



Planning Committee
Monday, 6th March, 2017 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

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

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**PLANNING COMMITTEE
6 March 2017**

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

Item Number 8/1(b) **Page Number** 20

Natural England: NO COMMENT

Third Party: ONE letter of **OBJECTION** on the following grounds:

- May cause difficulties accessing right of way on deeds;
- Has not been consulted on plan to access mooring;
- EA will not allow any storage on mooring;
- Greatmans Way appears most unsuitable for increased traffic as a result of holiday lodges.

CORRECTION

Condition 9 should be amended to read “....provision of four passing bays....” as required on p. 29 paragraph 2

Assistant Director’s comments: The right of way is a civil matter between the Applicant and Third Party. Highways issues are dealt with on p. 28 – 29.

Item Number 8/2(a) **Page Number** 35

Assistant Director’s comments: The Open Space section of the report (p. 49) references the provision of a visitor’s car park which would benefit the users of the wider Wootton Park. The car park and any associated maintenance can be secured through specific clauses within the S106 agreement. As a result, Recommendation A and B need to be amended to specifically refer to the car park provision and maintenance.

Amendment

Recommendation A and B (on p 37, 51 and 55) to refer to “public open space (including car park provision and maintenance)”.

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CORRECTION

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

- GA 01 - Proposed Floor Plans Flat 1, House 2 and House 3 and Shop dated 11th December 2008.
- GA 02 Rev 1 - Proposed Elevations Flat/shop, House 2 and House 3 dated 15th December 2008.
- GA 03 rev 1 - Proposed Ground Floor Plan plots 4 and 5 dated 24th January 2017.
- GA 04 Rev 1 - Proposed First Floor Plan and Elevations for plots 4 and 5

dated 17th October 2016.

- GA 08 Rev 5 - Proposed Site Plan and Roof Plan dated 21st February 2017.
- GA 11 Rev 0 - Proposed Ground and First Floor Plan and Elevations Plot 6 dated 10th January 2017.

14 Condition Prior to the occupation of House 3 (as identified on drawing no. GA08 Rev.5 dated 21st February 2017) the existing workshop (as shown on drawing numbers 130/011/01 and EX02 / EX03) shall be demolished and any such waste materials resulting from the demolition of the workshop building shall also be removed prior to the occupation of house 3, unless otherwise agreed in writing by the local planning authority.

Item Number 8/3(b) **Page Number** 73

Agent for Platt Land Ltd: Confirms that the Applicant has purchased the ransom strip.

Item Number 8/3(c) **Page Number** 86

Anglian Water: NO OBJECTION subject to a condition regarding surface water drainage.

Additional condition: On the basis of Anglian Water's comments above, the following additional condition is recommended:

4. Condition No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hardstanding areas shall be constructed until the drainage works have been carried out in accordance with the surface water management strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

4. Reason To prevent environmental and amenity issues arising from flooding in accordance with the NPPF and Policy CS08 of the Core Strategy 2011.

Item Number 8/3(f) **Page Number** 105

Agent: Submitted photos of the existing building to demonstrate how the client tried to match the brick. Would change design in order to obtain planning permission as the client has spent a lot of money on the house. A barrier to the west side of the balcony could be installed to prevent overlooking to the neighbours garden. Would be happy to brick tint if this is helpful.

Item Number 8/3(g) **Page Number** 111

Applicant: Submitted a Statement to clarify matters within the report:

Highways England has made comments strongly supporting and they have been uploaded to the planning portal.

It is commented in objection against a new entrance on the A47 when the entrance is already present.

There is a piece of text missing from point 2 of the supporting case on the report:

2. The A47 entrance I have to the northeast of the site is more than twice as wide as Pentney lane and can cope with articulated Lorries coming in and out better than Pentney Lane can.

The Stretch of Pentney lane does not just serve 2 properties it has 20-30 properties and is used by commuters cutting through as well.

The funds needed are for the A47 upgrade as well as the new warehouse and we cannot upgrade without this application.

The Building plots are placed where the railway line used to be and not adjacent to it so it does class as brown fields site because of the previous railway line and because of the previous planning application granted on the same site.

Item Number 8/3(j) **Page Number** Report to follow

Agent: Condition 1 does not have the most up-to-date drawing numbers referenced which have previously been issued: They are SE-415-10B, 11C, 12A and 20B.

Given that the development has started on the office conversion, Condition 2 needs to be revised to state “no development above foundation level on the new workshop shall take place...”. Currently it states “no development on site...”

Assistant Director’s comments: The Agent’s comments are noted and thus Conditions 1 and 2 shall be revised accordingly. Condition 6 will also need to be amended to reflect that the development has started.

Amended conditions:

Condition 1 – amend to read “...(Drawing Nos SE-415 10B, 11C, 12A and 20B)

Condition 2 – amend to read “No development above foundation level on new workshop...”

Condition 6 - amend to read “Prior to the commencement of the new workshop hereby approved.....”

Item Number 8/4(a) **Page Number** 132

Tree Owner: ONE letter of **SUPPORT** & tree surgeons report on the following grounds:

- Ms Still & her daughter moved into the property whilst 98a Lynn Road was unoccupied, they were attracted to area because of the garden and the wildlife it harboured;
- 98a Lynn Road was occupied in late 2015, Ms Still was approached approximately 6 months later regarding the heavy pruning of the tree due to needle drop. Ms Still had offered to pay for gutter guards and to clear the fallen needles from 98a Lynn Road, this was refused;
- Tree Surgeons report states that the tree is healthy and that hard pruning would greatly limit its ability to regrow and would detract from the overall amenity value of the tree;
- Following the recent storm Doris, only very minor branches were blown out of the tree.

Objector & owner of 98a Lynn Road: ONE letter submitting Objector’s own commissioned tree surgeons report on the condition of T1:

- The report states tree has become too large for the site due to little or no

maintenance;

- It mentions that whilst the tree has no signs of decay or fungal fruiting bodies, the crown does have a some minor deadwood and the crown overhangs the boundary;
- The report mentions the heavy needle and cone drop;
- It mentions that the soil levels have been changed and that the roots had possibly damaged the foundations;
- The report recommends that the branches should be pruned back to the boundary or a crown reduction should take place.

Assistant Director's comments: The ongoing neighbour relationship is a civil matter between the tree owner & her neighbour. The tree surgeons report (both) and the remaining points have been covered within the body of the report.