning permission 12/00520/F	Dersingham
01.10.2014	28.11.2014 Application Permitted	14/01404/F	D Smith Fenns Close High Street Docking Norfolk New dwelling - Plot 2 (revised design)	Docking
14.10.2014	05.12.2014 Application Permitted	14/01466/A	Tesco Stores Ltd Tesco Stores Ltd London Road Downham Market Norfolk Advertisement application 7 x non-illuminated free standing and directional signs	Downham Market
29.10.2014	03.12.2014 Application Permitted	14/01552/F	Mr & Mrs Wright 101 Lynn Road Downham Market Norfolk PE38 9QE Car port extension to dwelling	Downham Market
16.10.2014	20.11.2014 Application Permitted	14/01478/F	Mr Paul King 9 Farthing Road Downham Market Norfolk PE38 0AF Single storey extension to dwelling	Downham West
23.09.2014	25.11.2014 Application Permitted	14/01370/F	Mr & Mrs Rory McGouran The Close Station Road East Rudham King's Lynn Construction of dwellinghouse and access drive	East Rudham

12.11.2014	12.12.2014 Application Permitted	14/00251/NMA_1	Mr T Hansell Caradon The Green East Rudham King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/00251/F: Single storey infill to south elevation, new opening from stable block to dining area and minor amendments to previously approved door and window screen to outbuilding	East Rudham
15.10.2014	03.12.2014 Application Permitted	14/01471/F	Mr Brett Rooke Church Farm Bungalow Main Road West Bilney Norfolk Proposed extension	East Winch
15.10.2014	04.12.2014 Application Permitted	14/01473/F	Mr Brett Rooke Church Farm Bungalow Main Road West Bilney Norfolk Proposed 2 x polytunnels and other associated operational development	East Winch
17.09.2014	28.11.2014 Application Permitted	14/01343/F	Mrs Christine Burrell 127 the Wroe Emneth Wisbech Norfolk Extension to existing bungalow over 2 storeys incorporation existing double garage	Emneth
29.01.2014	28.11.2014 Application Permitted	14/00136/CU	Mr B Rutterford The West End 43 Long Lane Feltwell Thetford Change of use of public house into a Nursery at Ground Floor and the retention of a first floor flat	Feltwell

29.01.2014	28.11.2014 Application Permitted	14/00137/F	Mr B Rutterford The West End 43 Long Lane Feltwell Thetford Two new proposed dwellings within the site of a public house (to be ceased)	Feltwell
28.10.2014	03.12.2014 Application Permitted	14/01543/F	Mr And Mrs S Conway Meadow View 62 Lodge Road Feltwell Thetford Single storey rear extension	Feltwell
06.10.2014	26.11.2014 Application Permitted	14/01425/F	Dr Darcy & Mrs Emma Pearson Daffodil Cottage 12 Weasenham Road Great Massingham King's Lynn New single storey side extension to form new snug and w/c and first floor extension to create a new bedroom	Great Massingham
21.10.2014	15.12.2014 Application Permitted	14/01502/F	Client of Holt Architectural Wemyss View 87 Low Road Grimston King's Lynn Proposed single storey side and rear extension	Grimston
29.09.2014	25.11.2014 Application Permitted	14/01392/F	Mr I Carr 24 Robin Hill Heacham Norfolk PE31 7SS Proposed extensions to annex and garage also alterations to external cladding to existing bungalow (Amended design)	Heacham

29.09.2014	28.11.2014 Application Refused	14/01398/F	Mr Neil Desborough 45 the Broadway Heacham King's Lynn Norfolk New build single storey dwelling & garage - all detached	Heacham
21.10.2014	15.12.2014 Application Permitted	14/01501/F	Mrs Barbara Haines 25 Ringstead Road Heacham King's Lynn Norfolk Single storey extension with a flat roof	Heacham
07.11.2014	26.11.2014 Application Refused	12/01871/NMA_1	Mr S Frost 33 Marram Way Heacham King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING PERMISSION 12/01871/F: Extension to dwelling including raising part of roof to provide loft storage following demolition of garage and porch	Heacham
22.10.2014	03.12.2014 Application Permitted	14/01513/F	Mr S Lucas Honeysuckle Cottage Station Road Ten Mile Bank Downham Market Extension to dwelling	Hilgay
23.10.2014	11.12.2014 Application Permitted	14/01525/F	Mr Harry Heywood 5 Wheatfields Hillington King's Lynn Norfolk First floor extension to dwelling house	Hillington
01.09.2014	09.12.2014 Application Permitted	14/01275/RM	Mr And Mrs K And K Annison Padville 12 Main Street Hockwold cum Wilton Norfolk Reserved matters application: Construction of a new dwelling	Hockwold cum Wilton

03.10.2014	28.11.2014 Application Permitted	14/01414/LB	Mrs Glynis Thomson The White Horse 40 Kirkgate Holme next the Sea Norfolk Listed building application for proposed opening up of internal kitchen wall	Holme next the Sea
07.10.2014	05.12.2014 Application Permitted	14/01432/CU	Robin Legge Ltd Legges Fashions 1 - 7 High Street Hunstanton Norfolk Change of use from part of the retail floorspace to Cafe to provide extension to existing cafe	Hunstanton
08.10.2014	03.12.2014 Would be Lawful	14/01435/LDP	Mr Dennis Fretwell 3 Harrys Way Hunstanton Norfolk PE36 5PG Lawful Development Certificate: Proposed conservatory	Hunstanton
07.09.2013	28.11.2014 Application Permitted	13/01318/F	John Lake Shellfish The Lodge Cross Bank Road King's Lynn Norfolk Variation of condition 8 of planning consent 11/00555/F - Fence proposal with a canted top section is not constructable/practical and therefore a variation to change the construction is sought	King's Lynn
12.08.2014	02.12.2014 Application Permitted	14/01185/F	Flying Trade Group PLC Glendevon Hotel 49 - 51 Railway Road King's Lynn Norfolk Demolition of existing hotel and rebuilt with 14 new bedrooms and ground floor restaurant facility	King's Lynn

20.08.2014	11.12.2014 Application Permitted	14/01224/CU	Mr M Asadvzzaman Bombay Dreams 25 Railway Road King's Lynn Norfolk Proposed change of use of first floor at Bombay Dreams, Railway Road to provide residential accommodation for staff	King's Lynn
01.09.2014	01.12.2014 Application Refused	14/01273/F	Centaur Property Group Ltd Parkview Apartments Blackfriars Road King's Lynn Norfolk Proposed conversion of existing storage room into 1 No. lower ground floor flat including external works to create lightwells and all associated works	King's Lynn
08.09.2014	28.12.2014 Split Decision - Part approve_refuse	14/01340/BT	British Telecommunications Plc Various Locations Throughout the Borough Removal of BT payphones	King's Lynn
24.09.2014	26.11.2014 Would be Lawful	14/01372/LDP	Styles And Wood Energy Williams Refrigeration 32 - 35 Bryggen Road North Lynn Industrial Estate King's Lynn LAWFUL DEVELOPMENT CERTIFICATE: Installation of roof mounted Solar PV	King's Lynn
25.09.2014	26.11.2014 Application Permitted	14/01382/F	Bank House Hotel Bank House Kings Staithe Square King's Lynn Norfolk Extension to provide additional kitchen store	King's Lynn

25.09.2014	26.11.2014 Application Permitted	14/01383/LB	Bank House Hotel Bank House Kings Staithe Square King's Lynn Norfolk Listed Building Application: Extension to provide additional kitchen store	King's Lynn
01.10.2014	26.11.2014 Application Permitted	14/01403/F	MARS UK Mars Foods Ltd Hansa Road Hardwick Industrial Estate King's Lynn Variation of conditions 2 and 3 of planning permission 14/00367/FM: Phased building of a new MARS King's Lynn office facility. Will require a phased demolition of their existing office facility. New facility will not only replicate, but improve the provision for the MARS Food Factory with no change of use. Will be single storey building with a double volume main entrance bay. Open service plant on the flat roof will be screened with louvred walls. Intended associated works and landscaping will be completed at the end of the demolition and new build. Will require pedestainising the whole frontage of the new building by creating a covered and well lit walkway, lined with new hedges and new trees	King's Lynn

06.10.2014	28.11.2014 Application Permitted	14/01427/F	Mr Graham Clements 106, 106A And 107 Tennyson Road King's Lynn Norfolk PE30 5PA To fit external wall insulation to the rear of 106A and 107 Tennyson Road. To fit external wall insulation to the rear and top gable side wall of 106 Tennyson Road. Removal of rear 1st floor projecting bay windows and replacement with flush fitted windows	King's Lynn
06.10.2014	05.12.2014 Application Permitted	14/01428/A	The Works Stores Ltd The Works Store Concesion C/o Dobbies Garden World Campbells Meadow King's Lynn Advertisement Application: 1 x non-illuminated free standing sign	King's Lynn
10.10.2014	28.11.2014 Application Permitted	14/01449/F	Trustees To the King's Lynn General Charities 4 Wesleyan Almshouses Checker Street King's Lynn Norfolk Replace 2 front windows with double glazed sealed units in painted wooden frames	King's Lynn
13.10.2014	03.12.2014 Application Permitted	14/01460/CU	Simply Smile Riverside Ltd 10 - 12 Chequer House 1st Floor 10 - 12 King Street King's Lynn Change of Use of 1st floor, front office from Class B1 (office) to Class D1 for use as a dental surgery with consulting rooms	King's Lynn

