



Planning Committee
Monday, 8th May, 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

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PLANNING COMMITTEE
8 May 2017

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

Item Number 8/1(a) Page Number 8

Lead Local Flood Authority (LLFA): NO OBJECTION subject to condition requiring submission and approval of a surface water drainage scheme prior to commencement of development.

Third Party: NO OBJECTIONS but makes the following comments:

- Very pleased the land is being used for the development of privately owned houses.
- Would be pleased if the access for people walking through Richmond Place car park from this ground could be closed off from the public. It attracts criminal types in the evening and at night it is dangerous for cars turning into this car park.
- One day a serious accident will occur, especially if more people walk through here when the Council improve the green area as publicised.

Assistant Director's comments: The condition recommended by the LLFA is set out below:

Additional Condition

25. Condition Prior to commencement of development, in accordance with the submitted "Residential Development Site Specific Flood Risk Assessment", Lynn Sport 1, Kings Lynn, Norfolk (Project no: 45 751 – Rev A) Dated November 2016, and subsequent Explanatory Note from S Holder Richard Jackson Engineering Consultants detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Written confirmation that the proposed discharge rates and volumes of surface water runoff from the development, identified as part of the detailed design, are acceptable to the Kings Lynn Internal Drainage Board and that the Board is satisfied that flood risk downstream is not increased as a result of the development.
- II. Provision of surface water attenuation storage (if required), sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any,

the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

- IV. IV. The design of any attenuation basin (if required) will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period. This will include surface water which may enter the site from elsewhere.
- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. This will also include the ordinary watercourses and any structures such as culverts not under the control of the Kings Lynn IDB within the development boundary.

25. Reason To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

Item Number 8/2(a) Page Number 46

Agent: Wild Frontier Ecology has re-visited the site in the last few days and confirms that a reptile survey is still required. This has not been instructed and will be begun immediately. Results are expected by the end of June.

Item Number 8/2(b) Page Number 61

Agent: Revised drawings 3156-01H, 3156-04C and 3156-05C were submitted on 4th May 2017 omitting the annex from the proposed scheme. The agent considers the proposal now accords with the Brancaster Neighbourhood Plan for a maximum 4-bedroom dwelling.

CORRECTION:

Amend description of development to read as follows:

“Replacement of existing bungalow and shed with new two-storey dwelling and detached garage”.

CORRECTION:

2. Condition The development hereby permitted shall be carried out in accordance with the following approved plans: proposed plans and elevations drawing no. 3156-01H; proposed block plan drawing no. 3156-04C; and proposed landscaping plan drawing no. 3156-05C received on 4th May 2017.

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

Executive Director's comments: On the basis of the annex having now been removed from the proposed plans, it is recommended that Condition 5 be removed.

Item Number 8/2(d) Page Number 77

Norfolk Coast Partnership (NCP): NO OBJECTION subject to appropriate screening to the site boundaries.

Assistant Director's comments: The site is already well screened by existing mature trees within the site therefore it is not considered necessary to impose a condition in this case.

Item Number 8/2(e) Page Number 87

Assistant Director's comments: It is recommended that an additional condition be imposed in order to ensure retention of the existing hedge along the frontage.

Additional Condition

7. Condition The existing hedgerow shown on drawing no. 326-01 shall be retained thereafter, unless otherwise agreed in writing by the local planning authority.

7. Reason In the interests of visual amenity in accordance with Policy DM15 of the Site Allocations and Development Management Policies Plan (2016) and the NPPF.

Item Number 8/2(g) Page Number 102

Third Party: OBJECTS on the following grounds:

- The objection is on the basis of the proposed height of the radio tower.
- 30m will be significantly taller than any structure nearby creating a serious eyesore in a completely flat landscape. A smaller 10m tower would be acceptable.
- Our home is immediately opposite the pump house and the proximity of the tower will be overpowering.

Item Number 8/2 (h) Page Number 108

Norfolk Fire and Rescue Service: NO OBJECTION subject to a condition and informative in relation to the provision of a fire hydrant.

Cllr Barry Ayres: OBJECTS on the following grounds:

- It is an over dense development with too many small properties on a relatively small site.
- The visual amenity of this stretch of School Road will not be enhanced and will look out of place in open countryside.

Third Party: OBJECTS on the following grounds:

- Far too much hard standing allowed for cars.
- Concurs with all the previous objections made by villagers.
- The developer should at least put in native British trees. These will be far more beneficial to the birds if something like rowans were used that give good shelter and berries in winter.

Item Number 8/2(i) **Page Number** 116

CORRECTION

P119 – 2nd paragraph – should read “informative” rather than condition.

Item Number 8/2 (k) **Page Number** 134

CORRECTION:

1. Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 15-1423-3-E; 15-1423-4-A; 15-1423-5-B; 15-1423-10; 15-1423-11-B; 15-1423-12; 15-1423-13-H; 16-1580-1-A; 16-1580-2-A; 16-1580-3-A; 16-1581-1-A; 16-1581-2 and 16-1581-3-A.