



Planning Committee
Monday, 4th September, 2023 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.

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

PLANNING COMMITTEE
4 September 2023
SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE
PUBLICATION OF THE AGENDA AND ERRATA

Item No. 9/1(a) 20/01672/O	Page No. 14
Waste and Recycling Manager NO OBJECTION: -	
<p>“I have reviewed the submitted drawing from the applicant’s agent. I note that the proposal is not a planning gain but is better than the existing. The application site is demonstrated as having capacity within its boundary to provide a type 3 turning head required for safe access and egress.</p> <p>Therefore, I am able to withdraw my objection and I look forward to the Reserved Matters which will further demonstrate the arrangements.”</p> <p>Assistant Director’s comments: The Waste and Recycling Manager’s comments are noted. A condition is already suggested that would suitably address this issue.</p>	
Item No. 9/1(b) 23/00261/F	Page No. 39
<p>Correction: At the bottom of page 47, in the conclusion, it states that 6 touring caravans will be replaced with two lodges. This is a typographical error and should read ‘6 touring caravans will be replaced with four lodges’.</p> <p>Assistant Director’s comments: This is clearly a typographical error and has no bearing on the consideration of the application that has been made on the basis of replacement of 6 touring caravans with four lodges.</p>	
Item No. 9/1(c) 23/01008/F	Page No. 52
<p>Third Party comments: TWO additional Third Party representations of OBJECTION received to the application as summarised below:</p> <ul style="list-style-type: none">- Refer to our previous comments letter dated 31/07/2023- Under the paragraph headed 'Shielding from Stanhoe Road,' reference was made to the systematic removal of trees surrounding the Stanhoe Road pond since the granting of the radio mast.- The removal of trees has resulted in the current array of radio masts and the associated antenna becoming visible from Stanhoe Road.- To understand the magnitude of the reduction in trees surrounding the Stanhoe Road pond reference has been made to two Google Earth images attached to the late correspondence, dated 2009 & 2023 respectively. The images are available to view on the online planning application.- Further trees have been removed to the east of the farm storage barn, and two other trees in that location severely cut back.- Recommendation for condition 2 states that the development shall be carried out using only the approved plan Drawing No 1. - Drawing No.1 notates the north Mast B and its antenna which were previously approved.- However, refers to what is currently erected (in June 2023) not in accordance with the previously approved planning permission.	

- serious concern that referencing this drawing will be taken advantage of and construed as approval of the antenna array as notated & currently erected on the north mast 'B'
- Recommendation be amended to make it unambiguously clear that the reference to the drawing relates solely to the third mast & its wire antenna'

Senior Ecologist: 'Following a phone call from a concerned member of the public regarding the potential impacts of bats on site, the proposed development has been assessed and the following comments are made:

"An ecology report for an adjacent application (23/00423/F) is available which identifies low numbers of common species foraging within the garden of East Farm. In terms of bats, evidence to suggest a negative impact from masts is speculative. While there is some evidence to suggest radio masts produce an avoidance behaviour in bats this is noted to be more likely associated with the thermal properties of a mast rather than the radio waves produced by them. It is possible that bats would forage around or near the area of the proposed antenna. However, bats were recorded in low frequencies within the East Farm surveys and those bats recorded are considered more likely to forage along the established hedgerow to the north of East farm rather than fly west towards the proposed antenna location which offer negligible suitability habitat for foraging bats".

Correction: As a result of the Third Party information relating to the potentially unauthorised antenna, the following condition is required to be amended:

2. **Condition:** **Notwithstanding the details shown on the submitted Drawing No. 1, the development hereby permitted shall be carried out using only the following approved plans: Drawing No. 1 – Site / Location Plan and Proposed Elevations in relation to Mast 'C' (free-standing 9.5m maximum height lightweight mast) and single 2.8mm horizontal Wire Antenna only.**

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

Assistant Director's comments: The Ecologist's comments are noted, and it is agreed that the proposed development would have a negligible impact on bats on and around the site.

The Third Party's comments are noted. In regard to the removal of the trees to the north of the pond and the visibility of the masts and antenna from the public domain, this matter is addressed within the officer report.

Regarding the suspected breach of the previous planning permission relating to Masts A and B and their Antenna, this matter will be referred to Planning Enforcement for further investigation. As a result, the amendment to the approved plans condition (no.2) is necessary for the avoidance of doubt.

Item No. 9/1(g) 23/00968/F

Page No. 100

Agent: Submits the following supporting case:

'Planning application 23/00968/F seeks permission to reduce the number of cycle spaces provided at the above development from 45 to 30. Condition 27 of 21/00995/FM requires the provision of 45 cycle spaces on site in accord with Norfolk CC Parking Standards 2007.

The initial Travel Plan, submitted in support of application 21/00995/FM recommended a provision of 21 cycle spaces and 3 mobility scooter spaces with the option to increase the provision should demand require additional spaces.

The amended Travel Plan submitted to support application 23/00968/F confirms “The property will be provided with 30 bicycle racks. It is envisaged that the 30 spaces for bicycles will be ample enough for the proposed use, especially considering the array of other methods of green transport available to get to and from the site. However, the TPC will monitor the use of the bicycle racks and propose, if necessary, additional racks to be provided, with plenty of space within the development available.”

The approved site plan (AL(90)10P) shows the provision of 30 cycle spaces and 3 mobility scooter spaces, which is considered acceptable by the Applicant’s Highway Consultant and in accord with the requirements of the Travel Plan.

Taking into account the nature of the proposal as a Medical Centre, it is respectfully requested that planning permission be granted for the variation of condition 27 to allow for the reduction in number of cycle spaces from 45 to 30, with a recommendation that in accord with the Travel Plan, the provision is monitored and should demand require, that additional spaces be provided.’

Assistant Director’s Comments:

The Agent’s Supporting Case is noted.

Item No. 9/1(h) 23/01015/F

Page No. 112

Parish Council NO OBJECTION: -

‘Upwell planning group support this application as previously.’

Agent: At the request of the LPA, an amended plan has been submitted clearly notating the inclusion of a water treatment plant and measures to manage the waste (manure), in accordance with the CSNN planning consultation guidance relating to equine development.

Correction: As a result of receiving amended plans, Condition 2 is required to be amended:

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

- 23/5/2153/A LOCATION PLAN
- 23/5/2153/1/ E EXISTING AND PROPOSED BLOCK PLANS
- 23/5/2153/2/A STABLE/STORE & FENCING

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

Assistant Director’s comments: The Parish Council’s response is noted. The amended plan is acceptable for the avoidance of doubt, to ensure the scheme complies with CSNN planning consultation guidance.