14.10.2014	26.11.2014 Would be Lawful	14/01463/LDP	Styles And Wood Energy Williams Refrigeration 32 - 35 Bryggen Road North Lynn Industrial Estate King's Lynn LAWFUL DEVELOPMENT CERTIFICATE: Installation of roof mounted Solar PV	King's Lynn
15.10.2014	05.12.2014 Application Permitted	14/01472/A	Tesco Stores Ltd Tesco Stores Ltd St Faiths Drive Gaywood King's Lynn ADVERT CONSENT: 8 x non illuminated free standing advertisement and directional signage	King's Lynn
16.10.2014	09.12.2014 Application Permitted	14/01477/CU	C And A Superbikes C And A Superbikes Willow Road Willows Business Park King's Lynn Change of use of land to increase car sales to 40	King's Lynn
20.10.2014	15.12.2014 Application Refused	14/01498/F	TSB Lloyds Tsb Plc 1 - 3 Tuesday Market Place King's Lynn Norfolk Replacement of existing window with glazed auto sliding door to enable DDA access into the branch	King's Lynn

21.10.2014	26.11.2014 Application Permitted	14/01154/NMA_1	Freebridge Community Housing 48 High Street King's Lynn Norfolk PE30 1BB NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01154/F: Change of use and alterations to first, second & third floor above ground floor shop. Ground floor shop to remain, first, second & third floor to become residential accommodation	King's Lynn
22.10.2014	04.12.2014 Application Permitted	14/01509/LB	Freebridge Community Housing 48 High Street King's Lynn Norfolk PE30 1BB LISTED BUILDING APPLICATION: Provision of new rooflight in rear roof over bedroom 1 Flat 2. Provision of automatic opening smoke vent to staircase adjacent to Flat 6 in rear roof. Provision of automatic opening smoke vent to communal corridor adjacent to Flat 1. Provision of 2 No. sun tube roof lights to communal corridor adjacent to Flat 1 in rear roof	King's Lynn

13.11.2014	01.12.2014 Application Permitted	13/01349/NMA_1	Foster Property Management Ltd Land South of 9 Orchard Lane Gaywood King's Lynn NON MATERIAL AMENDMENT TO PLANNING CONSENT 13/01349/FM: demolition of existing 7 garages, the construction of ten 1-bed dwellings on open greenspace consisting of grassland, scrub and mature trees	King's Lynn
25.11.2014	11.12.2014 Application Permitted	13/00840/NMA_1	TBM Developers Ltd West Lynn Methodist Church St Peters Road West Lynn King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 13/00840/F: Methodist Chapel conversion to dwelling	King's Lynn
02.09.2014	03.12.2014 Application Permitted	14/01277/F	Mr P Francis White Lodge 3 Spring Lane Marham King's Lynn VARIATION OF CONDITION 2 ATTACHED TO PLANNING PERMISSION 12/00360/F: Two storey rear extension and covered parking	Marham
05.11.2014	09.12.2014 Application Permitted	14/01573/F	Sir Jeremy Bagge Marham House The Street Marham King's Lynn Minor alterations and ground floor extension	Marham

28.11.2014	04.12.2014 Application Refused	13/00395/NMA_1	Mr Ken Ball The Bungalow Mill Lane Marham King's Lynn Non-material amendment to planning permission 13/00395/F: Two number detached bungalows with integral garages as an amendment to previous application - 11/00668/F	Marham
08.10.2014	10.12.2014 Application Permitted	14/01436/LB	Mr Andrew Williams 4 Hall Farm Barns Hill Road Middleton King's Lynn Erection of a conservatory, new front door and access steps	Middleton
28.10.2014	10.12.2014 Application Permitted	14/01546/F	Mr R Knights Flat the Gate Inn Hill Road Middleton King's Lynn Variation of condition 2 of planning permission 13/01030/F: Proposed alterations and extension to form 2 No. holiday accommodation units and improved facilities for existing Public House	Middleton
27.10.2014	08.12.2014 Application Permitted	14/01535/LB	Dr Stabler Red House 28 Church Street North Creake Fakenham Alterations to existing 3 walled area within garden to form sunroom	North Creake

15.10.2014	09.12.2014 Application Permitted	14/01476/F	Mr Wesley Tansley 29 Main Road West Winch King's Lynn Norfolk Extension to rear of existing bungalow with room-in-the-roof accommodation, conversion of existing roof space to provide accommodation	North Runcton
08.10.2014	03.12.2014 Was Lawful	14/01440/LDE	Mr James K Morgan Greenacres Gatehouse Lane North Wootton King's Lynn Application for a Lawful Development Certificate for the existing use of the occupation and use of the Greenacres house and site to run a Livery Yard business alongside domestic stabling	North Wootton
26.09.2014	03.12.2014 Application Permitted	14/01387/F	Mr Mark Roberts 59 School Lane Northwold Thetford Norfolk Erection of new boundary wall between 59 School Lane and the Manor House with a total length of 48.3 metres and with a height of 2.3 metres from ground level	Northwold
03.10.2014	04.12.2014 Application Permitted	14/01413/F	Mr S Harding 6 Howards Close Old Hunstanton Hunstanton Norfolk Extra parking from gravel to hardstanding	Old Hunstanton

25.06.2014	04.12.2014 Application Permitted	14/00933/F	Mr John Bloom Land Adjacent Love Lane Outwell Norfolk Farm machinery repair shed (retrospective)	Outwell
07.10.2014	20.11.2014 Application Permitted	14/01433/F	Mr And Mrs P Brenchley Ivy House Rectory Road Outwell Wisbech Single storey rear extension to form sun lounge and covered area	Outwell
10.10.2014	01.12.2014 Application Permitted	14/01446/F	Mrs Jan Claxton Cliftonville The Cottons Outwell Wisbech APPLICATION FOR REMOVAL OF CONDITION 3 ATTACHED TO PLANNING PERMISSION WR/73/245/O: The erection of a horticultural bungalow	Outwell
15.08.2014	19.11.2014 Application Refused	14/01201/F	Clients of David Taylor Associates Site To Rear of 10 And 11 Church Close Pentney King's Lynn Detached dwelling	Pentney
07.11.2014	02.12.2014 Application Permitted	09/01915/NMA_3	Paul Johnson The Moorings 38 Pentney Lakes Common Road Pentney NON-MATERIAL AMENDMENT TO PLANNING CONSENT 09/01915/F: New log cabin and boathouse	Pentney
07.10.2014	01.12.2014 Application Permitted	14/01430/F	Mr William Dolman Bygones 89 Westgate Street Shouldham King's Lynn Garage (retrospective)	Shouldham

13.10.2014	08.12.2014 Application Permitted	14/01459/F	Mr & Mrs A & B Archibald Wheelers School 1 Eastgate Street Shouldham King's Lynn Construction of detached utility building and detached letting room in connection with existing b & b business and restaurant	Shouldham
29.09.2014	21.11.2014 Application Permitted	14/01396/F	Mrs G Martin The White Bungalow The Common South Creake Fakenham Variation of condition 2 of planning permission 11/00784/F: Construction of replacement bungalow	South Creake
10.10.2014	04.12.2014 Application Permitted	14/01448/F	Mr J Bygraves 75 Bluestone Road South Creake Fakenham Norfolk Extension and alterations to dwelling and construction of a detached garage	South Creake
23.10.2014	11.12.2014 Application Permitted	14/01526/F	Mr And Mrs T Mytton-Mills County Farm Leicester Road South Creake Fakenham Erection of a two storey front extension	South Creake
07.08.2014	26.11.2014 Application Permitted	14/01160/O	Client of David Taylor Associates Land South of Hilltops 85 Nursery Lane South Wootton Outline application: Site development proposal for 2 dwellings	South Wootton

06.10.2014	26.11.2014 Application Permitted	14/01423/F	Mr & Mrs S Garrod 10 Ash Grove South Wootton King's Lynn Norfolk Single storey extension	South Wootton
08.10.2014	05.12.2014 Application Permitted	14/01434/F	Mr R Paterson 15 Sandy Lane South Wootton King's Lynn Norfolk Single storey side extension to dwelling	South Wootton
10.10.2014	05.12.2014 Application Permitted	14/01447/F	Mr M Alfieri 4 Deas Road South Wootton Norfolk PE30 3PE Proposed extension and alterations	South Wootton
13.08.2014	28.11.2014 Application Permitted	14/01191/F	Mr And Mrs Marcus And Chris Love The Piggery North West of Farthing Drove Southery Downham Market Retention of timber cabin for residential purposes and revocation of planning permission reference 2/90/2791/F	Southery
17.11.2014	09.12.2014 Application Permitted	13/01266/NMA_1	Mr Anthony Bell Land Adjacent To 33 Feltwell Road Southery Downham Market NON MATERIAL AMENDMENT TO PLANNING APPLICATION 13/01266/F: Erection of one dwelling (amended design and layout 11/00385/EXF and 08/00192/F)	Southery

15.10.2014	09.12.2014 Not Lawful	14/01489/LDP	Mr And Mrs James Murray-Willis 10 Station Road Stanhoe King's Lynn Norfolk Lawful development certificate: Single storey rear extension	Stanhoe
26.09.2014	20.11.2014 Application Permitted	14/01389/F	Mrs Anne Corrigan Micklefields High Street Stoke Ferry King's Lynn Construct a two bay with side storage cart shed	Stoke Ferry
16.10.2014	10.12.2014 Application Permitted	14/01480/LB	Mr & Mrs O Judges Homeleigh High Street Stoke Ferry King's Lynn Repair and replace seven upper floor sash windows	Stoke Ferry
23.10.2014	03.12.2014 Application Permitted	14/01519/F	Cats Protection Cat's Protection Cuckoo Road Stow Bridge Norfolk External prefabricated WC cabin to replace recently demolished brick garage and WC	Stow Bardolph
10.10.2014	20.11.2014 Application Permitted	14/01444/F	Mr Keith Pepper 107 Northgate Way Terrington St Clement King's Lynn Norfolk Extension to dwelling and new roof to create accommodation in roof space	Terrington St Clement

