

## Planning Applications Committee: 14 January 2021

### Updates to reports

**Application: 20/01429/F**

**Address: Land North Of 13 – 46 Lakenfields**

**Item no: 4(a)**

**Pages: 17-40**

Three additional representations and additional comments from one previous contributor have been received since the report was written raising the following issues:

Comments	Officer response
Residents have not been notified, there isn't a sign up in the street.	The application has been consulted on in accordance with statutory requirements and the Council's procedures. In this case, 39 letters were sent to Lakenfields. There is no requirement to also post a site notice for this scale of application in this location.
Pre-application consultation comments not responded to.	The applicant undertook a pre-application consultation and the comments received are recorded in the submitted Planning Statement.
Building is out of keeping, taller than existing two storey buildings, overlooking gardens and blocking views of gardens.	See main issue 2 in report
Light and noise could impact on wildlife in adjacent County Wildlife Site.	See main issue 5 in report
No attempts to make this an eco-build apart from the modular design.	The modular units are designed to a high standard of thermal efficiency. There is no policy requirement for renewable energy to be incorporated in this scale of development.
Disagree that the building would not be significant taller than others in vicinity and appearance would be partially softened by landscaping. Proposed landscaping is a single cherry tree which will not even partially soften the appearance.	See main issue 5 in report. The soft landscaping scheme also incorporate areas of climbing plants and shrubs throughout the site.
Traffic survey carried out in winter immediately after national lockdown. Delivery vans and ambulances frequently use this end of the street. Access and parking are notoriously poor	The parking survey covered different times of day on five different days over a 16 day period (correction from nine days stated in report). This is considered to be sufficiently

on this part of Lakenfields; there is very limited parking for existing residents and refuse lorries have great difficulty.	representative. See main issue 4 in report for further assessment of traffic and parking.
Six single bed apartments feels ambitious for what is a small car park. Objections would be resolved by scaling down to a two storey four flat development.	Noted. The application must be determined as submitted.

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**Applications:** 20/00802/F  
**Address:** North Side of Hellesdon Hall Road  
**Item no:** 4(b)  
**Pages:** 41 - 67

**Additional item of correspondence received from a person who made representation on the application**

The correspondence comments on some aspects of the content of the committee report and queries procedural matters to make representation at committee. The correspondence raises no new planning matters and the respondent was directed to Democratic Services regarding making representation to committee.

**Submission of revised report by agent**

Since the report was finalised the agent has provided an updated 'Sustainable Construction & Energy Efficiency Statement' to respond to some of the detailed points raised by the Councils Landscape & Ecology Section relating to use of sustainable materials. This does not affect the recommendation and the detailed wording of suggested condition 15 will be amended to reflect the submission of the revised document.

**Comments on suggested planning conditions by agent**

To ensure landscaping and ecological enhancements are delivered as soon as practically possible the conditions securing delivery of the landscaping and ecological enhancement/mitigation provision shall do so within the first available planting season following commencement of development. This requires modification to the emphasis of conditions 4, 5 and 6 and the inclusion of a new condition as follows;

4. The use of the site shall not commence until the estate road *and associated footway(s)* as detailed within application 20/01130/MA have been provided in full.
5. Landscaping shall be installed and maintained in accordance with approved details *during the first available planting season following the commencement of development.*
6. Ecological enhancement/mitigation measures shall be installed and maintained in accordance with the approved details *during the first available planting season following the commencement of development.*  
*\*emphasis added*

New condition required due to amendment to proposed condition 4 - The strategic landscaping provision detailed within application 20/01330/MA shall be implemented in full during the first available planting season following commencement of development.