

From: [Borough Planning](#)
To: [Clare Harpham](#); [Hannah Wood-Handy](#)
Cc: [PScan1](#)
Subject: Appeal Ref: APP/3258697 LPA Ref: 20/00331/F
Date: 07 May 2021 16:36:36
Attachments:

Importance: High

From: East 2 <east2@planninginspectorate.gov.uk>
Sent: 07 May 2021 11:46
To: tim.3dplanning@sky.com
Cc: Borough Planning <borough.planning@West-Norfolk.gov.uk>
Subject: FW: Appeal Ref: APP/3258697 LPA Ref: 20/00331/F
Importance: High

Dear Tim

The Inspector has asked me to confirm that you received the LPA's response of 19 March, and **that you had no further comments.**

Neale Oliver
Team East2
The Planning Inspectorate
Room 3B - Eagle Wing
Temple Quay House : 2 The Square : Temple Quay
Bristol BS1 6PN
Telephone: (0303) 444 5632
east2@planninginspectorate.gov.uk



From: Borough Planning <borough.planning@West-Norfolk.gov.uk>
Sent: 19 March 2021 10:02
To: East 2 <east2@planninginspectorate.gov.uk>
Cc: Clare Harpham <clare.harpham@west-norfolk.gov.uk>; Hannah Wood-Handy <Hannah.Wood-Handy@West-Norfolk.gov.uk>; PScan1 <pscan1@west-norfolk.gov.uk>
Subject: Appeal Ref: APP/3258697 LPA Ref: 20/00331/F
Importance: High

Good Morning Neale

I have just submitted the LPA's comments on the Pins Portal, attached is our comments, together with the acknowledgement that you have now received them.

Kind regards

Ruth

Environment and Planning
Borough Council of King's Lynn and West Norfolk

T: 01553 616234

E: borough.planning@west-norfolk.gov.uk

W: www.west-norfolk.gov.uk

Submit a planning application on-line: <http://www.planningportal.gov.uk>

borough.planning@west-norfolk.gov.uk or telephone 01553 616234.

From: East 2 <east2@planninginspectorate.gov.uk>

Sent: 19 March 2021 09:57

To: Borough Planning <borough.planning@West-Norfolk.gov.uk>

Subject: FW: APP/3258697 - 161 St. Pauls Road South, Walton Highway, WISBECH

Dear Sir/Madam

Could you confirm that the appellant's response to my email of 4 March has been copied to you?

I also remind you that your Council's response is due today.

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From: tim.3dplanning@sky.com <tim.3dplanning@sky.com>

Sent: 19 March 2021 07:20

To: East 2 <east2@planninginspectorate.gov.uk>

Cc: 'Janet Sapiano' <janetsapiano@gmail.com>

Subject: RE: APP/3258697 - 161 St. Pauls Road South, Walton Highway, WISBECH

Dear Mr Oliver

My client has provided the following responses to the questions asked by the inspector.

Please can you acknowledge receipt.

In relation to Q4 -please redact the response to this (if it is to be placed in the public file) as it contains sensitive medical information relation to the applicants family.

1. Who is living at the site, and in which buildings?

Caravan 1 Louise Hill, Daniel Hill, Isabella Hill and Jacob Hill

Caravan 2 (appeal unit) Lawrence Sapiano and Janet Sapiano

2. Who is working on site to complete the barn conversion?

Daniel Hill and Lawrence Sapiano

3. Are either of the appellants directly involved in the construction works?

Yes see response to question 2 above.

4. Are the health issues of the appellants' son-in-law which prevented progress on the barn conversion resolved at this time and/or likely to reoccur?

Daniel Hill's health ongoing and unlikely to be resolved in the short term-he has been referred to the 'one to one project' . [One To One Project – Counselling.](#)

[Mentoring. Group Work \(121help.org\)](#)



5. Are any external contractors involved or is all of the work being carried out by the appellants or their immediate family?

Originally we had contractors along with Lawrence Sapiano and Daniel Hill but as they did not do what was asked of them hence the court cases. Please see below for the 3 court cases in relation to substandard workmanship- which my clients have had to re-do.

1) roof case ref:
F4QZ987X the cost to
repair the roof was
£25,000

However we were advised
to accept an out of court
settlement of £7,681

The money was not
enough to complete the
job. However it was
enough to purchase some
new tiles and pay the day
labour of the work you can
currently see.