31.10.2014	21.11.2014 Application Permitted	14/00702/NMA_1	Mr R Buck Otterslair School Road Terrington St John Wisbech Non-material amendment to planning permission 13/01292/F: RESERVED MATTERS APPLICATION: Construction of dwelling and garage	Terrington St John
29.09.2014	25.11.2014 Application Permitted	14/01395/F	Thornham Farms Ltd 1 Lyng Farm Cottages Ringstead Road Thornham Hunstanton Extension and refurbishment of existing dwelling	Thornham
01.10.2014	26.11.2014 Application Permitted	14/01407/F	Mr And Mrs J Martin Farthings 1 Old Field Lane Thornham Norfolk Variation to condition 8 of planning permission 12/01591/F: Demolition of a single storey bungalow and erection of a two storey replacement dwelling	Thornham
06.10.2014	04.12.2014 Application Permitted	14/01417/F	A Taylor Thornham Village Stores High Street Thornham Norfolk Variation of conditions 2 and 5 of planning permission 14/00162/F: Extension to existing retail and cafe at ground floor with office above	Thornham
16.10.2014	05.12.2014 Application Permitted	14/01479/F	Mr M Goddard Manor Farm Ringstead Road Thornham Hunstanton New dwelling	Thornham

21.10.2014	15.12.2014 Application Permitted	14/01503/F	B & L Properties Ltd Land Adj Mulberry Cottage Choseley Road Thornham Norfolk Proposed development of two detached properties	Thornham
08.09.2014	03.12.2014 Application Refused	14/01301/F	Mr Richard Peggs Out of Focus Main Road Titchwell King's Lynn Proposed extension and alterations to existing building	Titchwell
19.09.2014	03.12.2014 Application Permitted	14/01355/F	The Ely Diocesan Board of Finance 5 New Road Upwell Wisbech Norfolk The demolition of an existing parsonage house and the construction of two new dwellings and associated external works and parking	Upwell
09.10.2014	09.12.2014 Application Permitted	14/01442/CU	Mrs Toni Ryder Strawberry Farm Follens Road Walpole St Andrew Norfolk Continued use of land and buildings as equestrian	Walpole
28.10.2014	03.12.2014 Application Permitted	14/01539/F	Mr J R Challiss The Chestnuts Mill Road Walpole St Peter Norfolk Retention and completion of residential annexe (amended design)	Walpole

17.10.2014	03.12.2014 Application Permitted	14/01488/F	Mr Ben Human Old Farm House Market Lane Terrington St Clements Norfolk Altered vehicle access and proposed front fence, walling and gates	Walpole Cross Keys
07.11.2014	28.11.2014 Application Permitted	14/00160/NMA_2	Michaela Estates Ltd 1 Willow Close Watlington Norfolk PE33 0JR Non-material amendment to planning permission 14/00160/F: Construction of dwelling and garage	Watlington
17.09.2014	19.11.2014 Application Permitted	14/01346/F	Mr & Mrs C F Dear 190 Salts Road West Walton Norfolk PE14 7ED Replacement dwelling amended design (retrospective)	West Walton
10.09.2014	03.12.2014 Application Permitted	14/01317/CU	Mrs Victoria Seed 4 Riverside Farm Garage Lane Ind Est Setchey Norfolk Change of use from office space to D2 social meeting place for non- religious purposes	West Winch
29.09.2014	20.11.2014 Application Permitted	14/01399/F	Mr Russell Chitty Chapel Farm House Fen Road Wiggenhall St Mary Magdalen King's Lynn Retention of shipping container 3m by 6m on site of fire destroyed garage 6m by 8m hardstanding	Wiggenhall St Mary Magdalen

08.10.2014	21.11.2014 Application Permitted	14/01438/F	Mr & Mrs M Brown Hill Crest Farm Bungalow Field Lane Wretton King's Lynn Side and rear extension to bungalow and render finish to existing	Wretton
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- PLANNING ENFORCEMENT REPORT -

1.0 PURPOSE OF REPORT

- 1.1 This report provides Members with an update on service performance for the planning enforcement regime during the third quarter of 2014 (01 July 2014 to 30 September 2014).

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

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

Number of received general cases*	234
Number of received monitoring cases	0
Number of received S106 monitoring cases	56

Total received cases **290**

Number of closed general cases*	198
Number of closed monitoring cases	0
Number of closed S106 monitoring cases	63

Total closed cases **261**

Number of live general cases*	249
Number of live monitoring cases	1
Number of live S106 monitoring cases	4

Total live cases* **254**

(*Includes High Hedge cases)

- 2.2 Members will see from the above figures that the number of total live cases has increased from 219 in the second quarter to 234 in the third quarter. This is mainly due to the higher volumes of general complaints received, which increased from 178 in the second quarter to 234 in the third quarter. Despite this, I am pleased to report that the Enforcement Team remains positive, efficient and effective. This is evident by the turnover of cases and their ability to continue to handle complex investigations, which have resulted in the service of various planning enforcement notices, prosecution proceedings, direct action etc. that will be reported in the fourth quarter.

- 2.3 Please see Appendix 1 for a copy of the evolving live case list as produced on 17 December 2014. A breakdown of all 261 closed cases during the third quarter can be found below.

Reason	Count
Amendment Approved	1
Case Closed	4
Conditions Discharged	5
De minimis	1
Delegated Authority - no further action	4
No breach established	93
Notice issued - complied	6
Permitted development	31
Planning App Approved	21
Prosecution	0
Referred to other service	6
Remedied following informal action	47
S106 Agreement Discharged	0
S106 Obligation(s) Complied With	13
Use/operational development lawful	29
Total	261

- 2.4 Members should note that the number of retrospective planning applications approved remains high, obtained following an enforcement investigation. It is also worth noting that in most cases retrospective planning applications carry a planning application fee.

- 2.6 During the third quarter the following formal notices were served:

Notice	Count
Enforcement Notice	9
Listed Building Enforcement Notice	0
Listed Building Repairs Notice	1
Planning Contravention Notice	6
Requisition for Information	0
Breach of Condition Notice	2
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	2

High Hedge Remedial Notice	0
Total	20

3.0 RECOMMENDATION

3.1 That this report is noted.

Case Officer: Mr N Langley, Team Leader - Enforcement 📞 (01553) 616449.

Appendix 1

Priority	Parish	Date	Reference	Site	Breach	Status
P2		11-Sep-14	14/00542/UNOPDE	Ha Penny Toll Farm Ha Penny Toll Road Lotts Bridge Three Holes Norfolk	alleged unauthorised operational development	Pending Consideration
P3		11-Jun-07	07/00189/UWCA	29 Norfolk Street King's Lynn Norfolk PE30 1AL	Alleged unauthorised change of roof materials and addition of UPVC replacement windows in conservation area	Notice Issued
P2	Bircham	01-Oct-10	10/00453/BOC	Moor Farm Barn Docking Road Great Bircham Norfolk PE31 6QP	Alleged breach of condition 5 of planning permission 2/03/1638/CU	Notice Issued
P2	Bircham	24-Jan-11	11/00053/BOC	Moor Farm Stables Docking Road Great Bircham King's Lynn Norfolk PE31 6QP	Alleged Failure to discharge conditions prior to occupation - 08/01529/F	Notice Issued
P2	Bircham	27-Aug-14	14/00513/UNOPDE	23 Church Lane Bircham Tofts Norfolk PE31 6EF	alleged unauthorised operational development	Notice Issued
P2	Brancaster	09-Jun-14	14/00305/UNAUTU	The Nodd Orchard Close Brancaster Staithe King's Lynn Norfolk PE31 8BN	alleged unauthorised use	Pending Consideration
P3	Brancaster	24-Oct-14	14/00659/BOC	Little Saltings Broad Lane Brancaster King's Lynn Norfolk PE31 8AU	alleged breach of condition relating to 11/00188/F	Pending Consideration
P2	Burnham Market	14-Aug-14	14/00478/UWCA	Mables Paint Pot 16 Ulph Place Burnham Market Norfolk PE31 8HQ	alleged unauthorised works in a conservation area	Pending Consideration
P2	Burnham Market	12-Sep-14	14/00556/UNAUTU	Land Between Angles House And Rogers Row Station Road Burnham Market Norfolk	alleged unauthorised use	Pending Consideration
P3	Burnham Market	16-Sep-14	14/00574/BOC	Redwalls Station Road Burnham Market King's Lynn Norfolk PE31 8HA	alleged breach of condition relating to 11/00793/F	Pending Consideration

P2	Clenchwarton	15-Oct-12	12/00497/UNAUTU	Land At Main Road Clenchwarton Norfolk PE34 4BQ	Without planning permission, the unauthorised change of use of the Land for the siting of a caravan used for residential purposes	Notice Issued
P3	Clenchwarton	18-Jul-12	12/00354/UNTIDY	The Former Fosters Sports Pavilion 105 Ferry Road Clenchwarton King's Lynn Norfolk PE34 4BP	alleged property adversely affecting the amenity of the neighbourhood	Notice Issued
P3	Congham	29-May-13	13/00291/UNAUTU	Wood Farm Cottage Lynn Road Hillington King's Lynn Norfolk PE31 6BZ	Alleged unauthorised works to old stable block to create 1 bed home	Pending Consideration
P3	Denver	30-Sep-14	14/00609/UWLB	College Farm 10 Whin Common Road Denver Downham Market Norfolk PE38 0DX	Alleged unauthorised works to a listed building	Pending Consideration
P2	Dersingham	04-Apr-12	12/00172/UNOPDE	Life Wood Hunstanton Road Dersingham Norfolk	Alleged unauthorised large structure being erected in wood	Pending Consideration
P3	Dersingham	10-Oct-13	13/00612/UNOPDE	2 Manor Road Dersingham King's Lynn Norfolk PE31 6LD	alleged unauthorised operational development	Pending Consideration
P3	Dersingham	27-Feb-14	14/00110/UADV	Advertisements On Roadside Dersingham Bypass Dersingham Norfolk	alleged unauthorised adverts on roadside between Wolferton and Heacham	Pending Consideration
P3	Dersingham	11-Sep-14	14/00550/BOC	75 Manor Road Dersingham King's Lynn Norfolk PE31 6LN	alleged breach of condition	Pending Consideration
P1	Downham Market	02-Aug-11	11/00390/S106	Beech House Snape Lane Downham Market Norfolk PE38 9JH	Monitoring - Section 106 Agreement	Notice Issued
P2	Downham Market	19-Sep-13	13/00558/UADV	Land East of 35 Railway Road Downham Market Norfolk	alleged unauthorised signage	Pending Consideration
P2	Downham Market	02-Oct-13	13/00590/UNAUTU	The Quality 4x4 Sales 91 Railway Road Downham Market Norfolk PE38 9EP	Without planning permission, the material Change of Use of the Land from car sales and light van hire to a mixed use as a commercial car park, a car valeting service, the assembly and sale of garden buildings, the	Notice Issued

