



**Planning Committee**  
**Tuesday, 5th December, 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 - 4)**

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

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**PLANNING COMMITTEE**  
**5<sup>th</sup> December 2017**

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

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

**County Cllr Sandra Square:** I'm sorry I am unable to attend the Planning Meeting to speak on this application which is before you with a recommendation to approve.

I have spoken to several residents of Terrington St Clements and share their concerns about this development. Although the site is classified as Brownfield, there is some level of confusion as to whether that classification should have occurred in the first place. There are indeed derelict horticultural buildings on site, however the majority of the site is Grade One Agricultural land.

Although the plans include plans for widening Benn's Lane and declare that there has been no issue with accidents along it in the past, I question whether this is solely due to the limited traffic along it currently. There are always traffic issues along it, especially in the mornings and evenings. The play areas are on a bend, the current crossing arrangements are not appropriate and residents are concerned for the safety of the children, a lot more traffic will exacerbate this.

With the best will in the world, residents of this new development will turn right to access the A17 regardless of any encouragement to do otherwise. The junction of the A17 at Station Road is a known accident black spot and at peak areas of the day traffic queues build for quite some time.

You will see a list before you of the wildlife on the site, all important species, all will be disturbed by this development. This is an open site, between two parts of the village. Developing it may seem to make perfect sense in many ways, however the very nature of Terrington St Clements is of a very rural, spread out village with large open countryside parts almost within the centre of it. That side of the village enjoys countryside views and views of the Grade 1 listed church, developing this site will obviously destroy that forever and change the very character of the village.

Therefore I would ask you to consider carefully this application and perhaps agree to undertake a site visit so that you can see the issues for yourselves.

**Third Party: SEVENTEEN (17) letters of OBJECTION regarding the following (summarised):**

- Terrington St Clement cannot take more housing (estates or individual small housebuilders) – Doctors and schools full, local authorities cannot cope;
- Benns Lane is a single track road (2 cars cannot pass) and cannot take all of the traffic that the housing estate will bring; increased speeding and near misses have occurred therefore detrimental to vehicular and pedestrian safety;
- Electricity & broadband at capacity and sewage/drainage systems are not adequate and causing flooding when it rains hard;
- 44 houses is just the start – about making money with no concern for the villagers;
- Councillors are democratically elected and should represent the village and the peoples wish is that this application be rejected;

- The services in the village cannot cope and local roads are dangerous;
- Land should be left to agriculture
- Requests that Members do the right thing and reject the application as it has nothing positive about it.

**Item Number 8/3 (b) Page Number 44**

**Agent:** The site benefits from an extant Outline Permission, Reference 15/02011/O, which has already established the principal of development of up to nine dwellings upon the site. This application seeks to approve the access, layout, scale, appearance and landscaping for the site.

- A Landscaping Scheme and Management Plan has now been submitted to Planning and has been approved by the Arboricultural Officer. The scheme includes for the planting of 60m of native hedging alongside the proposed access road to mitigate the loss of around 10m of existing hedging which is required to be removed to allow formation of the new site access. The scheme also includes provision for low maintenance planting to the A149 side of the site's acoustic bund along with the planting of 3No new trees to infill gaps within the A149 tree line.
- Concern was raised by the Parish Council regards frontage development from the site on to Hunstanton Road. Proposals for the site have never shown any frontage development other than the single point of access at the North West end of the site. Highways have commented upon the project and have confirmed acceptance of the single point access, the proposed footpath improvements and the visibility splays provided to serve the proposed access.
- The proposed new properties will be served by mains foul drainage via a new drainage run in Hunstanton Road that will connect to the existing gravity foul drain in Hall Close. Precise details relating to the foul drainage design are currently being progressed ready for submission to discharge the relevant conditions upon the Outline Consent.
- Percolation tests have been carried out confirming suitability for the use of soakaways on site to deal with surface water drainage from the proposed new access road and the new properties. The precise details of the surface water drainage design are currently being progressed ready for submission to discharge the relevant conditions upon the Outline Consent.
- The existing bund on the site is to be utilised along with the provision of an acoustic fence along the boundary of the properties which back onto the A149 to protect future residents from any traffic noise. Further measures including provision of acoustic trickle ventilators for windows and doors are to be provided to all properties. A Noise Impact Assessment has been progressed ready for submission to discharge the relevant condition upon the Outline Consent.

**Assistant Director's comments:** For clarification purposes, the site is not within a Parish that has designated rural status under S157 of the Housing Act 1985.

Therefore, in this area affordable housing is only required on sites of 11 dwellings or more provided that the Gross Internal Floor (GIA) area of all the dwellings (including garages) does not exceed 1000m<sup>2</sup>. In this case, a condition was imposed on the outline permission (Condition 9) limiting the site to 9 dwellings and the GIA to not exceed 1000m<sup>2</sup> therefore affordable housing is not required.

**Item Number 8/3(g) Page Number 98**

**Parish Council:** No objection to the revised fenestration but continues to **refuse** the development on grounds of scale being inappropriate in this location.