

HUNSTANTON CIVIC SOCIETY

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26th. January 2011

Mr. Geoff Hall
Head of Planning & Development
BCKL&WN

Dear Mr. Hall

Re: Planning Application 10/01908/FM Further application for Kit-Kat site.

I am writing to confirm that the Hunstanton Civic Society is **OPPOSED** to the further planning application that has been submitted for the development of the site of the former Kit-Kat building.

This new application was carefully considered at a recent committee meeting. Although we recognize that the number of number of apartments has been reduced to 12 with a similar number of parking spaces and the mass has been reduced, the appearance softened and the structure is now set back from the Seagate Road, we are still of the opinion that a structure of 5 storeys on the sea front is too large.

In the Design and Access statement (P24), reference is made to the fourth storey additions being crucial to the overall viability of the scheme. We think that with a little re-jigging, the building could be brought down to 4 storeys. The original Kit-Kat only had 2 storeys although the height of the ceilings made the building equivalent to 3 domestic floors. The adjacent building, 2 Seagate Road, is 2 storey and the buildings in the upper part of Seagate have 3 floors.

It is not clear from the published elevations what the total height of the building will be, the largest figure shown is 14.650m and seems to be the fifth floor level, not the roof level which is likely to be 17.450m

It is interesting to note that the developers made the false assumption that Building Design Partnership (BDP) who produced the Hunstanton Town Centre and Southern Seafront Masterplan in 2008 had consulted effectively. The Masterplan contains features that astound most residents and it should not be relied upon as a basis for the future planning of Hunstanton without much more wide community involvement.

The local residents are genuinely concerned about traffic flow and congestion along the only access, Seagate Road and they are aggrieved that when they have applied to permission to alter their homes, it has been specified that the materials used must be in keeping with the existing character of the area.

There seems to be an anomaly in the way in which the need for flood risk assessment is judged. A recent application to build a new home in the garden of 2 South Beach Road (10/02016) was said to be in flood risk zone 2 and needed a detailed assessment and sequential test even though it is above the 5m contour and is 250m. inland from the promenade. If flood water ever reached that property, the whole of Seagate Road would be submerged. By contrast, we have photographic evidence of serious damage done in the 1978 tidal surge to the open air swimming pool that was adjacent to the Kit Kat site.

Kind regards
Yours sincerely

Andrew Murray Hon. Secretary