					provision of general storage, a vehicle r	
P2	Downham Market	27-Jan-14	14/00052/BOC	Amenity Area Opposite 81 Rosemary Way Downham Market Norfolk	alleged breach of condition	Pending Consideration
P2	Downham Market	28-Jan-14	14/00054/UNAUTU	23 Glebe Road Downham Market Norfolk PE38 9QJ	Alleged unauthorised use	Pending Consideration
P2	Downham Market	12-Jun-14	14/00323/UNOPDE	Service Station 222 - 224 Broomhill Downham Market Norfolk PE38 9QY	alleged unauthorised operational development	Pending Consideration
P2	Downham Market	02-Oct-14	14/00623/BOC	Former Russell's Garage Site London Road Downham Market Norfolk PE38 9AS	Alleged breach of planning condition	DC Application Submitted
P2	Downham Market	24-Oct-14	14/00649/UWLB	9 Market Place Downham Market Norfolk PE38 9DG	alleged unauthorised Works to a Listed Building	Pending Consideration
P2	Downham Market	30-Oct-14	14/00672/BOC	Land To the South of 17 Railway Road Downham Market Norfolk	alleged breach of condition	Pending Consideration
P2	Downham Market	12-Nov-14	14/00690/UWCA	Martin the Newsagent 10 Bridge Street Downham Market Norfolk PE38 9DH	alleged unauthorised satellite dishes in a Conservation Area	Pending Consideration
P3	Downham Market	22-May-12	12/00242/S106	Land And Buildings On the South Side of Railway Road Downham Market Norfolk PE38 9EL	Monitoring - Section 106	Notice Issued
P3	Downham Market	27-Jun-12	12/00305/S106	Williams Refrigeration Ltd Bennett Street Downham Market Norfolk PE38 9EE	S106-Monitoring	Notice Issued
P3	Downham Market	26-Sep-12	12/00479/BOC	Land East of Lancaster Crescent Lancaster Crescent Downham Market Norfolk	alleged unauthorised breach of condition relating to condition 7 on Planning Approval 08/00122/FM	Pending Consideration
P3	Downham Market	01-May-13	13/00229/UNTIDY	The Willows Brickfields Lane Downham Market Norfolk PE38 9ED	alleged untidy land	Notice Issued
P3	Downham Market	12-Sep-14	14/00559/UNAUTU	Unit 2 12 St Johns Way St John's Business Estate Downham Market Norfolk PE38 0QQ	alleged unauthorised use	Pending Consideration

P3	Downham Market	29-Oct-14	14/00671/UADV	Lawnboy Farm Services Railway Road Downham Market Norfolk PE38 9EB	alleged unauthorised advertisements	Pending Consideration
P4	Downham Market	15-Sep-14	14/00562/UNOPDE	19 Primrose Avenue Downham Market Norfolk PE38 9GF	alleged unauthorised operational development	DC Application Submitted
	Downham Market	26-Aug-14	14/00507/UNAUTU	19 Coriander Road Downham Market Norfolk PE38 9WB	Alleged unauthorised material change of use of a dwellinghouse to a house of multiple occupation.	Pending Consideration
P3	Downham West	08-Jan-13	13/00003/UNTIDY	Bank Farm House Downham Road Salters Lode Norfolk PE38 0AZ	alleged untidy land	Pending Consideration
P3	Downham West	02-Oct-14	14/00627/UNOPDE	Appletree Cottage The Lane Salters Lode Norfolk PE38 0DL	Alleged unauthorised operational development	Pending Consideration
P2	East Rudham	18-Jun-14	14/00345/BOC	Lime House The Green East Rudham King's Lynn Norfolk PE31 8RD	alleged breach of condition relating to 11/00950/F	Pending Consideration
P3	East Rudham	29-Aug-12	12/00399/UNTIDY	Church Cottage Fakenham Road East Rudham King's Lynn Norfolk PE31 8QZ	alleged untidy land	Notice Issued
P2	East Winch	23-Jan-12	12/00053/UNAUTU	Old Station Yard Gayton Road East Winch Norfolk PE32 1LG	alleged unauthorised use	Pending Consideration
P3	East Winch	07-Aug-13	13/00431/UNAUTU	South of Broadwater Lane Gayton Norfolk PE32 1QP	alleged unauthorised use	Notice Issued
P3	East Winch	29-Apr-14	14/00226/UNOPDE	W W S Tarpaulins Gayton Road East Winch Norfolk PE32 1LQ	alleged unauthorised operational development	Pending Consideration
P3	East Winch	20-Nov-14	14/00705/UNAUTU	The Stables 4 Bilney Barns Paws Lane West Bilney Norfolk PE32 1XQ	alleged unauthorised use	Pending Consideration
P2	Emneth	07-Mar-11	11/00126/UNTIDY	54-56 Ladys Drove Emneth Wisbech Norfolk PE14 8DF	Alleged untidy land having an adverse impact on the amenity	Notice Issued
P2	Emneth	24-Sep-13	13/00564/UADV	Unauthorised Advertisements A47 Walsoken	alleged unauthorised adverts	Notice Issued

P2	Emneth	09-May-14	14/00250/UNAUTU	75 Ladys Drove Emneth Wisbech Norfolk PE14 8DF	Alleged unauthorised use	Pending Consideration
P2	Emneth	22-Jul-14	14/00430/BOC	62 Church Road Emneth Wisbech Norfolk PE14 8AA	alleged breach of Condition relating to 06/02089/F	Pending Consideration
P2	Emneth	20-Oct-14	14/00648/BOC	Banyer Hall 121 Ladys Drove Emneth Wisbech Norfolk PE14 8DG	alleged breach of condition relating to 10/00871/F	Pending Consideration
P3	Feltwell	17-Feb-14	14/00080/HEDGE	Street Record Corkway Drove Feltwell Norfolk	alleged removal of a hedge	Pending Consideration
P2	Fincham	12-May-14	14/00252/BOC	Fairswell Manor Main Road Fincham King's Lynn Norfolk PE33 9ET	alleged breach of condition relating to 09/00594/F	Notice Issued
P2	Fincham	15-Aug-14	14/00483/UWLB	Timbers Lynn Road Fincham King's Lynn Norfolk PE33 9HE	alleged unauthorised works to a Listed Building	Pending Consideration
P3	Fincham	30-Sep-14	14/00611/UNOPDE	Timbers Lynn Road Fincham King's Lynn Norfolk PE33 9HE	Alleged unauthorised operational development	DC Application Submitted
P3	Fritcham with Appleton	28-Aug-14	14/00522/UNTIDY	2 Abbey Road Fritcham King's Lynn Norfolk PE31 6BT	alleged untidy land	Pending Consideration
P2	Gayton	11-Apr-14	14/00211/UNAUTU	The White House Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	alleged unauthorised use	Notice Issued
P2	Gayton	26-Jun-14	14/00374/UNAUTU	Former Hills Garage Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	alleged unauthorised use	Pending Consideration
P3	Gayton	10-Oct-14	14/00630/BOC	Manor Barn Common Lane Gayton Thorpe Norfolk PE32 1PN	alleged breach of condition relating to 10/02152/F	Pending Consideration
P3	Gayton	26-Nov-14	14/00716/UNOPDE	Soleda Lime Kiln Road Gayton King's Lynn Norfolk PE32 1QT	alleged unauthorised operational development	Pending Consideration
P4	Gayton	16-Sep-14	14/00573/BOC	Oakwood Common Lane Gayton Thorpe Norfolk PE32 1PN	alleged breach of condition relating to 11/01016/F	Pending Consideration

P3	Great Massingham	26-Oct-12	12/00519/UNTIDY	7 - 8 Rectory Row Sandy Lane Great Massingham King's Lynn Norfolk PE32 2EZ	Alleged untidy land	Notice Issued
P2	Grimston	23-Nov-12	12/00565/UNAUTU	Ramblewood Farm Cliffe En Howe Road Pott Row Norfolk PE32 1BY	Breach of condition attached planning permission 10/01544/F	Notice Issued
P2	Grimston	10-Jul-14	14/00415/UNAUTU	Fairview 10 Back Lane Pott Row King's Lynn Norfolk PE32 1BT	alleged unauthorised use	Pending Consideration
P2	Grimston	24-Oct-14	14/00652/UNAUTU	36 Vong Lane Pott Row King's Lynn Norfolk PE32 1BW	alleged unauthorised use	Pending Consideration
P3	Grimston	29-Apr-14	14/00228/UNOPDE	Land Rear of 26 To 40 Vong Lane Vong Lane Pott Row Norfolk	alleged unauthorised operational development	Pending Consideration
P2	Heacham	30-Jul-12	12/00373/UNOPDE	Land On the East Side of Unit 1 3B South Beach Heacham King's Lynn Norfolk PE31 7LH	Without planning permission, the unauthorised construction of an inspection chamber, concrete pad/base, with the installation of drainage, water supply, conduit and a utility box on the Land.	Notice Issued
P2	Heacham	24-Sep-14	14/00599/UNAUTU	11 Lamsey Lane Heacham King's Lynn Norfolk PE31 7LA	Alleged unauthorised use	Pending Consideration
P2	Heacham	10-Oct-14	14/00632/UNAUTU	41 School Road Heacham King's Lynn Norfolk PE31 7DQ	alleged unauthorised use	Pending Consideration
P2	Heacham	19-Nov-14	14/00704/UNOPDE	27 Ringstead Road Heacham King's Lynn Norfolk PE31 7JA	alleged unauthorised operational development - shed	Pending Consideration
P3	Heacham	11-Sep-14	14/00534/UNTIDY	Chez Nous 14 the South Beach Heacham King's Lynn Norfolk PE31 7LH	alleged untidy land	Pending Consideration
P3	Heacham	11-Sep-14	14/00544/UNTIDY	Re-Jo 1 Kenwood Road Heacham King's Lynn Norfolk PE31 7DD	alleged untidy land	Pending Consideration
P2	Hilgay	25-Mar-14	14/00167/BOC	Dents Hilgay Farm Shop & Garden Centre Steels Drove Hilgay Norfolk PE38 0QH	Alleged breach of condition attached to 12/01331/F	Notice Issued

