

HUNSTANTON CIVIC SOCIETY

Charity Registered Number 1101087

Chair

Martin Chown
Willowtree Cottage
Hunstanton
PE36 5HZ

Phone: 01485 532223

Email: martin.chown@btinternet.com

Secretary

Andrew Murray
7 Bernard Crescent
Hunstanton
PE36 6ER

Phone: 01485 532376

Email: andrew.murray1@virgin.net

Treasurer

Ken Lawson
1a Queen's Drive
Hunstanton
PE36 6EX

Phone: 01485 532163

Email: kennethlawson180@btinternet.com

18th. May 2010

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

Dear Mr. Hall

Re: Planning Application 09/01764/FM –Revised application.

I am writing to confirm that the Hunstanton Civic Society is **OPPOSED** to the revised planning application that has been submitted for the development of the site of the former Kit-Kat building. Most of the points made in my letter of 4th. January 2010 remain valid for this revised plan. There is however one important exception, as there does not appear to be any provision for affordable housing, reason E in support of development no longer applies.

When I was informed that in the revised plans, the number of apartments had been reduced from 25 to 17 and the number of commercial units has been reduced from 3 to one, I supposed wrongly that the architects had taken on board the various concerns expressed previously and that the building would be only 4 or perhaps 5 storeys instead of the original 6. Unfortunately inspection of the plans showed that the new design was in fact slightly higher than the original and is now just over 20 metres in height.

The original design contained 17 one bedroom flats of 45- 53 sq. m., two bedroom flats of 75-80 sq. m. and could accommodate 66 persons with spaces for 12 cars. The revised design has only 3 one bedroom flats with an area of 54.5 sq.m., 13 flats of 71 sq.m. with 2 double bedrooms (except flat 16 which has been drawn with one bedroom) and a penthouse 3 bedroom suite of 109 sq.m. Because most flats now have two bedrooms, the potential number of people accommodated is almost the same at 61 with 17 car park spaces.

The Civic Society opposes this development for the following reasons :-

1. The six storey structure makes its scale and massing inappropriate for the seafront. No attempt has been made to soften the mass by adopting a curved form or artistically appealing features.
2. Its design and materials do not harmonise with its surroundings in Seagate and Seagate Road although they may not look out of place against the adjacent Oasis Leisure Centre and public conveniences.
3. Because of the rather limited amount of storage space, the flats may only be attractive as second homes and therefore be unoccupied for much of the year.
4. Current residents of Seagate Road have had to build in red brick and only alterations that are sympathetic to the surroundings have been permitted.
5. It is recognised that Seagate is a major gateway from the town and car parks onto the promenade and beach. The proposed design does nothing to enhance that gateway.
6. All traffic to and from the site will have to travel along the narrow Seagate Road that is a no

through road and already experiences problems with parked cars.

7. If a resident of a flat or visitor is unable to park in the spaces provided, they will need to drive almost a mile to reach the public pay and display car park although it is only about 100 metres distant.
8. Six of the parking bays are off the Seagate that is a major pedestrian route from the car park to the promenade. Cars reversing out of the bays into Seagate will be hazardous.
9. Access to the delivery bay for the commercial unit and to the refuse stores is via the Right of Way which exists along the Southern border of the site.
10. The plans suggest that the Western end of the Right of Way will be blocked off by a wall.
11. There is no evidence that a site survey and appropriate bore holes have been made to evaluate the need for pile driving, the depth to which such piles may need to go to support a 6 storey building or the damage that may be caused to surrounding buildings during construction. Local knowledge suggests that the ground is unstable and a crack is opening up between two sections of concrete adjacent to the mini fair ground.
12. The sewers along Seagate Road are over 100 years of age have already caused concern and may be further damaged by being traversed by heavy plant.
13. Although the Environment Agency classifies the site as being of low risk from flooding, the Borough Council who took on the maintenance of the sea defence in that section have not upgraded it to the standard set by the Environment Agencies in the adjacent section. Photographs from the 1953 flood disaster show that significant damage was done in the area.
14. Residents of Seagate Road are concerned that occupants of the upper flats will be able look down into their rear gardens.
15. I am informed that there are only 3 fire appliance in the whole of East Anglia that might be able to rescue people trapped on a 6th floor or to tackle a fire at that height.
16. Several retail units in the town are currently unoccupied and the proposed unit may not be viable. There is significant footfall in the Summer season but if it were to close out of season it would further blight the street scene and seafront.

The local residents, the Hunstanton Civic Society and the Town Council are all now opposed to the proposed development and we trust that the Development Control Board will come to a similar verdict perhaps after a site visit.

Kind regards
Yours sincerely

Andrew Murray Hon. Secretary