

Item. 10(p): pages 235-246

Location: Mattishall: Part of the field to the west of Greys Close (605242, 310862)

Proposal: Development site for SIX self/custom build residential properties.

REFERENCE: 3PL/2018/1409/O

Applicant: Mr R Hill, 52 Buckenham Road, Ayslam

Author: Mark Simmonds

AGENT RESPONSE

The agent for the applicant has responded to the proposed conditions with the following comment:

I can confirm agreement save for one small comment relating to **Condition 6** which is:

Due to the fact that these are individual self/custom build plots, it would seem beneficial if the Condition could be phrased such to permit an option where each owner could make application for his/her own crossover. This to avoid detracting from the flexibility of design that each self-builder may have regards the final location of his/her drive [subject to a subsequent detailed consent]. Also, it is likely that each plot may not be developed at exactly the same time and an early crossover construction of all plot crossovers at one time could subject them to unnecessary accidental damage.

UPDATE

The application includes diversion and upgrade of part of a Public Right of Way (PRoW) (FP13) which needs permission under S257 of the Town and County Planning Act 1990, to enable the development to take place. If the application is approved, members are asked to resolve to approve the PRoW diversion.

RECOMMENDATION

Resolution 1: Planning Permission is granted subject to conditions in accordance with the assessment made in the Committee Report.

Resolution 2: The diversion and upgrade of part of PRoW FP 13 is allowed to enable the development.