P3	Hilgay	08-Jan-13	13/00005/UNAUTU	Blackberry Barn Ely Road Hilgay Downham Market Norfolk PE38 0HL	alleged unauthorised use	Pending Consideration
P3	Hilgay	08-Apr-14	14/00197/UNOPDE	Orchard House Church Road Ten Mile Bank Norfolk PE38 0EJ	alleged unauthorised operational development	Pending Consideration
P3	Hilgay	16-Sep-14	14/00567/BOC	Bridge House Bridge Street Hilgay Downham Market Norfolk PE38 0LJ	alleged breach of condition relating to 12/01648/F	Pending Consideration
P2	Hockwold cum Wilton	19-Feb-14	14/00093/UDCA	The Cottage 19 Nursery Lane Hockwold cum Wilton Norfolk IP26 4ND	alleged unauthorised demolition in a Conservation Area	Pending Consideration
P2	Hockwold cum Wilton	30-May-14	14/00291/UNAUTU	Island Farm Cowles Drove Hockwold cum Wilton Norfolk IP26 4JQ	alleged unauthorised use	Pending Consideration
P2	Holme next the Sea	08-Aug-14	14/00463/UNAUTU	Land North of High Road Farm Main Road Holme next the Sea Norfolk PE36 6LA	alleged unauthorised use	Pending Consideration
P2	Hunstanton	20-Aug-13	13/00458/BTCA	Flat 1 13 Austin Street Hunstanton Norfolk PE36 6AJ	alleged breach on tree in a conservation area	Pending Consideration
P2	Hunstanton	12-Jun-14	14/00310/UADV	USA Fried Chicken 40 High Street Hunstanton Norfolk PE36 5AF	alleged unauthorised advert	Pending Consideration
P3	Hunstanton	05-Mar-13	13/00123/UNOPDE	31 Sandringham Road Hunstanton Norfolk PE36 5DR	alleged unauthorised operational development	Pending Consideration
P3	Hunstanton	02-Oct-13	13/00594/UNOPDE	Ocean View 66 Northgate Hunstanton Norfolk PE36 6DS	alleged unauthorised operational development	Pending Consideration
P3	Hunstanton	01-Apr-14	14/00218/UWCA	The Marine Hotel 10 St Edmunds Terrace Hunstanton Norfolk PE36 5EH	alleged unauthorised works in a conservation area	Pending Consideration
P3	Hunstanton	23-Jun-14	14/00363/UNOPDE	Rockafellas American Diner 19 the Green Hunstanton Norfolk PE36 5AH	alleged unauthorised operational development	Pending Consideration
P3	Hunstanton	30-Jun-14	14/00375/BOC	9 Church Street Hunstanton Norfolk PE36 5HA	alleged breach of condition	Pending Consideration

P3	Hunstanton	30-Jun-14	14/00381/UWCA	33 Northgate Hunstanton Norfolk PE36 6AP	alleged unauthorised works in a Conservation Area	Pending Consideration
P3	Ingoldisthorpe	28-Jun-12	12/00316/UNAUTU	Oak Farm Nurseries Oak Farm The Drift Ingoldisthorpe Norfolk PE31 6NW	Alleged unauthorised residential use of site	Pending Consideration
P3	Ingoldisthorpe	10-Oct-14	14/00631/BOC	Redroofs 15 Ingoldsby Avenue Ingoldisthorpe King's Lynn Norfolk PE31 6NH	alleged breach of condition relating to 11/00222/F Condition 4	Pending Consideration
P1	King's Lynn	27-Aug-10	10/00351/UNTIDY	Blacksmiths Cottage 1B Blackfriars Road King's Lynn Norfolk PE30 1NR	Alleged derelict land and building/s detrimental to visual amenity of the area	Pending Consideration
P2	King's Lynn	30-Sep-10	10/00431/UWCA	Family Support Centre Church Lane King's Lynn Norfolk PE30 5AE	Alleged replacement windows without consent	Notice Issued
P2	King's Lynn	17-Mar-11	11/00155/UNOPDE	18 North Everard Street King's Lynn Norfolk PE30 5HQ	Without planning permission, the installation of Un-Plasticised Polyvinyl Chloride (UPVC) windows and door	Pending Consideration
P2	King's Lynn	28-Jun-11	11/00342/BOC	Phase 3 Land West of Anthony Nolan Road King's Lynn Norfolk	Breach of conditions 4 and 5 attached to 07/01704/RMM and 07/01620/RMM	Pending Consideration
P2	King's Lynn	14-Nov-11	11/00615/UNOPDE	15A St James Street King's Lynn Norfolk PE30 5DA	Alleged unauthorised satellite dish	Pending Consideration
P2	King's Lynn	20-Jan-12	12/00051/UWCA	27 North Everard Street King's Lynn Norfolk PE30 5HQ	Alleged unauthorised white UPVC windows and door.	Notice Issued
P2	King's Lynn	30-Jul-12	12/00371/UWLB	11 St Johns Terrace Blackfriars Road King's Lynn Norfolk PE30 1NW	Removal of plaster surround of front (South) entrance of Grade II Listed Building.	Notice Issued
P2	King's Lynn	13-Dec-12	12/00587/UNTIDY	9 Gayton Road Gaywood King's Lynn Norfolk PE30 4EU	Alleged untidy and empty property	Pending Consideration
P2	King's Lynn	24-Apr-13	13/00217/BOC	Unit 11 Willow Road Willows Business Park King's Lynn Norfolk PE34 3RD	Alleged Breach of condition 5 attached to 12/00912/F	Pending Consideration

P2	King's Lynn	20-May-13	13/00273/BOC	The Lodge Cross Bank Road King's Lynn Norfolk PE30 2JB	Alleged breach of condition 8	Pending Consideration
P2	King's Lynn	03-Jul-13	13/00359/UNAUTU	50 Kings Green King's Lynn Norfolk PE30 4SH	alleged unauthorised use	Pending Consideration
P2	King's Lynn	31-Oct-13	13/00650/UWCA	26 North Everard Street King's Lynn Norfolk PE30 5HQ	alleged unauthorised works in a Conservation Area	Notice Issued
P2	King's Lynn	11-Dec-13	13/00714/UWCA	10 North Everard Street King's Lynn Norfolk PE30 5HQ	alleged unauthorised works in a Conservation Area	Pending Consideration
P2	King's Lynn	08-Jan-14	14/00006/UWLB	Hanse House South Quay King's Lynn Norfolk PE30 5GN	alleged unauthorised works to a Listed Building	Pending Consideration
P2	King's Lynn	27-Jan-14	14/00049/UNOPDE	St Nicholas Retail Park Edward Benefer Way King's Lynn Norfolk	alleged unauthorised operational development	Pending Consideration
P2	King's Lynn	26-Feb-14	14/00109/OTHER	7 Blackfriars Road King's Lynn Norfolk PE30 1NR	alleged other breach - derelict land and buildings	Pending Consideration
P2	King's Lynn	06-May-14	14/00242/UNOPDE	Land At East Coast Music Co 71 - 72 Norfolk Street King's Lynn Norfolk PE30 1AD	alleged unauthorised operational development	Pending Consideration
P2	King's Lynn	13-May-14	14/00254/UNTIDY	Land NE of 12 And W of 1 Edma Street Rope Walk King's Lynn Norfolk	alleged untidy land	Pending Consideration
P2	King's Lynn	12-Jun-14	14/00314/UWLB	66 London Road King's Lynn Norfolk PE30 5EU	alleged unauthorised works to a Listed Building	Pending Consideration
P2	King's Lynn	12-Jun-14	14/00316/UNTIDY	Ferryside 4 Ferry Square West Lynn King's Lynn Norfolk PE34 3JQ	alleged untidy land	Pending Consideration
P2	King's Lynn	01-Jul-14	14/00382/UWLB	The White House 7 South Lynn Plain King's Lynn Norfolk PE30 5HG	alleged unauthorised works to a Listed Building	Pending Consideration
P2	King's Lynn	01-Jul-14	14/00391/BOC	14 - 15 London Road King's Lynn Norfolk PE30 5PY	Alleged breach of condition 2 relating to 12/00175/CU	Pending Consideration

