

## ENVIRONMENT AND PLANNING

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



Mr & Mrs Pender  
Hanks Ranch  
Oxborough Road  
Stoke Ferry  
KINGS LYNN  
Norfolk  
PE33 9QH

Reference No: 21/00069/PREAPP  
Application  
Registered: 19 May 2021  
Parish: Stoke Ferry

Details: **PRE-APPLICATION ENQUIRY WITH CONSULTATIONS AND WITH MEETING: Full: 4 x Log cabins and 1 x commercial cabin for self catering holidays. at Hanks Ranch Oxborough Road Stoke Ferry KINGS LYNN Norfolk**

### PRE-APPLICATION ADVICE – POSSIBILITY OF APPROVAL WITH AMENDMENT

Further to your application for Pre-Application advice. I respond as follows:

#### APPLICATION FEE REQUIRED:

Please contact the Planning Technical Team for all fee enquiries.

#### PLANNING HISTORY

10/00346/F: Application Permitted: 04/05/10 - Erection of steel framed agricultural barn for storage of agricultural vehicles, implements and equipment - Flint Farm Oxborough Road

05/00640/CU: Application Permitted: 13/05/05 - Conversion of barn to form dwelling – Barn, Oxborough Road

2/02/1313/CU: Application Refused: 30/10/02 - Change of use from farm buildings to

2/02/1314/CU: Application Refused: 30/10/02 - Temporary standing of mobile home in connection with proposed commercial use of site - Farm Buildings Off Oxborough Road

06/00930/F: Application Permitted: 23/06/06 - Conversion of redundant agricultural barn to dwelling and erection of shed – Barn Oxborough Road

#### SITE CONSTRAINTS

The site is located in the countryside and within close proximity of Public Rights of Way Stoke Ferry FP1 and RB7. It also falls within SSSI 2000m buffer area and SSSI Impact Risk Zone.

#### CONSULTATION RESPONSES

##### Local Highway Authority (NCC)

I have a concern that the point of access for the car park would be too close to the bend and below the adopted standards. However, if the applicant was to utilise the existing point of access for the dwelling which is a little further away and provide parking and a scale of 2 spaces per unit then on such a basis it is unlikely that we would recommend an objection.

##### Public Rights of Way (NCC)

We have no objection in principle to the application but would highlight that the Public Rights of Way, known as Stoke Ferry Footpath 1 and Restricted Byway 7 are close to the southern boundary of the site. The full legal extent of these Public Rights of Way must remain open and accessible for the duration of the development and subsequent occupation.

##### Environmental Quality

Contaminated Land - Having reviewed the information in the application and our files, we have no comments with regard to contaminated land.

Natural England No comments

**Community Safety and Neighbour Nuisance** No objections

For completeness and clarity, I request that the site plan is amended to show the location of the septic tank and its drainage field at such time as this is formally presented. Additionally, the lighting for cabins and the car park should be shown on the site plan.

**Historic Environment Service**

There are no known archaeological implications.

**DEVELOPER CONTRIBUTIONS**

CIL may be applicable if the accommodation units are fixed/ permanent. Where as movable caravans are not CIL liable. Decking areas adjoining caravans are not included within CIL calculations.

Habitats Monitoring and Mitigation Fee

**NATIONAL GUIDANCE****PLANNING POLICIES**

It should be noted that policies, constraints etc. change from time to time and may affect the advice given. The weight that can be given to pre-application advice will therefore decline over time.

**LDF CORE STRATEGY POLICIES**

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES**

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

**OFFICER ASSESSMENT****Planning Considerations**

The National Planning Policy Framework refers to supporting sustainable rural tourism and leisure development that benefits rural areas, including supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Policy CS06 of the Core Strategy states: "the Council will promote opportunities to improve and enhance the visitor economy throughout the borough and in regards to smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to the natural environment."

Policy CS10 of the Core Strategy states: "...The Council will promote opportunities to improve and enhance the visitor economy:

Supporting tourism opportunities throughout the borough...

...Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- \* It should be located in or adjacent to our villages and towns;
- \* It should be of a high standard of design in line with national guidance;
- \* Will not be detrimental to the landscape;

\* Mechanisms will be in place to permanently retain the tourism related use...”

Policy DM 2 of the Site Allocations & Development Management Policies Plan (SADMPP) states:

“Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including...

- tourism facilities (under Core Strategy Policy CS10)...”

