

Your ref:
Our ref: 23/00827/RM
Please ask for: Miss Sandra Homcenko
Direct dial: 01553 616824
E-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk**



Mr & Mrs J Roser
c/o Mr Liam Reeve
The Nest
32 Mill Road
Wiggenhall St Mary Magdalen
PE34 3BZ

Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

31 May 2023

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

Details: **RESERVED MATTERS APPLICATION: Demolition of the existing dwelling and garage and the construction of 3No dwellings and a new access along with parking, landscaping and associated infrastructure at 149 Main Road Clenchwarton King's Lynn Norfolk PE34 4DT**

I have received a planning application as detailed above but cannot process it until I receive some more information:

1. Plot 1 drawing shows the door on East elevation which does not appear to match with the one on the floor plans, please revise.
2. Please show the correct position of a roof light on the floor plans for plot 3.
3. Please provide a drawing, to a recognisable scale, showing a section through the new extension.
4. Please provide drawings to a recognisable scale, showing existing and proposed site levels. If the site levels are to remain unchanged, please provide the drawings annotated as existing and proposed.
5. The Community Infrastructure Levy was adopted by the Council on 19 January 2017 and came into force on Wednesday 15 February 2017.

Therefore, you will need to complete the CIL Additional Information Requirement Form 1. You will need to include the applicant's details as the applicant will need to be contacted as the liable party.

The form and guidance notes are available on the Council's website at www.west-norfolk.gov.uk/CIL

Any questions, please contact our CIL Officer, Amanda Driver 01553 616443.

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200
DX 57825 KING'S LYNN

Chief Executive – Lorraine Gore

6. From the 1st April 2016 the Habitats Regulations Monitoring and Mitigation Contribution levy came into force. The fee must be paid at the planning application submission stage or by entering into a Unilateral Undertaking / S106 agreement if you wish to pay later.

From 1 April 2022 this was increased to £185.93.

Therefore, a fee of £185.93 per dwelling, plus a £55 Administration Fee is payable on completion of a Unilateral Undertaking.

Payment in advance is charged at £185.93 per dwelling with no administration fee payable. You can either call us to make a card payment, or pay on line at <https://ip.e-paycapita.com/AIP/itemSelectionPage.do?link=showItemSelectionPage>

If you pay the fee via BACS - please quote the planning reference in the payment reference, to avoid delays.

7. A completed Section 111 form is required to record the payment of the GIRAMS/Habitat Mitigation Fee. Please submit this form as soon as the payment has been made.

Once this information is received your application will become valid and the application can be passed to the relevant planning officer.

To enable us to deal with the additional information requested efficiently could you please ensure you quote the Application Number detailed at the top of this letter along with the name of the officer detailed on this letter. Could you also clearly state the location and details of the proposed development in all correspondence and **mark it for the attention of Miss Sandra Homcenko**

Yours faithfully



Executive Director
Environment and Planning

