

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

**PLANNING COMMITTEE**

**Minutes from the Meeting of the Planning Committee held on Monday, 17th May, 2021 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor C Bower (Chair)

Councillors Miss L Bambridge, F Bone, A Bubb, M de Whalley, C Hudson, J Kirk, B Lawton, C Manning, C Rose, J Rust, A Ryves, S Sandell, Mrs V Spikings, M Storey, D Tyler and D Whitby (sub)

**PC234: WELCOME**

The Chair welcomed everyone to the face to face meeting. She explained that the meeting was also being streamed live to You Tube.

The Democratic Services Officer carried out a roll call to determine attendees.

**PC235: APPOINTMENT OF VICE-CHAIR FOR THE MEETING**

**RESOLVED:** That Councillor S Sandell be appointed as Vice-Chair for the meeting.

**PC236: APOLOGIES**

Apologies for absence were received from Councillors Howland (Cllr Whitby sub), Parish (Cllr Rust sub), Patel (Cllr D Tyler sub) and Squire (Cllr de Whalley (sub)).

The Chair thanked the subs for taking part in the meeting.

**PC237: MINUTES**

The Minutes of the Meeting held on 12 April and the Special Meeting held on 15 April 2021 were agreed as a record and signed by the Chair.

Councillor Hudson expressed concern in relation to minutes of the meeting held on 15 April and stated a true account must be recorded.

The Democratic Services explained that a You Tube link had been included within the minutes.

Councillor Hudson expressed concern that modern technology should not be relied upon.

PC238: **DECLARATIONS OF INTEREST**

Councillors Bubb, Kirk and Whitby declared an interest if required as they were appointed to King's Lynn Internal Drainage Board.

PC239: **URGENT BUSINESS UNDER STANDING ORDER 7**

There was none.

PC240: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

The following Councillors attended the meeting and addressed the Committee, as follows:

Councillor P Gidney        8/1(a)        Hunstanton

Councillor Parish        8/1(a)        Hunstanton,  
                              8/2(a), 8/2(b), 8/2(c), 8/2(d), 8/3(b) - Heacham,  
                              8/3(d)        Sedgeford

Councillor Sampson        8/3(e)        Stoke Ferry

Councillor Squire        8/3(f)        Terrington St Clement

PC241: **CHAIR'S CORRESPONDENCE**

The Chair reported that she had not received any correspondence.

PC242: **RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

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

PC243: **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) – xxx below, where appropriate, to the conditions and reasons or grounds of refusal, as set out in the schedules signed by the Chair.

**(i) 21/00243/FM**

**Hunstanton: Land at Southend Road, Seagate: Construction of 32 apartments with associated access, cycle stores, infrastructure and landscaping: Borough Council of King's Lynn and West Norfolk**

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

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

The 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 proposed 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 under-croft 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 continue to be accessed from the other existing vehicular access adjoining Harlequin House further north on Beach Terrace Road. Emergency exit 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.

Members will recall that this application had been presented to the 12 April 2021 meeting where it was resolved that the application be deferred to another meeting for determination.

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 A Murray (objecting on behalf the Town Council), Dale Gagen (supporting), and David Jones (supporting) addressed the Committee in relation to the application.

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

In accordance with Standing Order 34, Councillor T Parish addressed the Committee.

The Chair then invited the Committee to debate the applications.

Some Members of the Committee expressed concern in relation to the loss of income from the car park, the enforcement of the proposed covenant, affordability and the loss of a community facility.

The Assistant Director explained that a lot of the issues raised were non-planning issues. In relation to the proposed covenant, he explained that this had not been given any weight by officers and was not covered by planning policy. The loss of a community facility was the same as the loss of car parking and was covered within the report.

Martin Chisholm, the Council's Assistant Director for Operations and Commercial displayed a snapshot of car parking capacity on 25 April for Southend Road, which showed that 80 spaces were in use for the market that day, leaving 408 spaces. The number of cashless and pay and display stays amounted to 339, so there would still be capacity within that car park in excess of those that bought tickets.

There was also a graph which showed the times when people arrived at the car park. He also displayed images of different times of day at the car park which demonstrated that there was still capacity within the car park. He added that he had no concern about the impact of the rearrangement of the car park or potential loss of income from them.

The Chair invited Nikki Patton, the Housing Strategy Officer, to answer queries in relation to affordability of the scheme, the Accelerated Construction Programme, and the proposed covenant.

The Assistant Director advised that this was a windfall site, and therefore there was no requirement to prove a need for housing on this site given where it was located and policy compliance.

