

## PLANNING COMMITTEE

Date: 3 February 2025

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

**Item No. 9/1(a) 24/01561/F Page No. 8**

**Planning Agent:** provided response to anonymous objection within the updated committee report, summarised as follows:

- Kings Lynn as a Local Planning Authority needs to plan to meet the accommodation needs of the borough. This is for everyone. The borough has a large Gypsy / Traveller population, and an unmet need for pitches.
- The land value of a G&T site is around the same as a house.
- Planning enforcement is a discretionary activity of a Local Planning Authority and the LPA should act in the common good.
- The land at Common Road is owned by Freddie Brazil. It is his home.
- The developers of two pitches at River Road, West Walton met an identifiable need - for which the state does not make provision.
- Claims of the applicant fly tipping are inaccurate.
- Caravans to the rear of the site are local farm worker accommodation (See 14/01374/F)
- Building regulations and caravan site licensing still applies
- Gypsy / Travellers have the right to own property and participate fully in society.
- Any future expansion would require planning consent.

**Assistant Director's Comments:** The agent's comments are noted. The issues raised have previously been addressed in the committee report, which is already with members.

In so far as fly tipping, a site visit was carried out by the Case Officer and Enforcement Officer on 30<sup>th</sup> January 2025 and the roads immediately surrounding the site were clear from fly tipping. The fly tipping believed to be referred to and shown in photos is understood to be at Meer Dyke Lane, to the south west of the application site and there are no known links to the Applicant or the application site. Relevant authorities are aware of the fly tipping and separate investigations are underway.

**Item No. 9/2(b) 24/01714/F Page No. 45**

**Planning Agent:** summarised as follows:

- States that neither they nor their client (the applicant) has sought to stretch or evade planning legislation,
- Structural engineering drawings show that the scheme can be delivered as an extension, not a new build,
- The applicant, being a Parish Councillor herself, is aware of planning policy and legislation,
- The agent states that the client has conducted themselves with the highest integrity during their engagement with them, and;
- It is hoped that Committee follows the Officer's recommendation.

**Assistant Director's Comments:** The Agent's comments are noted and do not affect any aspect of the officer report.

