



**Planning Committee**  
**Monday, 5th November, 2018 at 10.00 am**  
**in the Council Chamber, 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 - 3)**

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

**Contact**

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**PLANNING COMMITTEE  
5 November 2018**

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

**Item Number** 8/1(a) **Page Number** 2

**Applicant:** Confirms that the suggested pre-commencement conditions are acceptable.

**Agent:** Submitted a plan showing the route of the restricted byway overlaid onto the masterplan. The route can still be achieved through public access through the site but it is understood that an application to remove the restricted byway is planned to be submitted.

**AMENDED CONDITIONS**

1. Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:

Masterplan (All Areas) 002 rev L  
Masterplan Constraints Plan 011  
NOE-AHR-A1-XX-DR-A-20-101 rev 2 Plot A1 Red Line Plan  
NOE-AHR-A2-XX-DR-A-20-101 rev 2 Plot A2 Red Line Plan  
NOE-AHR-F1-XX-DR-A-20-101 rev 2 Plot F1 Red Line Plan  
NOE-AHR-T2-00-DR-A-20-001 rev 5 Type 2 Building Plans (Plot A2)  
NOE-AHR-T2-02-DR-A-20-002 rev 4 Type 2 Roof Plan (Plot A2)  
NOE-AHR-T2-XX-DR-A-20-100 rev 4 Type 2 Elevations (Plot A2)  
NOE-AHR-T2-XX-DR-A-20-200 rev 04 Type 2 Sections (Plot A2)  
NOE-AHR-T3-01-DR-A-20-002 rev 03 Type 3 Roof Plan (Plot F1)  
NOE-AHR-T3-XX-DR-A-20-100 rev 02 Type 3 Elevations (Plot F1)  
NOE-AHR-T3-XX-DR-A-20-200 rev 02 Type 3 Sections (Plot F1)  
NOE-AHR-T3-00-DR-A-20-001 rev 03 Type 3 Building Plans (Plot F1)  
NOE-AHR-T4-XX-DR-A-20-100 rev 02 Type 4 Elevations (Plot A1)  
NOE-AHR-T4-XX-DR-A-20-200 rev 02 Type 4 Sections (Plot A1)  
NOE-AHR-T4-00-DR-A-20-001 rev 03 Type 4 Building Plans (Plot A1)  
Landscape Strategy Plan 012  
Highways General Arrangement 600 rev C  
NOE-AHR-A1-XX-DR-L-90-002-P01 Site Planting Plan A1  
NOE-AHR-A1-XX-DR-A-20-100 REV 3 Plot A1 Site Plan  
NOE-AHR-A2-XX-DR-L-90-002-P01 Site Planting Plan A2  
NOE-AHR-A2-XX-DR-A-20-100 REV 3 Plot A2 Site Plan  
NOE-AHR-F1-XX-DR-A-20-100 REV 3 Plot F1 Site Plan  
NOE-AHR-F1-XX-DR-L-90-002-P01 Site Planting Plan F1

1. Reason: For the avoidance of doubt and in the interests of proper planning.
3. Condition: The landscaping for Plots A1, A2 and F1 shall be carried out in accordance with the approved plans: drawing nos. NOE-AHR-A1-XX-DR-L-90-002-P01 Site Planting Plan A1; NOE-AHR-A2-XX-DR-L-90-002-P01 Site Planting Plan A2; and NOE-AHR-F1-XX-DR-L-90-002-P01 Site Planting Plan F1. All other hard and soft landscape works shall be carried out in accordance with the details to be approved under condition 2 above. The works shall be carried out prior to the occupation of the building(s) on the plot to which it relates 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.

3. Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

**Assistant Director's comments:** The matter of the extinguishment of the restricted byway is addressed within the main body of the report on p. 15 (last two paragraphs).

**Item Number** 8/2(b) **Page Number** 15

**Correction**

The description of the development in the Index on p. 6 should read:

*Installation of a further 8 storage containers to allow a total of 41 storage containers on the site*

**Item Number** 8/2(e) **Page Number** 39

**Third Party:** Wishes to reiterate objection as not able to attend the Committee meeting:

- The access to the property is narrow and additional traffic (either construction traffic or occupants of the dwelling) would create increased danger;
- The property would be overbearing as the border hedge is deciduous and therefore would provide a clear view of the objector's property;
- Would result in overlooking (even though windows are obscure glazed);
- The silver birch tree to be felled is not considered a small tree;
- Considers that the plot is big and queries why the dwelling is being sited so close to the objector's boundary.

**Correction**

The description of the development in the Index on p. 6 should read:

*Construction of one dwelling*