Policy DM 11 of the SADMPP relates to Touring and Permanent Holiday Sites

(NOTE – For the purposes of this policy the term ‘holiday accommodation’ is used to describe caravan based accommodation, including touring and permanent sites/units, as well as permanent buildings constructed for the purpose of letting etc.)

#### *Location requirements*

Proposals for new holiday accommodation sites... will not normally be permitted unless:

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone ...

In terms of the principle of development, providing the application were to meet the criteria of DM11 outlined above, the scheme would not be contrary to the NPPF or the adopted Local Plan.

#### **Highways/ Access**

Based on the plans submitted to date the Local Highway Authority (LHA) officer has raised concerns regarding the proposed point of access. However, it is also recognised that there is a solution to this which would resolve their current objection. The applicant has been advised to discuss this further with the LHA officer.

#### **Landscape impact**

The cabins will be within close proximity to an existing storage barn on the application site, and will be viewed against this existing larger structure. There is some existing landscaping and planting present on the site but it may be necessary to enhance this further to protect views across the countryside towards the site and minimise the visual impact of the development.

#### **Other**

CIL – The applicant queried the CIL charging schedule and information has been provided above. This may influence the type of accommodation units/ cabins proposed on site, which may then have an impact on the landscape for example.

Holiday use conditions - If holiday units were to be permitted the planning consent would include a number of restrictive conditions which are identified in Policy DM11 to restrict the occupancy and use of the holiday units.

Residential Amenity – CSNN has requested additional information is submitted re drainage arrangements on site and an external lighting scheme as part of the submission of a planning application.

#### **Conclusion**

In light of these factors your proposal would currently not meet the provisions of the planning policies referred to above. Should the proposal be pursued with a formal planning application, you would need to address the issue regarding the proposed vehicular access and ensure the application meets all the requirements of Policy DM11 of the SADMP to secure the support of officers.

## OFFICER RECOMMENDATIONS

LTAAM1 PreApp -Possible Approval with Amendment



Executive Director, Environment and Planning  
On behalf of the Council  
8 July 2021

### DECLARATION:

**The advice given above is offered informally at officer level without prejudice to any future decisions that the Council may make.**

The case officer who dealt with this application was Mrs C Dorgan, telephone number 01553 616236.

### Notes:

1. You should be aware that any pre-application advice provided by the Local Planning Authority is made at officer level only, and does not constitute a formal decision of the Council. Any views or opinions expressed, are given without prejudice to the consideration by the Council of any formal planning application, which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application from their professional point of view, no guarantees can or will be given about the decision that will be made on any such application.
2. It should be noted that policies, constraints etc. change from time to time and may affect the advice given. The weight that can be given to pre-application advice will therefore decline over time
3. The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.
4. Please contact Planning Admin on 01553 6166234 for advice regarding fees.
5. Please note that for a pre-application (no consultation) enquiry there will be no comments included from relevant consultees, external and internal, which could be important in any recommendation should a formal application be submitted.
6. Please note that the Council have introduced a Community Infrastructure Levy (CIL) charge for planning applications issued from the 15 February 2017. This charge applies to all new residential dwellings, only residential annexes and extensions over 100m<sup>2</sup>, all retail supermarkets and warehouses.

If you have any queries about how this will impact upon your scheme please contact Amanda Driver, the Council's CIL Officer on 01553 616443 or by email [CIL@west-norfolk.gov.uk](mailto:CIL@west-norfolk.gov.uk).

### 7. Major

If it is your intention to dispose of foul sewage to a mains sewer then we would advise you to undertake a pre planning assessment with Anglian Water in order to understand the foul network capacity, identify connection points and any potential asset encroachment. This assessment should then be submitted with your planning application.

The Council would expect surface water from the proposed development to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided to show that the surface water hierarchy has been followed. This

evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse. In order for Anglian Water to assess your proposal the manhole connection point and the proposed pumped rate would need to be stipulated. For further details please view Anglian Water's SuDs policy <http://www.anglianwater.co.uk/developers/suds.aspx>

Anglian Water should be contacted at the earliest opportunity, information can be found on their website <http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx> or by contacting the Pre Development Team on 0345 60 66 087 Option 1 or [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

### **Minor**

The Council would expect surface water from the proposed development to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided to show that the surface water hierarchy has been followed. For further details please view Anglian Water's SuDs policy <http://www.anglianwater.co.uk/developers/suds.aspx>