

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Monday, 7th December, 2020 at 9.30 am in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT: Councillor C J Crofts (Chair)

Councillors F Bone, C Bower, A Bubb, M Howland, C Hudson, C Joyce, J Kirk, T Parish, S Patel, C Rose, J Rust (sub), A Ryves, S Sandell, Mrs V Spikings, S Squire, M Storey and D Whitby (sub)

PC169: APOLOGIES

Apologies for absence were received from Councillors Lawton and Manning.

The Chair thanked Councillors Rust and Whitby for attending the meeting as substitutes.

The Democratic Services Officer then carried out a roll call to determine those present.

PC170: MINUTES

The minutes of the meeting held on 2 November 2020 were agreed as a correct record and would be signed by the Chair at the earliest opportunity.

PC171: DECLARATIONS OF INTEREST

The following declarations of interest were declared:

Councillors Croft, Joyce, Kirk, Whitby and Bubb declared an interest as they were Members of the Internal Drainage Board.

Councillor Bower, Sandell and Rust declared that they were Members of the Homelessness and Housing Delivery Task Group and Cllr Rust also volunteered at the Night Shelter.

Councillor Bone declared that he worked for Sanctuary Housing Association.

PC172: URGENT BUSINESS UNDER STANDING ORDER 7

There was no urgent business to report.

PC173: MEMBERS ATTENDING UNDER STANDING ORDER 34

The following Councillors attended pursuant to Standing Order 34:

M de Whalley	8/1(a)	Gayton
B Jones	8/2(a)	King's Lynn
B Long	8/2(b)	Marshland St James

PC174: CHAIRMAN'S CORRESPONDENCE

The Chair reported that any correspondence received had been read and passed to the appropriate officer.

PC175: RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

A copy of the late correspondence received after the publication of the agenda, which had been previously circulated, was tabled. A copy of the agenda would be held for public inspection with a list of background papers.

PC176: INDEX OF APPLICATIONS

The Committee noted the Index of Applications.

a **Decisions on Applications**

The Committee considered schedules of applications for planning permission submitted by the Executive Director for Planning & Environment (copies of the schedules will be published with the agenda). Any changes to the schedules will be recorded in the minutes.

RESOLVED: That the applications be determined as set out at (i) – (vi) below, where appropriate, to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

- (i) **19/01325/RMM**
Gayton: Land north east of Downley, Lynn Road: Major reserved matters: Construction of 19 dwellings (phase 3):

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The Principal Planner introduced the report and explained that outline planning permission was approved on this site in 2016 when the Borough Council did not have a 5 year housing land supply. Outline consent was granted for up to 29 dwellings, with access being the only matter determined at this stage. The approved access was via a single access point onto Lynn Road to the south, known as Howard's Way.

The 29 dwellings were now known as Phases 2 and 3 of the Howard's Way development.

All other matters, including layout, appearance, scale and landscaping were reserved for later consideration and form the subject of this reserved matters application.

Phase 1 of the Howard's Way development for 6 dwellings was approved under a separate permission and had been completed and Phase 2 was nearing completion. Phase 2 related to 10 of the 29 dwellings approved under the outline consent referred to above.

This current application therefore sought reserved matters for the remaining 19 dwellings of the outline consent approved under reference 15/01776/OM and was referred to as Phase 3.

Gayton, combined with Grimston and Pott Row, was classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The application site was located on the northern side of Lynn Road, Gayton and was approximately 1.01 hectares of the original site of 1.63 hectares. The land levels were generally flat.

The outline application was subject to a S106 Agreement to secure an affordable housing contribution, county contributions, open space and SUDS management and maintenance.

The application had been referred to the Committee for determination as the Parish Council had objected to the application and it had been called-in by Councillor de Whalley.

The Committee noted the key issues for consideration as outlined in the report.

In accordance with the adopted public speaking protocol, Susanne Jarrett (objecting on behalf of the Parish Council) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor de Whalley addressed the Committee.

The Chair invited Nikki Patton, the Council's Strategic Housing Officer to address the Committee. She advised that the affording housing did meet the requirements around type, tenure and clustering.

Councillor Howland proposed that determination of the application be adjourned to allow the applicant the opportunity to address the areas of concern raised by the Committee relating to pepper-potting, tenure blindness and access. This was seconded by Councillor Ryves.

Councillor Parish added that boundary treatments and service roads should be added to the areas of concern for the applicant to address.

The Democratic Services Officer then carried out a roll call on the proposal to defer the application and, after having been put to the vote, was carried (14 votes for 2 against).

RESOLVED: That the application be deferred.

The Committee then adjourned at 10.22 am and reconvened at 10.34 am where the Democratic Services Officer carried out another roll call.

(ii) 20/00811/FM

Hunstanton: Land at Southend Road, Seagate: Construction of 32 apartments with associated access, cycle stores, infrastructure and landscaping:

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The Principal Planner introduced the report and explained that the site (0.3ha) was the southern-most part of the Southend Road car park, bounded by Southend Road and Beach Terrace Road in Hunstanton.