The Principal Planner highlighted an error on page 37 of the agenda and explained what it should read.

The vote for approval of the application and to amend condition 20, was counted by a show of hands as follows: 11 votes for approval, 4 against and 2 abstentions.

**RESOLVED:** (A) That the application be approved subject to the completion of a Section 106 Agreement within four months of the date of the resolution to approve and the amendment of condition 20.

(B) That the application be refused if the Section 106 Agreement is not signed within four months of the date of the resolution to approve.

*The Committee then adjourned that 10.47 am and reconvened at 11.01 am*

**(ii) 20/01265/FM**

**Heacham: North Beach Caravan Park, North Beach: Temporary use of land for the siting of caravans for holiday occupation on an extended season between 6 March and 6 January (following year) up until and including 31 December 2022: Heacham Holidays Limited**

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

The Principal Planner introduced the report and explained that the site comprised an existing static caravan site known as North Beach Caravan Park. There were currently 31 caravans on the site, accessed via a central access road, although there was planning permission for 34.

The site was bounded to the south by other static caravan sites along Heacham Beach. The static caravan site had been in place for many years with a restriction on the occupation of the caravans due to flood risk issues.

29 of the static caravans had consent to be occupied for holiday purposes between the period 20 March ad 31 October in any one year and the remaining 5 caravans for holiday accommodation between the period 1 March or Maundy Thursday (whichever is the sooner) and 31 October in each year.

For many months the caravans had not been used due to the restrictions imposed by the government relating to the coronavirus pandemic.

This proposal sought the extension of the season for occupations for a temporary period of time to compensate for the loss of use in the spring and summer months of 2020 in particular.

The key justification for this application, which needed to be weighed in the balance, was Government guidance issued on 14 July 2020, in relation to this issue.

The application had been referred to the Committee for determination as there was an objection from the Parish Council and it raised matters of wider concern.

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

In accordance with the adopted speaking protocol, Graham Reader (objecting on behalf of the Parish Council) and Lydia Plumb (supporting and her speech also applied to applications 20/01268/FM and 20/01269/FM) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor Parish addressed the Committee objecting to the application.

Councillor Bambridge proposed that condition 3 be amended to include additional wording to ensure that dogs are kept on leads, which was seconded by Councillor Ryves and agreed by the Committee.

Councillor Bambridge also proposal an additional condition to ensure that all residents of the caravans signed up to the Flood Evacuation Plan. The Assistant Director advised that if permission were to be granted, then this condition should be imposed (as per Condition 4, detailed on page 78 of the agenda).

Several Members expressed concern in relation to the impact on the environment, and the impact on people's safety and could put people's lives at risk.

Councillor Mrs Spikings asked whether the applicant could erect boards advising people when there were to be high tides, etc. Later in the debate, the Senior Planner advised that she had received an email from the Emergency Planning Officer that there were signs already in place run by the Environment Agency on the flood banks at Heacham North and South Beach to warn of the risks in those areas.

Councillor Ryves proposed that the operators of the site put up specific signs at their sites to inform people of the risks which could different to those in the summer months.

The Assistant Director advised that condition 3 did ensure that prior to use of the caravans, boards were to be installed and remain in situ.

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on the recommendation to approve the application, together with the additional condition to ensure that the development was operated in full accordance with the Food Risk Assessment and Amended Flood Evacuation Plan, was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower	Bone	Rust
Bubb	Hudson	
Bambridge	De Whalley	
Kirk		
Lawton		
Manning		
Rose		
Ryves		
Sandell		
Spikings		
Storey		
D Tyler		
Whitby		

**RESOLVED:** That the application be approved, as recommended, together with the additional condition to ensure that the development was operated in full accordance with the Food Risk Assessment and Amended Flood Evacuation Plan, and the amendment of condition 3 to include additional wording to refer to dogs being kept on leads.

**(iii) 20/01268/FM**

**Heacham: Putting Green Caravan Park, Jubilee Road:  
Temporary use of land for the siting of caravans for holiday  
occupation on an extended season between 6 March and 6**

**January (following year) up until and including 31 December 2022: Heacham Holidays Ltd**

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

The Senior Planner introduced the report and explained that the site comprised an existing static caravan site known as Putting Green Caravan Park. It currently benefitted from an extant permanent permission granted in November 1975 for all year-round siting of 137 caravans for occupation as holiday accommodation between 1 April to 30 September (inclusive) in any one year. The occupational period was extended by a Lawful Development Certificate in June 2011 to cover the period between 20 March and 31 October (inclusive) in any one year.

