

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Monday, 11th January, 2021 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, B Lawton (item v only), C Manning, C Morley (sub), S Patel, C Rose, J Rust (sub), A Ryves, S Sandell and Mrs V Spikings

PC178: **WELCOME AND INTRODUCTIONS**

The Chair informed the Committee that the meeting was being broadcast live on You Tube.

The Democratic Services Officer conducted a roll call to confirm attendees.

PC179: **APOLOGIES**

Apologies for absence were received from Councillors Parish and Squire.

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

PC180: **MINUTES**

The minutes of the meeting held on 7 December 2020 were agreed as a correct record and would be signed by the Chair at the earliest opportunity.

PC181: **DECLARATIONS OF INTEREST**

The following declarations of interest were declared:

Councillor Storey declared a pecuniary interest in item 8/1(a) as he had a financial interest with the owner. He advised that he would not be taking part in the debate or vote on the matter.

Councillor Mrs Spikings declared an interest in relation to item 8/2(c) as she was related to the agent. She advised that she would not take part in the debate or vote on the matter.

PC182: **URGENT BUSINESS UNDER STANDING ORDER 7**

There was no urgent business to report.

PC183: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

The following Councillors attended pursuant to Standing Order 34:

C Crofts *8/2(c)* *Outwell*

The Chair, Councillor Crofts advised that he would not take part in the debate or vote on the matter. The Vice-Chair took the Chair for this item of business.

PC184: **CHAIRMAN'S CORRESPONDENCE**

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

PC185: **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.

PC186: **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 application be determined as set out at (i) – (v) below, where appropriate, to the conditions and reasons or grounds of refusal, as set out in the schedules signed by the Chair.

- (i) **20/00366/FM**
Hockwold cum Wilton: Twelve Acre Farm, Moor Drove (East): Retrospective application for use of land for an equine care / livery business. Retrospective application for mobile home / temporary accommodation. Retrospective

application for ancillary building housing customer wc's office and tack room: Mr Brian Rutterford

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Councillor Storey had declared a pecuniary interest in this item and took no part in the debate and did not vote on the matter.

The Principal Planner introduced the report and explained that the application site was located on the northern side of Moor Drove (East), approximately 700m south of the village of Hockwold-cum-Wilton and was 4.75ha in size. The site was categorised as countryside in the adopted Site Allocations and Development Management Policies Plan (SADMPP 2016). This application sought retrospective planning permission for an equine / livery business, for a mobile home as temporary accommodation and for an ancillary welfare mobile unit housing wc's, office and tack room. The applicant had submitted evidence in the form of a business plan to support their case and argued that a dwelling was necessary in this location to support the business.

The site consisted of a series of paddocks bounded by post and wire fencing with some sporadic native hedges and trees. Within the site there was also existing field shelters, and two agricultural storage buildings.

The site was partially located within Flood Zones 2 and 3, however the caravan was situated in Flood Zone 1.

The application had been referred to the Committee for determination as it was contrary to the views of the Parish Council and it had also been 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, Lesley Randall (objecting on behalf of Hockwold Parish Council) and Kevin Watts (supporting) addressed the Committee in relation to the application.

Councillor Mrs Spiking proposed that condition 1(a) should be amended to ensure the removal of the mobile home from the site within three months. This was seconded by Councillor S Sandell.

The Democratic Services Officer then carried out a roll call on the proposal for the additional condition and, after having been put to the vote was carried.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, it was (12 votes for, 3 against):

RESOLVED: That the application be approved, as recommended, subject to amended conditions 1, 2 and 3 and the additional condition as set out in late correspondence, and the amendment to condition 1(a) to ensure the removal of the mobile home from the site within three months.

(ii) 20/00643/F

Burnham Market: Bunessan, Herrings Lane: Demolition of existing house and rebuilding with new garage and art studio: Mr & Mrs R Sumroy

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The Principal Planner introduced the report and explained that the application site comprised an existing detached dwelling with detached garage to the front garden.

The site was surrounded by residential properties to the north and south, with other residential properties on the other side of Herrings Lane to the west. Vehicle access was already in place from Herrings Lane.

The application sought full planning permission for the demolition of the existing house and construction of a replacement dwellinghouse and detached garage / art studio.

The site was within the settlement of Burnham Market, which was a Key Rural Service Centre. The whole village of Burnham Market was within the Area of Outstanding Natural Beauty (AONB).

The application had been referred to the Committee for determination at there had been objections from the Parish Council and Norfolk Coast Partnership and had been referred by the Planning Sifting Panel.