This application sought full planning permission for the development of 32 apartments, together with associated landscaping, 2 cycle stores, infrastructure and access.

The 32 residential units comprised:

12 no. 1 bed apartments;
18 no. 2-bed apartments; and
2 no. 3-bed apartments.

Six of the apartments would be affordable housing.

A two-and-a-half storey residential building was proposed, laid around a private central courtyard and parking court, with a wing extending further north along the street frontage of Southend Road. An additional storey on the northern wing would accommodate undercroft parking at ground floor level.

The existing exit from the car park from the south at Beach Terrace Road would be closed off, and a new vehicular access to the development would be formed from the west side of the site off Beach Terrace Road.

The car park would be continued to be accessed from the other existing vehicular access adjoining Harlequin House further north on Beach Terrace Road. Emergency existing from the car park would be available through this site should the need arise.

The proposal included a new footpath along Beach Terrace Road, around the south and west sides of the application site.

The application had been referred to the Committee for determination as the Borough Council was the applicant and the officer recommendation was contrary to the views of the Town Council.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mr Andrew Murray (objecting on behalf of Hunstanton Town Council and the Civic Society) Mr David Jones (supporting) and Mr Dale Gagen (supporting) addressed the Committee in relation to the application.

The Chair dropped out of the meeting due to broadband issues, so the Vice-Chair took the Chair for the remainder of the item.

The Democratic Services Officer carried out a roll call on the recommendation to approve the application subject to the amended conditions and the additional condition as set out in late correspondence and, having been put to the vote was lost (6 votes for, 9 votes against and 1 abstention).

The reasons for refusal were proposed by Councillor Bower and seconded by Councillor Joyce on the grounds of the loss of 100 public car parking spaces and the adverse impact that would have upon the local economy, and also that there was inadequate parking provision within the site, contrary to policy DM17.

The Democratic Services Officer then carried out a roll call on the reasons for refusal and, after having been put to the vote was carried (11 votes for and 5 abstentions).

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

1. *The proposed development would result in the significant loss of 100 public car parking spaces, which would create an adverse impact, especially during summer months, upon the ability to accommodate visitors to the town to the detriment of the local economy and amenity. The proposal is therefore considered to be contrary to the provisions of Policy CS05 of the Core Strategy (2011) and the Hunstanton Town Centre & Southern Seafront Masterplan (2008).*
2. *The proposed development has inadequate parking provision within the application site to serve the number of dwellings sought. The proposal is therefore considered to be contrary to the provisions of Policies Dm15 & DM17 of the SADMPP (2016).*

(iii) 20/00817/FM

Hunstanton: Hunstanton Bus Station, St Edmunds Terrace: Construction of public library, retail / services unit (use class E), public conveniences and 47 apartments with associated infrastructure and landscaping including demolition of existing buildings: Borough Council of King's Lynn and West Norfolk

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The Principal Planner introduced the report and explained that the application site (0.44 ha) was the bus station, library, café, shop, taxi office and public conveniences accessed off St Edmund's Terrace in the centre of Hunstanton; plus a small section of the central car park to the immediate north. It was located within the defined area of the town and within the conservation area.

The application sought full planning permission for the construction of a new public library, retail / services unit (use class E), public conveniences and 47 apartments, with associated infrastructure and landscaping, and included the demolition of the existing buildings.

With 47 dwellings proposed, the requirement was for 9 affordable houses – comprising 6 no. rented (3 x 1-bed and 3 x 2 bed) and 3 no. shared ownership (3 x 2-bed).

The development comprised two blocks – the main structure of the some three and a half storeys which sat on the corner of Westgate and St Edmund's Terrace with frontages to each road. With the fall of the land a further lower ground floor level was accommodated showing four and a half storeys at the rear, dropping to three and a half storeys at its south west end stepping down to Westgate. The main block contained the library, shop unit, public toilets and 38 flats. To the rear there was a service and parking area with two pergola features plus a further two and a half storey building containing 9 flats with communal garden areas.

The central car park would be reconfigured to accommodate the new development with the net loss of 9 no. parking spaces.

The whole development would be served off a single vehicular access, similar to that which presently existed and created the loop for buses to enter and exit.

It was noted that the proposal to relocate the bus stops onto St Edmunds Terrace with two stops adjoining the side of The Princess Theatre and one opposite on The Spinney could be undertaken by the process of a Traffic Regulation Order under separate legislation, and the bus shelters, hardstanding and footway alterations done under the provisions of permitted development available to local authorities. Whilst the physical works were not part of the application, the

replacement of the bus station and public facilities was a material consideration in assessing the overall proposal.

The application had been referred to the Committee for determination as the Borough Council was the applicant.

The Committee noted the key issues for consideration when determining the application as outlined in the report.

In accordance with the adopted public speaking protocol, Margi Blunden (objecting on behalf of Hunstanton Civic Society), David Jones (supporting) and Dale Gagen (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer carried out a roll call on the recommendation to approve together with the amended conditions and additional condition as outlined in late correspondence and, after having been put to the vote was carried (16 votes for and 2 abstentions).

