

PLANNING COMMITTEE

8 April 2024

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

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Agent: Provided an email confirming that if Members recommend approval, the applicant holds no objection to entering into a legal agreement to ensure the proposed dwellings come forward as self-build homes.

Third Party: ONE additional letter of SUPPORT, stating comments surrounding benefit of dwellings for local family.

Assistant Director: The comments from the Agent are noted. The committee report outlines the issues at hand. If Members are to give weight to the benefits of self-build and custom housing, this would need to be controlled through the s106, alongside other controls on Principal Residences etc.

The additional third-party comments are noted. The points raised are addressed within the report which is already with Members.

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Third Party: TWO further items of correspondence received in **SUPPORT** of the proposed development. Firstly:

On behalf of Downham Town Sports Federation we wish to give our full support to the football club's planning application.

It has been questioned why this application has come from the football club and not the federation as leaseholders. The reason for that is the football club have ownership and responsibility of the current stand and therefore we thought it best to come from the football club. However, in the avoidance of doubt the football club have Downham Town Sports Federation's as well as the other clubs who use the facilities, full permission, and support to make these changes.

In terms of the application itself, the extension of the stand is an FA requirement for the league that Downham Town 1st team play in. Without meeting this requirement, the club will be relegated from their current division, causing long lasting damage to the club. Without a thriving 1st team, Downham Town FC will struggle to provide opportunities for the hundreds of children who play football in their youth age groups for Downham.

Without a football club in Downham using the memorial facilities, there would be no feasible way for the Federation to continue to exist, meaning the other clubs that use the facilities futures would be in jeopardy too namely Downham Stow Cricket Club, Ryston Runners and the squash players who use the facility. This is why the Federation are so supportive of allowing the football club to move forward with these plans.

Having listened to the Downham Town Council's discussion and objection to the plans on 19th March, we would like to address some of the points they made and support with relevant comments.

Material Planning Consideration:

1. Overshadowing and Loss of Outlook to surrounding homes

The extension of the existing stand is in our view very small and will in no way impact the view for any home surrounding the memorial field as it will remain in the area which it already exists.

2. Highways Issue regarding traffic generation and vehicular access and highways safety

The extension of the stand is a Football Association requirement for the league that Downham Town competes in, it is not an attempt to increase attendances and the majority of fans at the level of football Downham play, stand, rather than sit in a stand. Therefore we do not foresee any increase in numbers of supporters as a result of the stand extension.

3. Noise and disturbance resulting

In accordance with the point above, attendances are not expected to increase due to the stand and therefore there will be no additional noise.

4. Capacity of infrastructure relating to drainage or water systems.

We cannot understand how a small extension of the stand will have any impact on drainage or water systems.

5. Adverse impact on nature conservation and biodiversity opportunities.

A stand already exists it is merely being extended a couple of meters and therefore there is no evidence to suggest nature conservation or biodiversity will be impacted, there are already pathways and other shelters in the areas adjacent to the existing stand.

6. Layout and density of building design including visual appearance and finishing materials.

From everything I've seen the extension of the stand will be in keeping with the current stand already in existence.

To conclude the football club have the full support of the federation for the extension of the stand at the memorial field.

Plus, a further item of correspondence also questioning the Town Council's reasons for objection to the application.

Assistant Director's comments: Comments noted.

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Third Party: 3 letters of OBJECTION regarding:

Members of the Public:

- Since the Spring, despite the increased Police presence in the Area there is an increase in anti-social behaviour, will this continue with better weather.
- With this Planning change it is no longer a Night Shelter, but a Hostel. Will all the letterheads, funding applications, appeals and publicity reflect this change in status in the future?
- Littering in the local area.
- If 'the ancillary services ' includes food, then this will add to the litter over spilling into the area – what is the need for this with other services in the town.
- The new proposal to run a 24/7 hostel would only serve to increase the loss of amenity suffered by the local community.
- The night shelter cater to those with chronic drug & alcohol problems.

