CJS PLANNING & BUILDING SERVICES

Down Ampney, Well Hill, Clint Green, Yaxham, Dereham, Norfolk NR19 1RX

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

14th December 2017

Dear Sirs

Residential development - two detached houses, Outline Application

Please find attached completed forms, documents and drawings for the above application. This is a free go submission after the refusal of H02-0536-17.

The Planning Committee refused the application, despite being recommended for approval by the planning officer. The application was called in due to the unsubstantiated objections of the adjacent neighbour at 8a Peterborough Road. The committee was seen on the recorded video link having some difficulty in arriving at a substantive reason for refusal and after much deliberation the refusal notice was as follows

The proposal would represent an unacceptable form of development with the proposal having a harmful effect upon the amenity of occupiers of nearby dwellings, in particular Nos 10 and 8a Peterborough Road, by virtue of the frequency of noise and disturbance from passing vehicles and pedestrians.

It was felt by the applicant that rather than appeal with costs because the Planning Committee had behaved unreasonably, causing unnecessary and wasted time and expense, to instead carry out a noise impact assessment. This is attached.

I have also attached the planning officers report, which also clearly states that the proposal's impact is acceptable.

The approved flood risk assessment is also attached.

I trust that the development can now be approved expediently by delegated powers with the agreement of the committee.

Yours faithfully



Colin J. Smith

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