The site was accessed from Jubilee Road to the south and was bounded to the north, south and east by other caravan sites and to the west by beach services, beach huts and the beach.

Earlier this year the caravans were not able to be used due to the restrictions imposed by the Government relating to the coronavirus pandemic.

This proposal sought the extension of the season for occupations for a temporary period of time to compensate for the loss of use during 2020.

The key issue to be considered was that this would extend the holiday season into the period of highest flood risk from the temporary periods, although there were also key issues to be considered, as set out in the report.

The application had been referred to the Committee for determination as there was an objection from the Parish Council and it raised matters of wider concern.

In accordance with the adopted speaking protocol, Mr Graham Reader (objecting) addressed the Committee in relation to the application.

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on the recommendation to approve the application, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower	Bone	
Bubb	Hudson	
Bambridge	De Whalley	
Kirk		
Lawton		
Manning		
Rose		
Ryves		
Sandell		
Spikings		
Storey		
D Tyler		
Whitby		

**RESOLVED:** That the application be approved as recommended with condition 3 amended as per the previous application (20/01265) to include additional wording to refer to dogs being kept on leads.

*The Committee adjourned at 12.28 pm and reconvened at 1.30 pm*

**(iv) 20/01269/FM**

**Heacham: Riverside Caravan Park, Jubilee Road: Temporary use of land for the siting of caravans for holiday occupation on an extended season between 6 March and 6 January (following year) up until and including the 31 December 2022: Heacham Holidays Ltd**

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

The Senior Planner presented the report and explained that the site comprised an existing static caravan site known as Riverside Caravan Park. It currently comprised 225 caravans.

The site was located on the southern side of Jubilee Road. It was surrounded by other static caravan sites on all sides but separated from the caravan park to the east by a banked sea defence.

The static caravan site had been in place for many years (established 1960s) with a restriction on the occupation of the caravans due to flood risk issues.

All of the static caravans had consent to be occupied for holiday purposes between the period 20 March and 31 October in each year.

Earlier this year the caravans were not able to be used due to the restrictions imposed by the Government in relation to the coronavirus pandemic.

This proposal sought the extension of the season for occupation for a temporary period of time to compensate for the loss of use in the spring and summer months of 2020 in particular.

The key justification for the application, which was to be weighed in the balance, was Government guidance issued on 14 July 2020, in relation to this issue.

The application had been referred to the Committee for determination as there was an objection from the Parish Council and it raised matters of wider concern.

In accordance with the adopted speaking protocol, Mr G Reader (objecting on behalf of the Parish Council) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor Parish addressed the Committee objecting to the application.

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on the recommendation to approve the application, together with the additional condition to ensure that the development was operated in full accordance with the Flood Risk Assessment and Amended Flood

Evacuation Plan and the amended condition 3, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower	Bone	
Bubb	Hudson	
Bambridge	Ryves	
Kirk	Rust	
Lawton	De Whalley	
Manning		
Rose		
Sandell		
V Spikings		
M Storey		
D Tyler		
D Whitby		

**RESOLVED:** That the application be approved, as recommended, subject to the additional condition to ensure that the development was operated in full accordance with the Food Risk Assessment and Amended Flood Evacuation Plan and the amendment to condition 3, as per the previous similar applications.

**(v) 20/02097/FM**

**Hunstanton / Heacham: Searles of Hunstanton, South Beach Road: Temporary use of land for the siting of caravans for holiday occupation on an extended season up to and including 31 December 2022: Searles (Camping Ground) Limited**

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

The Principal Planner introduced the report and explained that the application site comprised areas of holiday lodge caravans, traditional static caravans, touring caravan and tented accommodation, known as Searles Leisure Resort. It had a caravan site licence allowing for the siting of a total of 657 static holiday caravans and 241 touring caravans and tents. In addition to the accommodation, a wide range of supporting services and facilities were provided for guests.

The site was bordered to the west by residential accommodation facing the coast, and by Manor Park Holiday Park to the east, while the first 9 holes of Searles Country Park golf course was located immediately south of the holiday park and the second 9 holes was located to the south east of the resort.

The planning history of the site was complex, with several different historic permissions across the whole area. Different parts of the site had different historic permissions in place, with some restrictions relating to the seasons of occupation of that certain part of the site.

The site also had a caravan licence which stated that the permitted season of occupation ran from 15 February to 15 January in the following year.

For many months the caravans had not been able to be used due to the restrictions imposed by the Government relating to the coronavirus pandemic.

This proposal sought the extension of the season for occupation for a temporary period of time to compensate for the loss of use in the spring and summer months of 2020 in particular.