- Operation of the site is not clear in terms of its hours of operation, policies on drug & alcohol use on premises & targeted catchment area.
- It is clear that the use attracts people from far & wide, many outside the Borough.
- Any planning approval must be subject to conditions as to hours of operation, numbers of residents, consequences of use of substances on site, use of security gates & CCTV.
- Consideration on the impact its population has on the wider community or in the specific problems they pose to users of the station, the walks or to residents.
- Unconditional approval has been given to the night shelter, not extended to publicans, night club owners, guest house providers.

King's Lynn Train Station:

- Concerned that there will be increased incursions by clients of the homeless shelter into the station and its immediate vicinity.
- Safety incident reports submitted by station staff indicate that more than half of the incidents reported (drunkenness, fighting, smoking, drug use, begging/soliciting of customers) are caused by persons who have no intention of travelling; this includes clients of the homeless shelter.
- We would expect enhanced support and physical presence of members of the Norfolk Constabulary to act as a deterrent to persons gathering in the station, on its forecourt, or trying to access station facilities inappropriately.

Third Party: 2 letters of SUPPORT regarding:

- Hope that the homeless accommodation will continue and if possible be open all year.
- After more than four years living within approx. 30m and with direct views, users of the homeless accommodation are not to blame for all problems associated with the site and local area.

Additional Condition:

4. Condition: Notwithstanding details submitted as part of this application, a scheme for Crime and Disorder Management shall be submitted to the Local Planning Authority within 1 month of the date of this decision and shall subsequently be agreed in writing. Within 1 month of the details agreed in writing by the Local Planning Authority, the scheme shall be implemented and adhered to at all times.

4. Reason: For the avoidance of doubt in order to reduce the likelihood of anti-social behaviour and to help protect the amenities of the locality in accordance with Policy CS08 and CS13 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

Assistant Director's comments:

It is considered that antisocial behaviour, considering controls available via the planning system, are addressed within the officer's report. Any change in name or funding etc would be outside of the scope of this planning application. Ancillary uses were considered by the CSNN team, and they do not now object to these additional elements, therefore the LPA would not wish to resist this.

Notwithstanding the content of the officer report, following further consideration and in the interests of the amenities of neighbours and the locality as a whole insofar as providing a safe and accessible environment, a scheme for Crime and Disorder Management is included as an additional condition. This is included for completeness and to ensure that the Local Planning Authority avoids any doubt in relation to crime and disorder and the use of the site, notwithstanding the measures in place as detailed within the officer's report.

Concerns raised by King's Lynn Train Station are addressed within the Officer Report. It is also important to note that additional police resources and presence is outside of the scope of this planning application.

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Assistant Director's additional comments:

The trees that are the subject of a Tree Presentation Order, located in close proximity to the site (to the north), are not proposed to be impacted by the development that is proposed to be served from an existing access.

This application is outline in form and seeks to establish the principle of development, for which officers are recommending refusal for the reasons set out within the agenda report.

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Agent: This application has been formally withdrawn.

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Third Party: 1 letter of SUPPORT regarding:

3rd Comment. Changing the title of this application must not take away the focus of the original application to remove the Church floor. I welcome the news that this application is to ALSO replace the floor. Whether it is a temporary floor or the original 'flagstones'. I understand the original flagstones have been taken off site for safe storage. I wonder if the lighting and radiators are also in this safe place.

May I reiterate that the works required to replace the floor should be in a timely period, which going by the documentation supplied, should be of a period of less than 24 months.

The Friends Group of Walpole St Andrew would love to see this floor space to be usable, with the Pews left to one side so that they can engage with the Church Conservation Trust for the betterment of the Church Building and the community. Thank you.

Third Party: 1 letter of OBJECTION regarding:

Further to my previous comments I would like to add that the replacement of the floor needs to be implemented according to an agreed timescale and penalties incurred if this is not adhered to. Without any time limitations this will just continue in this same manner as previous. I urge you to prioritize the replacement of the church floor and expedite the necessary steps to commence the work without further procrastination. The time for waiting has long passed, it is now 19 years and decisive action is now imperative to restore the dignity and integrity of our much loved church. Waiting 19 years for a resolution to this pressing issue is simply unacceptable and the time for action is long overdue.

Assistant Director's comments: Comments noted.

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Natural England: No further comments. The advice provided previously applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Assistant Director's comments: Comments noted.