

SUPPLEMENTARY REPORT

ITEM 1: SAHAM TONEY: Cley Lane: Erection of 29 new dwellings: Clayland Estates Limited: Reference: 3PL/2013/0869

(See Pages 13-21)

Conclusion: Please add the following to the final paragraph

"The Section 106 agreement shall be signed and completed within three months of the date of the decision or delegated authority to be given to the Planning Manager to refuse the application or agree a further time period for the conclusion of the legal requirements, with the written approval of the applicant(s), as appropriate".

ITEM 4: NORTH ELMHAM: Station Yard: Residential development for 19 dwellings: Mr. H.S. Thompson: Reference: 3PL/2013/1045/O

(See Pages 31-35)

Planning history of the site

3PL/2007/1688/O - Residential development - Committee resolution on 17th March, 2008 to grant planning permission subject to a Section 106 agreement to secure affordable housing and Norfolk County Council contributions.

Application referred to Committee on 8th March, 2010 as negotiations to secure the contributions had stalled. Committee resolved to allow a further 9 months to finalise the Section 106 agreement

Application referred to Committee on 1st November, 2010 as the Section 106 had not been finalised. Committee resolved to approve the application subject to a Section 106 agreement.

Application referred to Committee on 30th September, 2013 as the Section 106 had not been finalised. Committee resolved to refuse the application on grounds of failure to execute the legal agreement.

Consultations

A further letter from Mid Norfolk Railway Preservation Trust has confirmed that they are in agreement, in principle, to the alterations of the level crossing however they highlight technical and ownership issues which may affect the deliverability of the scheme.

ITEM 5: LITCHAM: Rear of 8 Church Street: Proposed residential development : Mr. Richard Bailey: Reference: 3PL/2013/1111/O

(See Pages 36-42)

The most recent indicative site plan dated 02/01/2014 which included cross hatching of the entrance to the drive has been withdrawn and does not form part of the current application. The application will be considered having regard to drawing number 3102.05 dated 02/10/2013. Notwithstanding this, the Highways Authority is not objecting to the scheme.

It has been pointed out that the existing planting along the southern boundary of the site is not within the ownership or control of the applicant.

A further letter of representation has been received from the owner of the property to the north raising issues in respect of access and parking and specifically in relation to impact on the boundary wall to that property which is old and of flint/lime construction.

Conclusion: Please add the following to the final paragraph

" the date of the decision or delegated authority to be given to the Planning Manager to refuse the application or agree a further time period for the conclusion of the legal requirements, with the written approval of the applicant(s), as appropriate".