PLANNING COMMITTEE
2nd October 2017

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

Item Number 8/1(a) **Page Number** 9

CSNN: Conditions and informatives as previously requested.

Item Number 8/2(a) **Page Number** 19

Agent: Amended plans submitted regarding highway details

Assistant Director: Landscaping condition 5 should be altered to better secure the retention of the existing established hedge and other trees to be retained.

Amended conditions:

2. Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 3023-P01, 3023-P02G, 3023-P04C, 3023-P05A, 3023-P06A, 3023-P23, 3023-P24, 3023-P25, 3023-P26, 3023-P27, 3023-P28, 3023-P29, 3023-P30, 3023-P31, 3023-P32 & 3023-P33.

5. Condition The trees and hedges shown to be retained on Dwg No. 3023-P02G shall be protected during construction in accordance with the Arboricultural Impact Assessment dated 15 December 2016, produced by AT Coombes Associates Ltd and submitted as part of this application, and the trees and hedges shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

13. Condition Notwithstanding the details indicated on the submitted drawings, no works shall commence on site unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers 3023-H01, 3023-H02 & 3023-H03, have been submitted to and approved in writing by the Local Planning Authority.

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Agent: Amended plan submitted indicating gates and fencing fronting the access road to be agreed with the LPA.

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Town Council: The site houses an existing community centre which, constructed in the 1960/70s, is in dire need of significant improvement. The existing centre is well used by the local community but both its tired appearance and more importantly, its current internal layout means it cannot be used to its full potential. A lack of space available to hirers, coupled with an inability to host more than one hirer at a time, prevents the Jubilee Community Centre from operating efficiently to the benefit of the local community.

The proposal is designed to enable better use of the centre as it allows for different areas to function independently of each other. In essence, the proposal seeks to deliver a modern, functional, durable community building that is fit for purpose. The major alterations

are internal in layout and also relate to safeguarding for different user types, for example the nursery. There is a distinct shortage of rental community spaces within the town.

An extension to the south will allow for a new community social area to complement the facility as well as to provide a potential source of revenue. There is an opportunity for a bar / café at a later date that could be ancillary to the main use of the community/social area. It is not, at this time, the intention for it to be open on a 7 day a week basis, but rather an essential amenity available to and necessary to attract hirers, as is the norm in almost all community/village halls. An extension containing changing areas will allow more space and better facilities for the sports team users that currently use temporary facilities on the site.

There are no plans to significantly change usual opening hours, as the main source of revenue is from regular users. Regular users, by their very nature, hire and operate the same hours on a weekly or monthly basis, and dependent on the activity may operate in the evening. Currently evening hire sessions end no later than 9pm, with the exception of one group who's session finishes at 10pm. It is to be expected an increase in respect of casual users; given the known shortage of available rental community spaces.

Key to the proposal is directing vehicles in a one -way direction through the site with vehicles entering via Howdale Road and exiting via Rouses Lane. The Town Council are keen to work with residents to achieve a Traffic Management Plan that reassures their concerns as part of the detailed design stage. Ideas under consideration include 'Alligator Teeth' traffic direction restrictors installed, having entered the Jubilee community Centre site from the access road, to prevent exiting back via Howdale Road and a similar scheme or barrier at the Rouses Lane exit. The Town Council has already indicated its willingness to contribute to the cost of any upgrading works that may be required of Rouses Lane. There are two bungalows on the access road, No's 102 and 104 Howdale Road, that do have access rights (both in and out) for Howdale Road. Clearly these are established access routes but it is hoped that there is potential for this to be reviewed with input from the owners as the scheme develops. Again, the Town Council has previously indicated its willingness to fund any necessary improvements on the access road.

Third Party: TWO letters of OBJECTION (from the same individual) regarding:

- Downham Market Town Council acknowledges that the only other properties with established rights to access/egress the site are 102 and 104 Howdale Road.
- There is no established right of access to use Rouses Lane from any other property adjoining the Jubilee Centre.
- The Town Council do not own Rouses Lane and cannot just decide to use the Restricted Byway for motor vehicles even if this is one way traffic. There are rules in place for a reason.
- Rouses Lane is within the Conservation Area and so (the proposal) should be rejected on this basis alone.
- Any future use of Rouses Lane by motor vehicles from the Jubilee Centre will be illegal under the Road Traffic Act 1988 s34 and will be a Police matter.

Assistant Director's comments: For the purposes of the application, the correct land ownership notices were served. It remains that the use of Rouses Lane is a civil matter between parties.

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Agent: Considers that some of the officer's report could be misunderstood or misconstrued therefore wishes to clarify the following matters:

- There is currently an access serving the proposal site, in addition to a garage with direct access to the highway – in effect 2 access. Neither access is used by members of the public visiting the shop or Post Office.
- The proposal was discussed at length with both the Parish Council and Members before arriving at the final design layout and submission, which then received the Parish Council's support – believes that the Chair of the Parish Council is also the Chair of the Central Hall Management Committee.
- The matter of access to the Central Hall car park has arisen previously; the Central Hall in actual fact has charitable status, and is there to serve the local community. It is impossible for the Central Hall to function in this duty by precluding certain individuals from parking – if the car park is to be closed to one, then it is closed to all, to suggest otherwise is misleading.
- Reference is made to '36 dwellings on land south of The Wroe (Policy G34.1 of SADMPP)' to justify satisfaction of local demand for bungalows, however an application for development of the site adjacent The Wroe (15/01693/OM) was submitted on 21 October 2015 and by 12 July 2016 it had been withdrawn. There are numerous factors (mostly as the affected land is in 3 different ownerships) as to why this land is highly unlikely to ever be developed – one being access. To include this land within the SADMPP was a significant error, one which it understood the Parish Council have highlighted on numerous occasions.
- The proposal is not 'cramped', it is a response to a need designed with close reference to detailed, often scientific, research and with due regard to regulation and accepted modern appreciations of this need. This has been demonstrated at length within the application.

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Agent: In relation to recent requests for an update on the status of the Application, please note that NCC Children's Services and NPS are working with the County Planners and statutory consultees to satisfy the concerns of the LLFA and to secure a full response from the IDB. It is expected that a further submission to the County Planners will be made within the next few weeks and that this would address the issues raised.

Tree Officer: NO OBJECTION.

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Tree Officer: NO OBJECTION.

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Agent: A corrected supporting statement has been submitted as follows:

This site is an established builders yard, workshop and offices for N B Construction (UK) Limited. The adjacent site also contains the applicants private dwelling and garden. Recent approvals to convert the barn to offices and the construction of a replacement workshop have been implemented and the business has taken on a number of new contracts which means additional internal storage for materials and vehicles is required.

The site itself was formally a working farm for many years but has not been used as such for some time. The boundaries are established and the site access has been in operation for many years. A 3.0m high acoustic fence has been installed and this acts as both a sound and visual barrier to the neighbouring properties. The proposed workshop will be

similar to the one already installed and will be in the location of the existing bunded compound at the rear of the site.