

AGENDA ITEM 9: Schedule of Planning Applications

Item. 9g & 9h

Location: Old School House, 18 & 20 Market Place, Swaffham

Proposal: Change of use including alterations to listed buildings, demolition of two existing buildings and erection of 6 no. Town houses with revised access to form 18 no. Dwellings. (Amended Description)

REFERENCE: 3PL/2020/1027/F & 3PL/2020/1028/LB

Applicant: A.R. and V. Investments Ltd

Author: Chris Hobson

ADDITIONAL CONSULTATION RESPONSES

Housing Enabling Officer – No additional comments to those already made.

Tree Officer – No objections subject to conditions.

NCC Highways Authority – The current proposal is a re-submission of 3PL/2019/0195 and incorporates additional land to facilitate a new access further to the south east. In order to achieve visibility of 2.4m x 43m the applicant is proposing to create a build out as shown indicatively on Drawing No 2065.4. This leaves a residual carriageway width of 4.9m which is sufficient for a HGV and car to pass and is acceptable in principle.

Since the application does not include a Safety Audit of the proposed improvement the detailed scheme may well slightly vary from the indicative proposal. A condition of the permission will need to be that the former access adjacent to the Gym will remain closed to vehicular traffic.

The proposal also includes an extension to the existing waiting restrictions, shown indicatively on Access Details drawing No 2065.5, to prevent parked vehicles obstructing the visibility splays. You have confirmed that, given the town centre location, you are satisfied with the level of parking provided.

If you are minded to grant approval please include conditions to address the above matters.

Environmental Health Officer – No objections subject to conditions.

Swaffham Town Council – No objections.

Historic England – No further comments.

RECOMMENDATION

The applications remain recommended for approval as set out in the main Committee Report, subject to the amended highways related conditions set out below and delegated authority being given to officers to complete a S.106 Agreement.