



Planning Committee
Monday, 7th November, 2016 at 9.30 am
in the Committee Suite, King's Court, Chapel Street,
King's Lynn

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

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

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
7th November 2016

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

Item Number 8/2(a) Page Number 17

NCC Public Rights of Way Officer: Has visited the site and has no objection to the revised proposals to redirect the footpath, which would require a T & CPA 1990 (s 257) Diversion Order to be undertaken. The alignment that was agreed in principle at the site visit is not reflected in the revised Design & Access Statement.

Housing Enabling Officer: Confirms that affordable housing is required on site to accord with Policy CS09 of the LDF.

Third party objection: Re-iterates concerns regarding surface water drainage affecting property in Station Road and suggests schemes to resolve the matter.

Item Number 8/2(b) Page Number Separate Report

Applicant's Agent: Amended site layout plan showing separate access to the rear of unit 8, the middle of the terrace of 3 in the block parallel to the northern boundary.

Norfolk County Council: Maintains objection but request conditions should approval be granted to secure visibility splays, up-grade of the existing access

Officer comments: The applicant has indicated verbally that the boundary treatments will be as follows:

- Units 4-6 and remainder of site's northern and southern boundaries remain as existing;
- Units 10 and 11 shall be 1.2m high railings to front and existing boundary treatment to remainder.

No further details have been supplied. No details of the cycle store are provided either. Conditions should be attached to secure these details in the event that permission is granted, along with the following highways conditions. Condition 13 should also be amended to reflect the latest site layout plan:

13 Condition The development shall be carried out in accordance with the following plans:-

- Location Plan received 03.05.2016
- Ground Floor Plan 1313.1 dated 04.11.2016
- First Floor Plan 1313.2 received 03.05.2016
- Elevations 1313.3 received 03.05.2016
- Elevations 1313.4 received 03.05.2016
- Roof Plan 1313.5 received 03.05.2016

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

14 Condition Prior to commencement of development above foundation level of any of the

new build units hereby approved full details of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary treatments shall be put in place prior to the occupation of the units to which they relate and retained thereafter.

14 Reason To preserve the character of the Conservation Area in accordance with Development Plan policies CS08 and CS12 and the policies of the NPPF.

15 Condition Prior to the occupation of units 1-6 inclusive full details of the cycle parking shown indicatively on drawing 1313.1 (received 04/11/16) shall be submitted to and approved in writing by the Local Planning Authority. The agreed cycle parking shall be put in place and made available for use prior to occupation of units 1-6 inclusive and retained thereafter for that purpose.

15 Reason To ensure the provision of adequate cycle parking in accordance with Development Plan policy CS11 and the policies of the NPPF.

16 Condition Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification for the first 5 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.

16 Reason 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.

16 Reason In the interests of highway safety.

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King's Lynn Civic Society: Additional letter continuing to express concern at the treatment of the access area to the rear of the building.

BCKLWN Environmental Health – Community Safety & Neighbourhood Nuisance: **NO OBJECTION** subject to work being carried out in accordance with the submitted Construction Management Plan.

Officer comments: The issues raised by the Civic Society are covered in the agenda papers and the construction management plan is included as Condition 6.

Correction: At several points the report refers to the existing building as a '1960s building'; the reference should read '1960s **style** building'.

Item Number 8/3(a) Page Number 60

Applicant: Submitted Flood Evacuation Plan.

BCKLWN Emergency Planner: Confirms that the Flood Evacuation Plan is acceptable.

Officer comments: Amend condition 1 to read as follows:

“The development shall be implemented in accordance with the Flood Evacuation Plan submitted on 26 October 2016”

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Officer comments: Add extra conditions as follows:

10 Condition Vehicular access to the site shall be provided along the route shown on the approved plans referred to in condition 2 prior to occupation of the dwelling hereby approved.

10 Reason To ensure the provision of adequate access to the dwelling.

11 Condition Prior to occupation of the dwelling hereby approved details of arrangements for the temporary storage of domestic refuse pending collection at the junction between the access track and the public highway shall be submitted to and approved in writing by the Local Planning Authority. The agreed arrangements shall be put in place prior to occupation of the dwelling and retained thereafter.

11 Reason To preserve the general amenity of the area.

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Applicant: Submitted a scheme for waste management.