  Text Message

2) claim for Windows and
timber work case Ref:
E2QZ14WG - case still
ongoing

3) claim for damaged
kitchen E8QZ15HE - case
still ongoing

Current position;

- Window case still ongoing.
- Kitchen case in negotiations to be settled.

6. What physical works have been completed on the barn conversion between 23 April 2020 and the current time? Is there a record of timings?

Biggest job as the roof company didn't do the roof correctly we had to take off all the roof tiles batons etc. and re do that, it is not quite finished - although close. Also all the windows frames are now filled and painted ready for glass.

7. What is left to do on the barn and what are the minimum works to make it habitable?

Finish timing roof

Glass in windows

2nd fix electric and plumbing

Install kitchen

Plaster and decorate

8. Is there a programme for the works?

Subject to Lockdown finishing in June this year - it is anticipated that the house will be complete and habitable by the end of June 2022. If lockdown does not end in June- it is anticipated that works will be complete approx. 1 year from the end of lockdown.

9. What are the hours of working of those carrying out the construction work?

During Covid it has been sporadic. When lockdown finishes we should be able to make a firm timetable.

It has been difficult getting materials in lockdown; also neither Lawrence or Daniel have much building experience so they work alongside professional trades people which has been difficult during Covid.

10. Why does childcare have to be undertaken on-site?

The family live on site and the schools have been shut and as a consequence the children have been educated at home- they are twins and have just turned 6 and as such they have to be on site- we have no alternative accommodation and as such the children have to be on site until Covid restrictions are lifted and schools fully reopen.

It is noted that Louise not only cares for the children but is also Daniels primary carer when his condition requires. As such the family is under a huge amount of emotional, medical and financial pressure.

11. Have alternative arrangements been considered?

Not sure what alternative there would be as other family members live elsewhere and have jobs and families. It is reiterated that the site is in relatively remote countryside and therefore childcare options are very limited.

12. Why is the caravan needed for six months after the completion of works to the barn?

My client would be content to reduce this compliance period to 3 months if considered necessary- 6 months was the worst case scenario.

13. The Council have suggested, without prejudice to their case, the use of a number of conditions to control the caravan. Have you any comments on these?

The councils suggested conditions are considered acceptable.

Tim Slater

BA (Hons) DMS MRTPI

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3D Planning - Town Planning Consultancy



From: East 2 <east2@planninginspectorate.gov.uk>
Sent: 04 March 2021 14:41
To: tim.3dplanning@sky.com
Subject: APP/3258697 - 161 St. Pauls Road South, Walton Highway, WISBECH

Dear Tim

As you will be aware, the Inspector considers that, in the alternative to a Hearing, the appeal can be progressed as a written representations procedure, modified to allow the Inspector the opportunity to ask questions of the parties to clarify some points of evidence.

Having read the submitted statements from the appellants and the Council, the Inspector has a few questions which he would like you to answer prior to determination of the appeal.

These are: -

1. Who is living at the site, and in which buildings?
2. Who is working on site to complete the barn conversion?
3. Are either of the appellants directly involved in the construction works?
4. Are the health issues of the appellants' son-in-law which prevented progress on the barn conversion resolved at this time and/or likely to reoccur?
5. Are any external contractors involved or is all of the work being carried out by the appellants or their immediate family?
6. What physical works have been completed on the barn conversion between 23 April 2020 and the current time? Is there a record of timings?
7. What is left to do on the barn and what are the minimum works to make it habitable?
8. Is there a programme for they works?
9. What are the hours of working of those carrying out the construction work?
10. Why does childcare have to be undertaken on-site?

11. Have alternative arrangements been considered?
12. Why is the caravan needed for six months after the completion of works to the barn?
13. The Council have suggested, without prejudice to their case, the use of a number of conditions to control the caravan. Have you any comments on these?

Please provide a written response to these questions by noon on 19 March 2021, copying the Council in on the correspondence.

Following receipt of your responses, the Council will be given until noon on 26 March 2021 or the expiration of five working days, whichever is later, to provide comments on your responses.

The Inspector has contacted the Council with a similar request in regard to their written evidence as submitted thus far and you will have the opportunity to comment on their response.

It is intended, at this time, for the Inspector to visit the site on 26 April. Currently he considers it necessary to enter the site. These intentions, and timings will be confirmed closer to the date.

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