

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Thursday, 5th October, 2017 at 10.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor Mrs V Spikings (Chairman)
Councillors A Bubb (item b only), G Hipperson, T Parish, M Peake, Mrs S Squire, M Storey, D Tyler, G Wareham, Mrs J Westrop, A White and Mrs S Young

PC1: APOLOGIES

Apologies for absence were received from Councillors Crofts, Fraser, Morrison, Sandell, Storey, Mrs Watson and Mrs Wright.

PC2: DECLARATIONS OF INTEREST

There was no declaration of interests relating to the applications below.

PC3: DECISION ON APPLICATIONS

The Committee was invited to determine the applications, which had been adjourned from the meeting held on 2 October 2017, item (a) had been the subject of a site inspection held earlier in the day, item (b) had been deferred from the meeting.

(a) 17/00581/FM

Downham Market: Land south of Prince Henry Place: Proposed 19 no. 2 and 3 bedroom dwellings (15 no. market sale dwellings and 4 no. affordable high quality dwellings) with associated garages/parking, access road, landscaping and open space: Altius Goc (London Road Downham Market) Limited

The Principal Planner reminded the Committee that they had stood at the gate and looked into the site, indicating the hedges to be retained and explaining the proposed site layout. The Committee then walked round to where the footpath link was going to be provided on Howdale Rise to the east. The Committee asked for clarification as to who owned the footpath.

The Principal Planner advised that it transpired that the land had been sold to the owner of No.26 Howdale Rise in 2002, and she highlighted this on the plan. However County Highways maintained that the land in question was an adopted footpath according to their records.

The Chairman, Councillor Mrs Spikings stated that further clarification was needed in relation to the footpath, and proposed that the application be deferred, which was agreed.

RESOLVED: That determination of the application be deferred to enable further clarification to be sought over the footpath.

(b) 17/01298/F

Tilney St Lawrence: Holly Manor, Lynn Road, Tilney All Saints: Proposed workshop: N B Construction

The Principal Planner advised that it had been clarified that the building would be used for storage purposes only. The description of the application had been amended to "Proposed Storage Building" to reflect this and also the conditions altered to refer to storage building. In addition, condition 6 had been amended to read the following:

Condition: The use of the building hereby approved shall be limited to the storage of building materials and associated equipment used in connection with the approved builders yard (identified in red on drawing SE-803-10B) only.

Reason: For the avoidance of doubt and in the interests of neighbour amenity in accordance with the principles of the NPPF.

The Principal Planner advised that the applicant's agent had confirmed that the amended description and conditions would be workable for them.

The Committee agreed the amended conditions.

RESOLVED: That the application be approved, as recommended, subject to the imposition of the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1. To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans (drawing nos SE-803-10B, 11B and Topographical Survey 4828-1 Parts 1 and 2).

2. For the avoidance of doubt and in the interests of proper planning.

3. No development above foundation level on the new Storage Building shall take place until a detailed scheme for the sound insulation of the new workshop building has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use and thereafter maintained as such.

3. In the interests of the amenities of the locality in accordance with the principles of the NPPF.

4. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the storage building outside the hours of 07:00 – 17:00 on weekdays nor at any time on Saturdays, Sundays, Bank or Public Holidays.

4. In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.

5. The roller shutter doors on the SW elevation of the Storage Building and the pedestrian accesses on the SE & NE elevation shall remain closed other than when being used for access and egress from the building.

5. In the interests of the amenities of the locality in accordance with the principles of the NPPF.

6. The use of the building hereby approved shall be limited to the storage of building materials and associated equipment used in connection with the approved builders yard (identified in red on drawing SE-803-10B) only.

6. For the avoidance of doubt and in the interests of neighbour amenity in accordance with the principles of the NPPF.

The meeting closed at 10.35 am