

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 9th August, 2017 at 10.00 am in the Card Room, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, M Peake (Vice-Chairman), D Tyler and
Mrs E Watson

Officers:

Felix Beck, Graduate Planner
Alex Fradley, Planner
Alan Gomm, Local Plan Manager

1 **APOLOGIES**

Apologies for absence were received from Councillors J Moriarty and
Miss S Sandell.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the previous meeting held on 12 July 2017 were agreed
as a correct record.

3 **MATTERS ARISING**

None.

4 **DECLARATIONS OF INTEREST**

None.

5 **URGENT BUSINESS**

None.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

None.

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

None.

8 **EXPLORING THE POTENTIAL DEVELOPMENT BOUNDARIES FOR SMALLER VILLAGES AND HAMLETS (SVAH'S)**

The Planner presented the report with the aid of a PowerPoint presentation.

The Planner and Local Plan Manager responded to questions and comments relating to:

- Provision of a single development boundary to simplify the approach; provide a degree of certainty, consistency and flexibility to permit modest development.
- Sustainability criteria.
- Small scale development in villages.
- Potential development of adjacent sites in some smaller hamlets and villages and how to address this issue.
- Rate of growth/scale of development in sporadic areas.
- Influence/impact of Neighbourhood Plans.
- Ribbon development – a suggestion made that the Council may wish to consider including this element in a future policy.
- Strategic separation of village to maintain individual identify.
- Protection of open space in villages.
- Windfall sites.
- Employment areas.
- Demand on services e.g. health, school and infrastructure.

9 **LOOKING AT THE SVAH'S IN THE NORTH OF THE BOROUGH**

The Graduate Planner presented each individual map for the north of the Borough outlining any changes with the aid of Google Earth/Street View.

The Graduate Planner, Planner and Local Plan Manager responded to questions and comments relating to:

- Flexibility to consider development on adjacent sites.
- Infill development.
- Large gardens – consistent approach required if gardens were to be reduced.
- Caravan sites – residency use/tourism.
- Demonstration of flexibility within boundaries for development.
- Provision of executive type development to attract professional people to live and work in the area.
- Facilities available in smaller villages and hamlets.
- Definition of smaller village and hamlet.
- Ensuring Parish Councils/|Borough Councillors were made aware of any changes.

- Settlement Hierarchy.

AGREED: 1) The Local Plan Team to look at the proposed changes for the following smaller hamlets and villages in the North of the Borough as set out below and report back to the next Task Group:

Burnham Norton

Top right of Map: Proposal to draw boundary line behind house. Check to see in located within a Conservation Area.

West Acre

The Local Plan Manager to obtain advice from the Planning Control Manager regarding the issues raised in relation to West Acre (the reason for the exclusion of the 4 -5 houses identified on Street View).

2) The Local Plan Manager to liaise with the GIS Officer to highlight key buildings and road names in colour.

3) The Local Plan Manager to consider wording of policy for potential development on adjacent sites to development boundary and present suggestion at the next meeting of the Task Group.

10 **LOOKING AT THE SVAH'S IN THE SOUTH OF THE BOROUGH**

The Graduate Planner presented the report circulated with the Agenda.

The Planning Policy Manager and Graduate Planner responded to questions and comments relating to:

- Facilities available in some smaller villages and hamlets.
- Ribbon development.
- Introduction of policy for potential development on adjacent sites.
- Development outside development boundaries.
- 5 year land supply.
- Planning applications for park homes.

AGREED: The Task Group were invited to consider the maps provided and to feed back any comments to the Local Plan Team prior to the next meeting on 13 September 2017.

11 **ROYDON DRAFT DEVELOPMENT BOUNDARY SUGGESTION**

AGREED: The Task Group discussed and agreed the draft development boundary suggestion for Roydon.

12 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on Wednesday 13 September at 10.00 am in the Education Room, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 12.00 pm