RESOLVED: That the application be approved, as recommended, subject to the amended conditions and the imposition of the additional condition as outlined in late correspondence.

The Committee adjourned at 12.40 pm and reconvened at 1.15pm. Upon reconvening, a roll call was carried out.

(iv) 20/01274/F

King's Lynn: Land south of 20 to 30 Bryggen Way and north of 73 to 93 Reid Way: Erection of 7 no. self-contained one-bedroom single storey modular dwellings with associated parking and servicing facilities:

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The application sought full planning permission for the erection of 7 no. self-contained one-bedroom single-storey modular dwellings with associated parking at land to the north of 73 to 93 Reid Way / south of 20 to 30 Bryggen Way, King's Lynn.

The site was located within the development boundary of King's Lynn in an area at risk of flooding (Flood Zones 2 and 3 of the Local Authority's Strategic Flood Risk Maps and in the Tidal Breach Hazard Area of the Environment Agency's Hazard Maps).

The application had been referred to the Committee for determination at the request of the Assistant Director.

The Committee noted the key issues for consideration when determining the application, as set outlined the report.

In accordance with the Standing Order 34, Councillor Ben Jones addressed the Committee in relation to the application.

Councillor Spikings proposed that the application should be approved on the grounds that the proposal supported the Homelessness & Rough Sleeping Strategy 2019- 2024 and reaffirmed policy CS09 and CS08. This was seconded by Councillor Sandell.

The Chair then invited Nikki Patton, the Council's Housing Strategy Officer to address the Committee and clarified the nature of the units were for temporary accommodation.

The Democratic Services Officer then carried out a roll call on the proposal to approve the application with conditions to be agreed with Chair and Vice-Chair and, having been put to the vote was carried (12 votes for, 3 against and 3 abstentions).

RESOLVED: That the application be approved, contrary to recommendation, and subject to the imposition of appropriate conditions following consultation with the Chair and Vice-Chair, for the following reasons:

The proposal supported the Homelessness & Rough Sleeper Strategy 2019 -2024, and reaffirmed policy CS09 and CS08. Weight is therefore put on the social benefits of the scheme, which are considered to outweigh the harm.

(v) 20/01585/F

Marshland St James: Land west of Bramble Cottage, Dades Lane: New dwelling: Ms J Nelson

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The Principal Planner introduced the report and explained that the application was for a new four-bedroom detached house with attached garage served by Dades Lane, Marshland St James. The proposed new dwelling would be located outside the development boundary of Marshland St James and therefore within the countryside.

The application had been referred to the Committee for determination at the request of Councillor Long.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, J Nelson (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor B Long addressed the Committee in support of the application.

At the invitation of the Chair, the County Highways representative addressed the Committee and outlined their objection to the application.

The Democratic Services Officer then carried out a roll call on the proposal to approve the application and, having been put to the vote, was lost.

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, after having been put to the vote, was carried (8 votes for, 7 votes against and 3 abstentions).

RESOLVED: That the application be refused as recommended.

(vi) 20/00346/F

**South Wootton: Old Rectory, Hall Lane: New dwelling:
Azam Gabbair**

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The Principal Planner introduced the report and explained that the application related to the construction of a new dwelling on garden land to the north of The Old Rectory, Hall Lane, South Wootton. The application site fell within the development boundary and within the South Wootton Neighbourhood Plan Area. Outline permission for a new dwelling had been granted three times in the past, including as 2016. The 2016 application was determined after the adoption of the South Wootton Neighbourhood Plan (2015).

The application site was situated on the east side of Hall Lane, and the application sought full planning permission for a new two storey dwelling.

The site was covered by a group Tree Preservation Order (TPO). The proposal involved the removal of 28 trees altogether; 14 trees to the front of the site to gain independent access to the site, and 14 trees in the centre and to the rear (east) boundary.

Members will recall that the application was deferred at the 9 September Planning Committee meeting to enable further clarification regarding the proposed trees to be removed.

The application had been referred to the Committee for determination as the officer recommendation was at variance with the views of the Parish Council, and it was referred by the Planning Sifting Panel.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mr N Clark (objecting) addressed the Committee in relation to the application.

The Democratic Services Officer carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was lost (7 votes for, 10 votes against and 1 abstention).

Councillor Joyce then proposed the reasons for refusals that the proposal represented overdevelopment of the site and the loss of trees. This was seconded by Councillor Bone.

The Democratic Services Officer then carried out a roll call for the reasons for refusal given above and, after having been put to the vote was carried (16 votes for, 1 against).

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

1. *The proposal represents an undesirable overdevelopment of the site, resulting in an unacceptable cramped form of development, detrimental to the donor dwelling and local area.*
2. *The proposed development would result in the loss of 28 trees which would be detrimental to the character and appearance of the locality.*

PC177: **DELEGATED DECISIONS**

The Committee received schedules relating to the above.

RESOLVED: That the reports be noted.

The meeting closed at 3.04 pm