

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**PLANNING COMMITTEE**

**Minutes from the Meeting of the Planning Committee held on Thursday, 4th August, 2016 at 12.20 pm in the Committee Suite, King's Court, Chapel Street, King's Lynn**

**PRESENT:** Councillor Mrs V Spikings (Chairman)  
Councillors A Bubb, C Crofts, Mrs S Fraser, M Peake, M Storey, D Tyler,  
G Wareham, Mrs E Watson, Mrs J Westrop, A White, T Wing-Pentelow,  
Mrs A Wright and Mrs S Young

**PC1: DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PC2: DECISIONS ON APPLICATIONS**

The Committee was invited to determine the following applications which had been adjourned from the meeting held on Monday 1 August 2016, and had been the subject of site inspections held earlier that day:

- (i) 15/02026/FM**  
**Sedgeford: Land at former Whin Close, Docking Road:**  
**Proposed poultry unit: Newcome Baker Farms Ltd**

The Senior Planner reminded Members of the various points where the Committee had stopped and looked at the site, which included opposite Norfolk Heights and Fring Church.

Councillor Tyler stated that he was grateful to have had a chance to view the proposed site, which he considered was in a remote location and did not impinge on any dwelling near to the site. He could not see any reason to refuse the application.

Councillor Crofts added that he was also grateful to have seen the site from the various locations. He also could not see any planning reason to refuse the application and therefore supported the application.

Councillor Mrs Wright asked where the excrement would be located. In response, the Senior Planner advised that this was not known at this stage as it would be covered by a permit issued by the Environment Agency.

Councillor Mrs Wright added that if the excrement was placed outside the chicken sheds and there was heavy rain, then nitrate could seep into the ground. She added that this was a major application and farmers had a restriction on the amount of nitrate that could be in soil.

She also asked where the fans would be located. She added that there had been over 5,000 signatures and all Parish Councils within the vicinity were against this proposal.

The Senior Planner explained that the Environmental Permit would cover most of the issues raised by Councillor Mrs Wright.

Councillor Mrs Wright went on to explain that there were some areas of West Norfolk which were more suited to an application of this nature. She added that the site was close to an AONB, and there were gently rolling countryside which offered peace and tranquillity. There were also walkers which used Peddars Way, which ran at the rear of the site.

She explained that she objected to the application for 3 reasons:

- The effect the proposal would have on the open countryside;
- The site was on the edge of an AONB;
- The proposal would be contrary to CS06, CS08 and the Core Strategy.

She therefore proposed that the application be refused, which was seconded by Councillor Mrs Westrop.

Councillor Mrs Watson stated that not all Parish Councils in the vicinity were against the proposal.

Councillor Wareham made reference to the airfield and its current state of disrepair, and added that there had been no preservation of the site for years and now suddenly it had become of great interest to people. He added that this country should be producing more of its own products rather than importing. Councillor Wareham added that he had been on the site visit today and could not see where there were any residential properties close to the site.

Councillor White also welcomed the opportunity to look round the site and referred to Fring Church and the gap in the trees and to the left was Glovers Farm, where three large buildings which are higher than the chicken sheds had been constructed.

Councillor Mrs Young expressed concern about the application and referred to the two Ward Members who had spoken passionately against the proposal. In relation to relation to nearby properties, she explained that there were only a few but they were there.

She added that this was an area of peace and tranquillity and beauty and this was why tourists visited the area. She explained that there would be an increase in heavy traffic and also expressed concern in relation to animal welfare.

The Chairman, Councillor Mrs Spikings explained that the Committee did have a difficult job to determine the application, which was why the Committee carried out a site visit. She added that she was familiar with the coast and surrounding villages. She agreed that the area did attract tourists and was rolling countryside but it also had crops in the fields which had to be harvested using agricultural vehicles which was all part of countryside life. She added that she had read and listened to the objections. She also referred to the consultees and listed those who had no objection to the proposal.

In response to a query from Councillor Mrs Wright regarding the emptying of the sheds, the Executive Director explained that it was not unusual for part of a planning application to be dealt with by other legislation.

The Committee then voted on the proposal to refuse the application which was lost.

**RESOLVED:** That the application be approved, as recommended

**(ii) 16/00832/CU**  
**Dersingham: The Old Station Yard, 67 Station Road:**  
**Change of use from builders merchant and haulage yard for**  
**overnight parking of 2 HGV's: Semba Trading Ltd**

Councillor White stated that a lot of the objections referred to noise, and asked whether a condition could be imposed to ensure that refrigerated lorry's did not leave their engines running.

The Executive Director advised that he considered a condition of this nature would be reasonable. This was proposed by Councillor White and seconded by Councillor Tyler.

Councillor Wareham stated that there had been no previous problems with the site; it was only since the lorry's had been parking on the site which were not connected with the builder's yard. He reiterated his proposal to refuse the application which was seconded by Councillor Mrs Fraser.

Discussion took place regarding the proposal and it was explained that there was no condition at the moment to restrict the number of HGV's on the site. The Executive Director explained that a condition could be imposed to ensure that refrigeration units were not allowed on the site, which could be enforced. However, the applicant could appeal that condition.

Councillor Wareham then withdrew his proposal to refuse the application.

The Senior Planner advised that the applicant had confirmed that he would be willing for a condition to be imposed to restrict refrigeration units from overnight parking at the yard.

Councillor Bubb stated that he was grateful that the Committee had visited the site. He added that the committee had seen the difficulties that the coach had experienced trying to manoeuvre. He explained that the neighbours were being disturbed and that Mountbatten Road had not been designed to accommodate HGV's and the road was being damaged. He considered that the application should be refused.

In response to a comment, the Executive Director explained that the site was moving from one use as a builders yard to include a second use which was the stationing of lorries. The builder's yard had a valid consent and could continue to operate. The haulage yard element was part of a separate business. As explained earlier, there was currently no restriction on the yard at the moment. The question that the Committee needed to consider was one of intensification by the additional use.

Councillor Wareham proposed that the application be refused on the grounds of the impact on neighbourhood amenity, which was seconded by Councillor Bubb and, after having been put to the vote was carried.

**RESOLVED:** That the application be refused, contrary to recommendation, for the following reasons:

The development would be detrimental to the amenities of adjoining properties by reason of noise and disturbance.

**The meeting closed at 1.05 pm**