P2	King's Lynn	15-Jul-14	14/00428/UWLB	1 King Street King's Lynn Norfolk PE30 1ET	alleged unauthorised works to a Listed Building	Pending Consideration
P2	King's Lynn	30-Jul-14	14/00440/S106	Tesco Campbells Meadow King's Lynn Norfolk PE30 4YN	Section 106 Monitoring	Notice Issued
P2	King's Lynn	07-Aug-14	14/00460/UNAUTU	Land R/o 27 - 36 Peddars Way Holme next the Sea Norfolk PE36 6LE	alleged unauthorised use	Pending Consideration
P2	King's Lynn	08-Aug-14	14/00466/BOC	British Telecom Engineering Centre Saddlebow Road King's Lynn Norfolk PE34 3AE	Alleged breach of condtion relating to 07/00722/F	DC Application Submitted
P2	King's Lynn	14-Aug-14	14/00473/UWLB	Stephenson Smart 22 - 26 King Street King's Lynn Norfolk PE30 1EY	alleged unauthorised works to a Listed Building	Pending Consideration
P2	King's Lynn	10-Sep-14	14/00523/UNTIDY	6 St Anns Street King's Lynn Norfolk PE30 1LT	Derelict building having an adverse impact on the amenity	Notice Issued
P2	King's Lynn	30-Sep-14	14/00607/UNOPDE	7 Shepley Corner King's Lynn Norfolk PE30 4TE	Alleged unauthorised operational development	Pending Consideration
P2	King's Lynn	02-Oct-14	14/00626/UWLB	3A King Street King's Lynn Norfolk PE30 1ET	Alleged unauthorised works to a listed building	Pending Consideration
P2	King's Lynn	10-Oct-14	14/00634/UADV	The Cosmopolitan 2 - 4 Blackfriars Street King's Lynn Norfolk PE30 1NP	alleged unauthorised advert	Pending Consideration
P2	King's Lynn	24-Oct-14	14/00657/UWCA	4 Albert Street King's Lynn Norfolk PE30 1ED	alleged unauthorised Works in a Conservation Area	Pending Consideration
P2	King's Lynn	29-Oct-14	14/00670/BOC	27 Kirstead King's Lynn Norfolk PE30 4XF	alleged breach of Condition relating to 13/01745/F	Pending Consideration
P2	King's Lynn	04-Nov-14	14/00683/UNTIDY	Crown Hotel Cottage Paradise Court Paradise Road Downham Market	alleged untidy land	Pending Consideration
P2	King's Lynn	19-Nov-14	14/00703/UADV	68 Tennyson Road King's Lynn Norfolk PE30 5NG	alleged unauthorised advertisement	Pending Consideration

P3	King's Lynn	24-Mar-11	11/00163/UNOPDE	10 Tower Street King's Lynn Norfolk PE30 1EJ	Unauthorised scaffolding stair case at rear of property. Breach of condition 2 attached to planning permission 06/01942/F	Notice Issued
P3	King's Lynn	07-Jun-11	11/00300/BOC	Ciao Coffee 42 Broad Street King's Lynn Norfolk PE30 1DP	Alleged breach of conditions attached to 09/00369/F, 11/00583/F	Notice Issued
P3	King's Lynn	04-May-12	12/00222/UWCA	20 North Everard Street King's Lynn Norfolk PE30 5HQ	Alleged unauthorised satellite dishes x 2 in Conservation Area	Pending Consideration
P3	King's Lynn	21-Sep-12	12/00464/BOC	Car Parking Area Off Corbyn Shaw Road King's Lynn Norfolk PE30 4UL	Alleged breach of condition	Notice Issued
P3	King's Lynn	07-Dec-12	12/00574/UNAUTU	18 Kent Road King's Lynn Norfolk PE30 4AU	Alleged unauthorised siting of a mobile home as a residence	Pending Consideration
P3	King's Lynn	20-Dec-12	12/00593/UNTIDY	23 Railway Road King's Lynn Norfolk PE30 1NF	Derelict untidy building	Notice Issued
P3	King's Lynn	28-Jan-13	13/00073/UWCA	78 Chapel Street King's Lynn Norfolk PE30 1EF	Alleged unauthorised works within Conservation Area	Pending Consideration
P3	King's Lynn	09-Sep-13	13/00515/UWLB	Dr China 53 High Street King's Lynn Norfolk PE30 1BE	alleged unauthorised works to a Listed Building	Notice Issued
P3	King's Lynn	21-Oct-13	13/00633/UNOPDE	Land Adjoining 27 Kirstead King's Lynn Norfolk PE30 4XF	alleged unauthorised operational development	Pending Consideration
P3	King's Lynn	19-Nov-13	13/00665/UNOPDE	19 Lynn Road Gaywood King's Lynn Norfolk PE30 4PR	alleged unauthorised operational development	Pending Consideration
P3	King's Lynn	08-Jan-14	14/00009/BOC	The Gatehouse Kellard Place King's Lynn Norfolk PE30 5DG	alleged breach of condition 26 relating to 05/00691/OM and Condition 23 relating to 09/021010/F	Pending Consideration
P3	King's Lynn	01-Apr-14	14/00196/UNTIDY	Rope Walk King's Lynn Norfolk	alleged untidy land	Notice Issued

P3	King's Lynn	17-Apr-14	14/00223/UWCA	Hogs Head 109 - 110 High Street King's Lynn Norfolk PE30 1DA	alleged unauthorised works in a Conservation Area	Pending Consideration
P3	King's Lynn	06-May-14	14/00233/UNTIDY	7 Mount Street King's Lynn Norfolk PE30 5NH	alleged untidy land	Pending Consideration
P3	King's Lynn	02-Jun-14	14/00293/UNOPDE	12 Thurlin Road Gaywood King's Lynn Norfolk PE30 4PG	alleged unauthorised operational development	Pending Consideration
P3	King's Lynn	12-Jun-14	14/00313/UWLB	The Honest Lawyer 60A London Road King's Lynn Norfolk PE30 5EU	alleged unauthorised works to a Listed Building	Pending Consideration
P3	King's Lynn	22-Aug-14	14/00499/BOC	19 Beulah Street Gaywood King's Lynn Norfolk PE30 4DN	alleged breach of condition	Pending Consideration
P3	King's Lynn	15-Sep-14	14/00563/UNAUTU	Land And Buildings On the South Side of South Lynn Plain King's Lynn Norfolk PE30 5HF	Alleged unauthorised use	Pending Consideration
P3	King's Lynn	30-Sep-14	14/00604/BOC	22 Edinburgh Avenue Gaywood King's Lynn Norfolk PE30 4DG	Alleged breach of condition relating to application 11/00109/F	Pending Consideration
P3	King's Lynn	13-Oct-14	14/00638/UWCA	The Queens Arms 14 - 15 London Road King's Lynn Norfolk PE30 5PY	Erection of a wooden fence without the necessary planning permission having been obtained.	Pending Consideration
P3	King's Lynn	07-Nov-14	14/00687/UNAUTU	18 Harewood Drive King's Lynn Norfolk PE30 2BS	alleged unauthorised use	Pending Consideration
P3	King's Lynn	24-Nov-14	14/00706/UNAUTU	9 Ryley Close King's Lynn Norfolk PE30 3YA	alleged unauthorised use	Pending Consideration
P3	King's Lynn	26-Nov-14	14/00719/UNAUTU	3 Keene Road King's Lynn Norfolk PE30 5BT	alleged unauthorised use	Pending Consideration
P3	Leziate	07-Aug-13	13/00424/UNOPDE	The Victorian House Chilver House Lane Bawsey Norfolk PE32 1ES	alleged unauthorised operational development and potential change of use of land	Notice Issued
P2	Marshland St James	11-Feb-13	13/00082/BOC	195 Smeeth Road Marshland St James Norfolk PE14 8JF	alleged breach of condition relating to planning reference: 08/01173/CU	Pending Consideration

P2	Marshland St James	28-Jan-14	14/00058/UNAUTU	Land At Corner of Gooses Lane And Long Lots Marshland St James Norfolk	alleged unauthorised use	Pending Consideration
P2	Marshland St James	09-Jun-14	14/00300/UNAUTU	Crown Farm 24 Trinity Road Marshland St James Norfolk PE14 8JA	alleged unauthorised use	Pending Consideration
P3	Marshland St James	03-Jul-13	13/00356/UNAUTU	Land North of Long Lots Drove Marshland St James Norfolk	alleged unauthorised use	Notice Issued
P3	Marshland St James	06-Sep-13	13/00509/UNOPDE	Marshland Villa Farm House School Road Marshland St James Norfolk PE14 8JR	alleged unauthorised operational development	Pending Consideration
P3	Marshland St James	26-Feb-14	14/00105/UNOPDE	8 Trinity Road Marshland St James Norfolk PE14 8JA	alleged unauthorised operational development	Pending Consideration
P3	Marshland St James	12-Sep-14	14/00552/BOC	Wings Farm Bonnetts Lane Marshland St James Wisbech Norfolk PE14 8JE	alleged breach of condition	Pending Consideration
P3	Marshland St James	29-Oct-14	14/00668/UNAUTU	Land W of 348 And 346 Smeeth Road Long Lots Marshland St James Norfolk	alleged unauthorised use	Pending Consideration
P3	Marshland St James	07-Nov-14	14/00685/UNAUTU	Rose Cottage Rands Drove Marshland St James Wisbech Norfolk PE14 8HA	alleged residential mobile home sited on the land	Pending Consideration
P2	Methwold	29-Apr-14	14/00227/BOC	38 Old Severalls Road Methwold Hythe Thetford Norfolk IP26 4QR	alleged breach of condition relating to 10/00299/F	Pending Consideration
P2	Methwold	06-May-14	14/00240/UNAUTU	Poppylot Bungalow Southery Road Feltwell Thetford Norfolk IP26 4EP	alleged unauthorised use	Pending Consideration
P3	Methwold	02-Dec-14	14/00727/UNOPDE	Methwold Methodist Church 2 High Street Methwold Norfolk IP26 4NX	alleged unauthorised operational development	Pending Consideration
P2	Middleton	09-Jul-14	14/00411/BOC	Priory Farm Barn Priory Farm Wormegay Road Blackborough End Norfolk PE32 1SQ	alleged breach of condition relating to 09/00319/F	Pending Consideration
P3	Middleton	20-Jan-14	14/00029/BOC	Crown Cottages School Road Middleton Norfolk	alleged breach of condition relating to 08/02313/F Conditions 11 and 12	Pending Consideration

