



Planning Committee
Monday, 4th July, 2016 at 9.30 am
in the Committee Suite, King's Court, Chapel Street,
King's Lynn

7. **Receipt of Late Correspondence on Applications** (Pages 2 - 4)

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

Contact

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PLANNING COMMITTEE
4th July 2016

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

Item Number 8/1(b) Page Number 1 (Late Pages)

Town Council: The only allotment provision I am aware of are the 50 plots off Rouses Lane, adjacent to the cemetery. Currently there are 45 of the available 50 plots let. However the land the allotments occupy is part of the land identified for the cemetery's expansion and is therefore subject to only a short term let. The Town Council would definitely be interested in securing further sites and the group developing the Neighbourhood Plan will be exploring this theme.

Third Party: ONE letter regarding:

- Objections have not been addressed and considers that the application should be refused on the grounds of insufficient local infrastructure and services such as schools and doctors surgeries, density is too great and not in keeping with surrounding residential areas;
- Flood risk still an issue – no practical proposal for the drainage of the western end of the site behind existing properties on London Road and Ravensway. At least one spring in this area of the site which leaves the area waterlogged. Site appears to drain to swales at the east end despite the western end of the site sloping in the other direction.
- Wildlife habitat – there is a bat population in the area. Officers report states that the presence of bats cannot be confirmed but bats seen on site. Specific conditions should be imposed to protect bats along with the 50m radius of protected habitat for the Great Crested Newts.

Assistant Director's comments: Full details of surface water drainage are conditioned (Condition 22) and S106 agreement specifies that the SuDS scheme should be submitted as part of any reserved matters application. The officer's report specifically mentions the presence/absence of bats in two trees surrounding an existing pond which are proposed to be retained. It does not say that bats could not be confirmed across the site.

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Natural England: NO COMMENT

Housing Strategy Officer: NO FURTHER COMMENTS to add.

Third Party (LARA): Concerns have been raised that the land needs the approval of the SoS before development begins because to the best of our knowledge it is subject to regulations pertaining to allotment land.

Refers to minutes from the original purchase of the land (dating back to the 1950s).

Assistant Director's comments: The Property Services Team concludes that the

allotment is not a “statutory” allotment. Only statutory allotments have legal protection under the Allotments Act (that provides that the SoS must be asked for consent before such a site can be disposed of). For other sites such as this, normal planning procedures apply. However, Legal Services have been instructed to confirm the situation and will be reported to Members verbally.

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Third Party: TWO letters from the same individual regarding:

- The site is suitable for 4 houses; within 30mph zone and on mains sewage;
- Does not interfere with views and is to the west of the road;
- Need new people in the village and more top quality housing;
- Considers the Parish Council’s comments from the previous application could have been reported i.e. no comment;
- Wonders why the Council can permit overdevelopment at the south end of the village and then refuse potentially tasteful and exciting development at the north end;
- Applicant’s son is a master building and would be building primarily for his family’s use rather than gain.

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Historic Environment Service do not request any archaeological conditions

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Third Party comment received in support of the application. The comment states that the Mr Mitchell has been accessing his land without any problems and questions Highways comments in regards to the safety of Gatehouse Lane being intensified when heavy traffic comes to and from the rugby club at weekends

Applicant representation that the land has been in the same family for over 50 years during which the applicant’s parents have built up a reputable business. It is the applicant’s intention to carry on planning the woodland hedges, shrubbery and encourage the growth of wild flowers. The applicant would like to build a 2 bedroom eco-home and advocates the protection of the environment and safeguarding nature for the future.

We understand that there is a Site of Special Scientific Interest nearby but this is over 1 mile from the plot. At present the land is rented out for horse grazing and if this application were to be permitted this would come to an end.

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Norfolk County Council Local Highways Authority: CONDITIONS REQUESTED recommends the following conditions be imposed on the decision notice:-

Condition 3: Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing No 16/0640/04C) shall be upgraded/ widened to a minimum width of 4.5 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.

Reason In the interests of highway safety and traffic movement

Condition 4 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (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 access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason In the interests of highway safety

Condition 5 Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a visibility splay shall be provided in full accordance with the details indicated on the approved plan 160640/04C. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason In the interests of highway safety