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

Councillor Ryves referred to the comments from the Norfolk Coast Partnership and proposed that the application be deferred in relation to the effect on the AONB and to see if the applicant would reduce the amount of glazing or use methods which would reduce the impact.

The Democratic Services Officer then carried out a roll call on the proposal to defer the application (8 votes for, 7 against and 1 abstention) and it was:

RESOLVED: That the application be deferred.

The Committee adjourned at 10.43 am and reconvened at 10.55 am

(iii) 20/01304/F

Methwold: Petch House, 27 Hythe Road: Removal of section of concrete block boundary wall and infilling opening partly with facing brick wall and partly with a pair of 1.8 m high solid timber gates: Mr J Hall

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The Principal Planner introduced the report and explained that the application site sought consent for the demolition of a section of wall and subsequent construction of approximately 1.8 m tall brick piers and 1.8 m high timber vertically boarded vehicular access gates onto Buntings Lane, Methwold. Buntings Lane was an un-adopted track which joined the corner of Hythe Road to the north of the application site.

The gates were proposed to form a second vehicular access to Petch House, an existing dwelling within the Methwold Conservation Area and identified as an Important Unlisted Building on the Conservation Area map.

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 Allen Clark (objecting) addressed the Committee in relation to the application. The Democratic Services Officer read out comments from Dawn Ford (supporting) in relation to the application.

Councillor Ryves proposed that the chalk wall should be reinstated, however there was no seconder for his proposal.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and it was (15 votes for, 2 abstentions):

RESOLVED: That the application be approved as recommended.

(iv) 20/01665/F

Outwell: Land adjacent to Charnwood, 37 Hall Road: Residential development: New dwelling and detached garage: Mr & Mrs Priestley

[Click here to view a recording of this item on You Tube.](#)

Councillor Mrs Spiking declared an interest in this item and took no part in the debate and did not vote on the matter.

As the Chair was addressing the Committee in accordance with Standing Order 34, the Vice-Chair took the Chair for this item.

The Principal Planner introduced the report and explained that the proposal was for the construction of a new dwelling on land to the west of Charnwood, 37 Hall Road, Outwell. The land currently comprised garden land, with an existing outbuilding central to the plot.

The application site was for the construction of a dwelling on existing residential curtilage to the south west of the donor dwelling known as Charnwood House, Hall Road, Outwell. The proposed site was located outside of the development boundary for Outwell / Upwell as shown on the Inset Map G104 of the Site Allocations and Development Management Policies Plan (2016).

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

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 Seaton (supporting) addressed the Committee in relation to the application.

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

Councillor Bone proposed that the application be approved, which was seconded by Councillor Rust on the grounds that the proposal would promote sustainable development in rural areas and supported in paragraph 78 of the NPPF.

The Democratic Services Officer then carried out a roll call on the proposal to approve the application which was carried unanimously.

RESOLVED: That the application be approved, contrary to recommendation, subject to appropriate conditions to be agreed following consultation with the Vice-Chair, for the following reason:

The proposed development was considered to be a suitable infill plot which given its location represented sustainable development, as it supported rural areas and communities, as set out in paragraph 78 of the NPPF.

Councillor Lawton joined the meeting.

- (v) **20/01024/F**
Stow Bardolph: The Baptist Chapel, 7A Gooding Close,
Stow Bridge: Change of use from an art studio and holiday
home to a residential unit: Pat Wallace

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The Principal Planner introduced the report and explained that full permission was sought to convert a former Baptist Chapel from an art studio and holiday home into a detached residential unit with associated additional amenity space, vehicular access and parking.

The building was located on the western bank of the Great River Ouse at Stow Bridge and was proposed to be accessed via Gooding Close, a modern residential cul-de-sac to the west off Low Road. Presently the building was 'land locked' and only accessible on foot via the public footpath along the riverbank.

Stow Bridge was categorised as a Smaller Village and Hamlet in Policy CS02 of the Core Strategy so there was no defined area of development, however the site bordered residential development on three sides, the riverbed creating the other side. It was located within Flood Zones 2 and 3a of the Council adopted Strategic Flood Risk Assessment.

There was a history of enforcement action on the building, which was covered within the report.

The application had been referred to the Committee for determination as the officer recommendation was contrary to the views of the Parish Council and at the request of 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 S Smith (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve and, after having been put to the vote, it was unanimously:

RESOLVED: That the application be approved as recommended.

PC187: **DELEGATED DECISIONS**

The Committee received schedules relating to the above.

RESOLVED: That the reports be noted.

The meeting closed at 12.09 pm