P3	Nordelph	07-Oct-13	13/00610/NIA	Holy Trinity Church High Street Nordelph Norfolk	alleged not in accordance with 10/00933/F	Pending Consideration
P2	North Creake	19-Nov-13	13/00663/HHC	Willow Cottage 82 West Street North Creake Fakenham Norfolk NR21 9LQ	High hedge complaint	Notice Issued
P2	North Creake	20-Mar-14	14/00160/HHC	Willow Cottage 82 West Street North Creake Fakenham Norfolk NR21 9LQ	High Hedge complaint between 12m and 20m	Pending Consideration
P3	North Creake	18-Jun-14	14/00349/BOC	Abbey Farm Creake Abbey Burnham Road North Creake Norfolk NR21 9LF	alleged breach of condition relating to 11/01998/F	Pending Consideration
P2	North Runcton	31-Oct-14	14/00675/BOC	Hillside Lodge Hill Road Middleton Norfolk PE32 1FD	alleged breach of condition 3 relating to 12/01810/F	Pending Consideration
P2	North Wootton	15-Feb-13	13/00098/UNAUTU	5 Meadow Close North Wootton King's Lynn Norfolk PE30 3PU	alleged unauthorised use	Notice Issued
P2	Old Hunstanton	02-Oct-14	14/00624/BOC	Warren Farm Cottage Waterworks Road Old Hunstanton Hunstanton Norfolk PE36 6JE	Alleged breach of planning condition	Pending Consideration
P3	Outwell	25-Feb-14	14/00102/UNAUTU	Weavers Staithe 15 - 17 Wisbech Road Outwell Wisbech Norfolk PE14 8PA	alleged un authorised use	Pending Consideration
P3	Outwell	28-Feb-14	14/00120/UNAUTU	Riverside Dreams 53 Well Creek Road Outwell Norfolk PE14 8SA	alleged unauthorised use	DC Application Submitted
P3	Outwell	26-Aug-14	14/00506/UADV	The Post Office Church Terrace Outwell Norfolk PE14 8RQ	Alleged unauthorised advertisement	Pending Consideration
P3	Outwell	02-Oct-14	14/00622/UNTIDY	35 Wisbech Road Outwell Norfolk	alleged untidy land	Pending Consideration
P2	Pentney	09-May-14	14/00251/UNAUTU	Land At Oakwood Garden Supplies Pentney Lane Pentney Norfolk	alleged unauthorised use	Pending Consideration
P2	Pentney	30-May-14	14/00286/UNOPDE	Dutch Engineering Ltd Pentney Lane Pentney Norfolk PE32 1HR	alleged unauthorised operational development	Pending Consideration

P3	Pentney	03-Jul-13	13/00352/S215	11 Church Close Pentney King's Lynn Norfolk PE32 1JJ	Without planning permission, the storage of vehicles at a level in excess of an incidental level constituting a change of use to a mixed use of residential and storage of vehicles.	Pending Consideration
P4	Pentney	23-Sep-14	14/00596/UNAUTU	Land N of St Mary Magdalen Church Bilney Road Pentney Norfolk	alleged unauthorised use	Pending Consideration
P2	Ringstead	11-Oct-13	13/00620/UNAUTU	94 High Street Ringstead Hunstanton Norfolk PE36 5JU	alleged unauthorised use	Pending Consideration
P2	Runcton Holme	18-Jun-12	12/00275/BOC	Woodlakes Caravan & Camping Park Holme Road Stow Bridge Norfolk PE34 3PX	alleged breach of condition relating to PLANNING APPLICATION 09/01679/FM	DC Application Submitted
P3	Shouldham	22-Apr-14	14/00225/HHC	East View 11 Eastgate Street Shouldham King's Lynn Norfolk PE33 0DD	alleged high hedge	Pending Consideration
P3	Shouldham	07-Nov-14	14/00686/UNOPDE	Leasmere 4 Orchard Lane Shouldham Norfolk PE33 0EQ	alleged unauthorised operational development	Pending Consideration
P2	Snettisham	08-Jul-14	14/00401/UNOPDE	5 Sweetbriar Close Snettisham King's Lynn Norfolk PE31 7UH	Unauthorised operational development	Pending Consideration
P3	Snettisham	27-Jan-14	14/00051/UADV	14 Lynn Road Snettisham King's Lynn Norfolk PE31 7PT	alleged unauthorised advertisement	Pending Consideration
P3	South Creake	02-Oct-14	14/00615/UWLB	Wyatts Great Barn Leicester Square Farm Leicester Road South Creake Norfolk NR21 9NX	Alleged unauthorised works to a listed building	Pending Consideration
P3	South Wootton	17-May-13	13/00266/UNOPDE	South View 44 Low Road South Wootton Norfolk PE30 3LF	Alleged unauthorised building works	Pending Consideration
P3	South Wootton	07-Aug-14	14/00458/NIA	The Beeches 122 Grimston Road South Wootton King's Lynn Norfolk PE30 3NS	alleged not in accordance with approved plans	Pending Consideration
P3	South Wootton	02-Oct-14	14/00619/UNOPDE	3 Pretoria Grove South Wootton King's Lynn Norfolk PE30 3SP	Alleged unauthorised development	Pending Consideration

P2	Southery	08-Jan-14	14/00005/UNAUTU	Land Known As Pells Farm Farthing Drove Southery Norfolk PE38 OPR	alleged unauthorised use	Notice Issued
P2	Southery	28-Jan-14	14/00057/UNAUTU	The Piggery North West of Farthing Drove Southery Downham Market Norfolk PE38 OPR	alleged unauthorised use	Pending Consideration
P2	Southery	26-Nov-14	14/00715/UNAUTU	The Bungalow Brandon Creek Southery Norfolk PE38 OPR	alleged unauthorised use	Pending Consideration
P3	Southery	08-Apr-14	14/00204/BOC	4 Feltwell Road Southery Downham Market Norfolk PE38 ONW	alleged breach of condition relating to 13/01224/F	Pending Consideration
P2	Stanhoe	14-Mar-14	14/00154/UWLB	Stanhoe Hall Docking Road Stanhoe King's Lynn Norfolk PE31 8QF	alleged unauthorised works to a Listed Building	Pending Consideration
P2	Stoke Ferry	08-Nov-12	12/00550/UNOPDE	The Applestore Furlong Road Stoke Ferry Norfolk PE33 9SU	alleged unauthorised operational development	Notice Issued
P2	Stoke Ferry	07-May-14	14/00245/UADV	Alis Pizza And Kebab House Lynn Road Stoke Ferry Norfolk PE33 9SW	alleged unauthorised advertisement	Pending Consideration
P3	Stoke Ferry	25-Mar-14	14/00174/UNOPDE	Playters Farm Greatmans Way Stoke Ferry King's Lynn Norfolk PE33 9SZ	alleged unauthorised operational development	DC Application Submitted
P2	Stow Bardolph	24-Oct-14	14/00651/UNAUTU	Hybrid Farm 246 the Drove Barroway Drove Norfolk PE38 0AN	alleged unauthorised use	Pending Consideration
P2	Stow Bardolph	12-Nov-14	14/00688/BOC	Willow Farm Stow Bridge Road Stow Bardolph Norfolk PE34 3HZ	Alleged Breach of Condition relating to 09/00147/F	Pending Consideration
P3	Stow Bardolph	20-Apr-11	11/00194/UNOPDE	Willow Green 101 The Drove Barroway Drove Norfolk PE38 0AL	alleged unauthorised building	Notice Issued
P3	Stow Bardolph	07-Aug-13	13/00429/UNAUTU	The Baptist Chapel Gooding Close Stow Bridge Norfolk	alleged unauthorised use	Pending Consideration
P3	Stow Bardolph	06-May-14	14/00235/BOC	Unit 2 Primrose Farm 176 the Drove Barroway Drove Norfolk PE38 0AL	alleged breach of condition	Notice Issued

P3	Stow Bardolph	06-May-14	14/00237/BOC	Primrose Farm Site The Drove Barroway Drove Norfolk	alleged breach of condition relating to 12/01696/F	Pending Consideration
P3	Stow Bardolph	04-Nov-14	14/00681/UNOPDE	Lowlands 95 the Drove Barroway Drove Norfolk PE38 OAL	alleged unauthorised operational development	Pending Consideration
P3	Stow Bardolph	04-Nov-14	14/00682/UNOPDE	Oakdene 108 the Drove Barroway Drove Norfolk PE38 OAL	alleged unauthorised use	Pending Consideration
P2	Terrington St Clement	11-Oct-13	13/00621/UNAUTU	Fourwinds Jankin Lane Terrington St Clement King's Lynn Norfolk PE34 4QA	alleged unauthorised use	Pending Consideration
P2	Terrington St Clement	08-Apr-14	14/00202/UNAUTU	Caravan Rose Cottage Waterlow Road Terrington St Clement King's Lynn Norfolk PE34 4PS	alleged unauthorised use	Notice Issued
P2	Terrington St Clement	07-Aug-14	14/00456/UNAUTU	New Marsh Farmhouse Ongar Hill Terrington St Clement Norfolk PE34 4JF	alleged unauthorised use	Pending Consideration
P2	Terrington St Clement	10-Oct-14	14/00635/UNAUTU	Myrabella Farm Long Road Terrington St Clement King's Lynn Norfolk PE34 4JN	alleged unauthorised use	Pending Consideration
P2	Terrington St Clement	19-Nov-14	14/00702/UNAUTU	South Fork Waterlow Road Terrington St Clement Norfolk PE34 4PS	alleged unauthorised use	Pending Consideration
P3	Terrington St Clement	11-Sep-14	14/00546/UNOPDE	W H Kerkham Ltd Rhoon Farm 80 Rhoon Road Terrington St Clement Norfolk PE34 4JA	alleged unauthorised operational development	Pending Consideration
P3	Terrington St Clement	24-Oct-14	14/00663/UNAUTU	14 Emorsgate Terrington St Clement King's Lynn Norfolk PE34 4NY	alleged unauthorised use	Pending Consideration
P2	Terrington St John	09-Jun-14	14/00303/UNAUTU	Russell Lodge 40 Old Church Road Terrington St John Wisbech Norfolk PE14 7XA	alleged unauthorised use	Pending Consideration
P3	Terrington St John	17-Sep-14	14/00576/UNAUTU	Bloomfield School Road Terrington St John Wisbech Norfolk PE14 7SG	alleged unauthorised use	Pending Consideration
P3	Thornham	23-Jun-14	14/00366/BOC	Redridge The Green Thornham Norfolk PE36 6NH	alleged breach of Condition relating to 13/00260/F	Pending Consideration

