



Planning Committee
Monday, 5th June, 2017 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. Receipt of Late Correspondence on Applications (Pages 2 - 5)

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

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

PLANNING COMMITTEE
5 June 2017

**SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE
PUBLICATION OF THE AGENDA AND ERRATA**

Item Number 8/2(a) Page Number 31

Environment Agency: NO OBJECTION subject to the development being implemented in accordance with the FRA submitted with the application.

Assistant Director's comments: The Environment Agency's comments are covered by Conditions 4 & 5 on p.38.

Item Number 8/2(c) Page Number 44

CORRECTION: The application site shown on the location plan at p44 of the Agenda is incorrect.

The correct application site (red line area) is as shown on the location plan attached to this report.

Parish Council: Additional comments - As far as the Parish meeting are concerned we have no problem with the proposed parking arrangement opposite the Pond View barn conversion as it is the only viable option available to the applicants. Unfortunately, there is no sensible alternative, and consequently they have endeavoured to resolve the situation by creating space on the other side of the road.

The conversion of this redundant barn will ensure that long standing and supportive members of our small community can achieve their desire to continue to live in the village. Therefore, it is hoped any concerns are able to be addressed.

Applicant's Solicitor: A letter has been received from the Applicant's Solicitor confirming that he has been instructed by the Applicant to arrange for the transfer of the land shown edged green on the attached plan "the green land" to the Applicant. The green land is to be used (subject to obtaining planning permission) as a car park for two vehicles in connection with the proposed residential barn conversion.

The Solicitor confirms that as part of the agreed Heads of Terms for the sale of the green land, the landowner will impose restrictive covenants on the green land limiting its use to that of a car park and prohibiting the erection of any buildings or structures of any kind on the "green land". The Solicitor advises this would prohibit even a washing line from being used.

The Solicitor considers that the proposed imposition of these restrictive covenants will ensure that the use of the green land for parking will not spoil the conservation area in any way. It is a neat solution enabling sustainable development of this building and thus providing much needed housing in the locality.

Item Number 8/2(f) Page Number 72

CORRECTION: p74 third para should read ".....shall at no time be occupied as a separate unit of residential accommodation".

Norfolk County Highways: NO OBJECTION subject to the imposition of conditions relating to the access, visibility splay and parking / turning area.

The proposed new access is adjacent to the existing bus stop and provides acceptable levels of visibility, from the required 2.4m setback position and parking and turning within the site.

Comments that the proposal does not significantly affect current traffic patterns or the free flow of traffic and therefore Norfolk County Council does not wish to resist the grant of consent.

CORRECTION:

2. Condition The development hereby permitted shall be carried out in accordance with the following approved plans: proposed plans in so far as the proposed site plan only for the new access for 1 Sea Lane as shown on drawing no. 332-10A received on 23rd May 2017; and drawing no. 332-11A received on 23rd May 2017.

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

3. Condition Prior to its first use the vehicular access hereby permitted shall be provided and thereafter retained at the position shown on the approved plan (drg no. 332-10A received on 23rd May 2017) in accordance with the highway specification Dwg. No. TRAD 1. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

3. Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

4. Condition Prior to the first use of the access hereby permitted a visibility splay 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.

4. Reason In the interests of highway safety.

5. Condition Prior to its first use the proposed access / on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

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

Item Number 8/2(g) Page Number 80

CORRECTION:

p86 fourth para should read "...and bathroom windows"

p86 second to last para should read " ...would not be detrimentally affected"

Norfolk County Highways: NO OBJECTION subject to the imposition of a condition relating to on-site parking / turning.

The proposal sets out two parking places within the frontage to the existing annexe which would provide an acceptable level of parking for the proposed dwelling.

As such I am able to comment that I have no objections to the removal of Condition 2 of planning permission 2/85/3706/CU/F/BR.

CORRECTION:

3. Condition The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no. 332-20 received on 31st May 2017.

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

4. Condition Notwithstanding the details shown on drawing no.332-20 received on 31st May 2017, before the first occupation of the dwelling hereby permitted the windows at first floor on the north elevation of 1 Sea Lane serving the landing and bathroom shall be fitted with obscure glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

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

Additional Condition:

6. Condition Prior to the first occupation of the dwelling hereby permitted, the proposed on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

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

Third Party: Letter of **SUPPORT** on the following grounds:

- Surely it would make sense to provide an extra permanent dwelling with no extra building in the area.
- The proposed cottage has far more land attached than many of the new build houses in Hunstanton and Old Hunstanton and would provide a wonderful place for somebody to live.
- The moving of the parking from the side of the front of the main access would be beneficial for Sea Lane, which can be busy during summer months as it provides access to the beach.
- Using existing buildings, built from local carrstone, is a far better way of preserving the local environment, particularly in a conservation zone.

Item Number 8/2(h) Page Number 95

Third Party: Submission of additional comments as they are unable to attend the committee meeting.

"I write on behalf of myself and Mr Smith, who own 5 Golf Course Road and Mr and Mrs Riddington, who own Sandbanks. We have written letters **OBJECTING** to the proposed development at 7 Golf Course Road. We would appreciate the Planning Committee taking account of the issues listed in our letters. We feel the development will be overbearing and will overlook our homes."

16/02081/F

8 the Barns Bircham Road Fring