P2	Tilney All Saints	10-Sep-14	14/00524/BOC	Thriftfields Cotts Lane Tilney All Saints King's Lynn Norfolk PE34 4SL	Alleged breach of condition	DC Application Submitted
P2	Tilney St Lawrence	25-Mar-14	14/00176/UNOPDE	The Coach & Horses Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RU	alleged unauthorised operational development	Notice Issued
P2	Tilney St Lawrence	11-Sep-14	14/00545/BOC	The Walnuts Lynn Road Tilney All Saints King's Lynn Norfolk PE34 4RT	alleged breach of condition	Pending Consideration
P2	Tilney St Lawrence	24-Nov-14	14/00707/BOC	The Hollies New Road Tilney St Lawrence King's Lynn Norfolk PE34 4QF	alleged breach of condition	Pending Consideration
P2	Tottenhill	30-Jun-14	14/00376/UNAUTU	Land At Tottenhill Retail Park Lynn Road Tottenhill Norfolk PE33 0SR	Alleged unauthorised use	Notice Issued
P2	Upwell	06-Jun-13	13/00314/UNAUTU	Kevley Marketing 52 Baptist Road Upwell Norfolk PE14 9EY	alleged unauthorised use	Pending Consideration
P2	Upwell	12-Jun-13	13/00316/NIA	Land At Baptist Road Upwell Norfolk	Breach of condition 6 attached to 11/01409/F	Pending Consideration
P2	Upwell	19-Feb-14	14/00092/UNAUTU	Harwins Farm Pingle Road Upwell Wisbech Norfolk PE14 9BN	alleged unauthorised use	Notice Issued
P2	Upwell	07-Aug-14	14/00453/BOC	The Bungalow The Common Upwell Norfolk PE14 9AW	alleged breach of condition	DC Application Submitted
P2	Upwell	03-Nov-14	14/00678/BTCA	Foxley Lodge New Bridge Upwell Norfolk PE14 9DW	alleged breach to a tree(s) in a Conservation Area	Pending Consideration
P3	Upwell	23-Sep-13	13/00561/BOC	4 Horsehead Drove Lotts Bridge Three Holes Norfolk PE14 9JJ	alleged breach of condition relating to 13/00995/F	Notice Issued
P3	Upwell	17-Feb-14	14/00083/UNOPDE	Kevley Marketing 52 Baptist Road Upwell Norfolk PE14 9EY	alleged unauthorised operational development	Pending Consideration
P3	Upwell	01-Jul-14	14/00384/UNOPDE	White House Flint House Road Lotts Bridge Three Holes Norfolk PE14 9JN	alleged unauthorised operational development	Pending Consideration

P2	Walpole	01-Dec-14	14/00726/UNAUTU	8 Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LP	alleged unauthorised use	Pending Consideration
P3	Walpole	01-Jul-14	14/00383/NIA	Land South West of the Willows Pyecroft Lane Walpole St Peter Norfolk	alleged not in accordance with planning permission	Pending Consideration
P3	Walpole	01-Dec-14	14/00723/UNAUTU	Primrose Cottage Folgate Lane Walpole St Andrew Wisbech Norfolk PE14 7HY	alleged unauthorises use - Caravan	Pending Consideration
P2	Walpole Cross Keys	23-Jul-14	14/00434/BOC	Anatevka Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LT	alleged breach of condition relating to 14/00453/F	Pending Consideration
P2	Walpole Cross Keys	02-Oct-14	14/00620/UNAUTU	Ristoft Barn Station Road Walpole Cross Keys Norfolk PE34 4HB	alleged unauthorised use	Pending Consideration
P2	Walpole Highway	07-Aug-14	14/00455/UNAUTU	Land At the Pine Centre Rampart House Lynn Road Walpole Highway Norfolk	alleged unauthorised use	Pending Consideration
P2	Walsoken	14-Jul-14	14/00426/UNAUTU	The Grange Biggs Road Walsoken Wisbech Norfolk PE14 7BE	Alleged unauthorised use	Pending Consideration
P2	Walsoken	07-Aug-14	14/00454/UNAUTU	Land West of Station House Station Road Walsoken Norfolk	alleged unauthorised use	Pending Consideration
P2	Walsoken	30-Sep-14	14/00606/BOC	The Old Well House 9 Broadend Road Walsoken Norfolk PE14 7BQ	Alleged breach of condition	Notice Issued
P2	Walsoken	02-Oct-14	14/00617/BOC	New Windows 2000 Lynn Road Walsoken Norfolk PE14 7DA	Alleged breach of planning conditions	Notice Issued
P3	Walsoken	01-Dec-14	14/00722/UNAUTU	Maipop Farm Biggs Road Walsoken Norfolk PE14 7BD	alleged unauthorised use- Caravan	Pending Consideration
P4	Walsoken	10-Aug-10	10/00329/BOC	Claybrook Park 38 Broadend Road Walsoken Norfolk PE14 7BQ	alleged breach of highway condition relating to planning permission 06/02009/FM	Notice Issued
P4	Walsoken	18-Jun-14	14/00348/UNAUTU	Topeka Walton Road Walsoken Norfolk PE14 7AF	alleged unauthorised use	Pending Consideration

P2	Watlington	27-Sep-11	11/00512/NIA	Land South of Willowdown Property On Barnards Lane Watlington Norfolk	alleged dwelling not built in accordance with planning approval	Notice Issued
P2	Watlington	16-Sep-14	14/00570/BOC	1 Barnards Cottages Barnards Lane Watlington Norfolk PE33 0JN	alleged breach of condition relating to 11/00484/F	Pending Consideration
P3	Watlington	29-Apr-14	14/00229/UNOPDE	52A John Davis Way Watlington King's Lynn Norfolk PE33 0TD		Pending Consideration
P4	Watlington	16-Sep-14	14/00571/BOC	2 Barnards Cottages Barnards Lane Watlington Norfolk PE33 0JN	alleged breach of condition relating to 11/00485/F	Pending Consideration
P3	Welney	29-Nov-13	13/00694/UNOPDE	Mill Cottage Bedford Bank Welney Norfolk PE14 9RJ	alleged unauthorised operational development	Pending Consideration
P3	Welney	11-Sep-14	14/00548/UNAUTU	Howard Kent (transport) Silver Crest March Road Welney Norfolk PE14 9SE	alleged unauthorised use	Pending Consideration
P3	Welney	27-Oct-14	14/00666/UNAUTU	Old Welney Hotel Bedford Bank Welney Wisbech Norfolk PE14 9TB	alleged unauthorised use	Pending Consideration
P3	West Acre	27-Aug-14	14/00514/BOC	Greenhill Cottage 1A Green Hill Road West Acre Norfolk PE32 1TW	alleged breach of condition	Pending Consideration
P2	West Walton	28-Aug-13	13/00492/UNAUTU	Mill Farm 175 St Pauls Road South Walton Highway Norfolk PE14 7DN	alleged unauthorised use	DC Application Submitted
P2	West Walton	25-Mar-14	14/00168/BOC	Florence House 217A Salts Road West Walton Norfolk PE14 7EB	Alleged breach of condition attached to 10/02147/F	Pending Consideration
P2	West Walton	30-Jun-14	14/00377/UNAUTU	Berties Farm Poultry Shed Harps Hall Road Walton Highway Norfolk PE14 7DL	alleged unauthorised use	Pending Consideration
P2	West Walton	24-Oct-14	14/00661/UNAUTU	Walnut Farm 15 River Road West Walton Wisbech Norfolk PE14 7EX	alleged unauthorised use	Pending Consideration
P2	West Walton	01-Dec-14	14/00724/UADV	Worzals Farm Shop Lynn Road Walsoken Norfolk PE14 7DA	alleged unauthorised advertisement	Pending Consideration

P3	West Walton	30-Sep-14	14/00603/UNAUTU	GR Mckenna Alderton House Bellamys Lane West Walton Norfolk PE14 7EY	Alleged unauthorised development	Pending Consideration
P2	West Winch	13-Jun-14	14/00332/UWLB	The Windmill 123 Main Road West Winch King's Lynn Norfolk PE33 0LP	alleged unauthorised works to a Listed Building	Pending Consideration
P3	West Winch	02-Dec-14	14/00729/UNTIDY	Land And Car Parking SW 53 To 59 Leete Way West Winch Norfolk	alleged untidy land	Pending Consideration
P2	Wiggenhall St Germans	14-Jun-12	12/00266/BOC	23 Mill Road Wiggenhall St Germans Norfolk PE34 3HL	alleged breach of condition (s) relating to planning application 11/00326/F	Notice Issued
P2	Wiggenhall St Germans	28-Jan-14	14/00059/UNAUTU	Valja Lodge 19 Mill Road Wiggenhall St Germans King's Lynn Norfolk PE34 3HL	alleged unauthorised use	Pending Consideration
P3	Wiggenhall St Germans	23-Jun-14	14/00368/UNAUTU	New Farm House High Road Saddlebow King's Lynn Norfolk PE34 3AW	alleged unauthorised use	Pending Consideration
P2	Wiggenhall St Mary Magdalen	03-Nov-14	14/00677/NIA	Holly House Farm Stow Road Wiggenhall St Mary Magdalen Norfolk PE34 3BD	alleged not in accordance with Planning reference 12/00208/F	Pending Consideration
P3	Wormegay	10-Oct-14	14/00636/BOC	Castle Dene Castle Road Wormegay King's Lynn Norfolk PE33 0SG	alleged breach of condition relating to 14/00329/F	Pending Consideration