The key justification for the application, which was to be weighed in the balance, was Government guidance issued in 14 July 2020, in relation to this issue.

The application had been referred to the Committee for determination as there was an objection from the Parish Council and it raised matters of wider concern.

In accordance with the adopted speaking protocol, Mr G Reader (objecting on behalf of the Parish Council) and Mr P Searle (supporting) addressed the Committee in relation to the application.

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

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on the recommendation to approve the application, subject to the additional condition to ensure that the development was operated in full accordance with the Food Risk Assessment and Amended Flood Evacuation Plan and the amendment to condition 3, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower	Hudson	Bone
Bubb	De Whalley	
Bambridge		
Kirk		
Lawton		
Manning		
Rose		
Ryves		
Sandell		
Spikings		
Storey		
D Tyler		
Rust		
Whitby		

**RESOLVED:** That the application be approved as recommended, subject to the additional condition to ensure that the development was operated in full accordance with the Food Risk Assessment and Amended Flood Evacuation Plan and the amendment to condition 3 as per the previous similar applications.

**(vi) 20/02137/0**

**Ementh: Land at 37 Elm High Road: Outline application with some matters reserved: Mr & Mrs Rout**

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

The Principal Planner introduced the report and explained that the application site comprised 'Longridge' / No.37 Elm High Road, which was a large detached chalet bungalow set in substantial mature landscaped grounds (0.6 ha) on the eastern side of the main route into Wisbech. It was located north of the B&Q store and the Peel Centre Retail Park, with housing and commercial opposite, bungalows to the north and a recently approved residential estate (approved under ref: 18/01464/RMM) to the rear.

The Committee was reminded that outline planning permission was previously sought for residential development around the existing dwelling under application ref: 19/01416/O, which was refused by the Committee in June 2020 and subsequently dismissed at appeal. This application was a resubmission but sought to develop four dwellings within the area of garden land to the rear of the chalet bungalow (which was proposed to be retained) and not within the front garden. All matters, with the exception of means of access, were reserved for future consideration. An indicative site layout plan was submitted which showed the existing access upgraded into a cul-de-sac and a private driveway serving 4 plots to the rear of No.37.

The same access was approved under application ref: 19/00926/F and was presently being used for a temporary access route for construction of the adjoining estate, as an alternative to accessing it via Hunters Rowe further along this road frontage to the north.

The site was located within the defined development area of Emneth and within Flood Zone 1 of the Council-adopted Strategic flood Risk Assessment.

The application had been referred to the Committee for determination because of the appeal history, 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.

Councillor De Whalley, with the correct number of supporters, asked for a recorded vote on the recommendation to approve the application, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bone	Bubb	Spikings
Bower	Ryves	Storey
Bambridge	D Tyler	
Hudson	Rust	
Kirk	de Whalley	
Lawton		
Manning		
Rose		
Sandell		
Whitby		

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

- (vii) **21/00220/F**  
**Heacham: Caley Farmhouse, 1 Station Road: Construction of a cartshed garage: John Charles Hammond**

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

The Principal Planner introduced the report and explained that the land was situated on the north side of Station Road, Heacham, within the development boundary and designated Conservation Area.

The application sought the construction of a 3-bay cart shed garage on the frontage of Caley Farmhouse, 1 Station Road, Heacham.

The National Planning Policy Framework 2019, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 were relevant to this application.

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

In accordance with the adopted public speaking protocol, Joy Waldron (supporting on behalf of the Parish Council) and Patricia Hammond (supporting) addressed the Committee in relation to the application.

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

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on recommendation to refuse the application, which was carried out by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bone	Bower	Rose
Bubb	Kirk	
Bambridge	Manning	
Hudson	D Tyler	
Lawton		
Ryves		
Sandell		
Spikings		
Rust		
De Whalley		
Whitby		

**RESOLVED:** That the application be refused as recommended.

(viii) **21/000086/F**

**Marshland St James: Land between 135 and 145 Smeeth Road: Removal or variation of conditions 6 and 7 of permission 17/01675/O: Outline application for the construction of 6 dwellings on vacant land: Mrs Ruth Rijk**

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

The Principal Planner introduced the report and explained that the application site was situated to the east of Smeeth Road in Marshland St James, which was approximately 50m northeast of the Village Hall.

The application sought retrospective consent to regularise existing development under reference 17/01675/O: Outline application for the construction of 6 dwellings on vacant land. Specifically, conditions 6 and 7 of this consent which required a detailed scheme for increasing the width of the footway to 1.8 m along the site frontage onto Smeeth Road, and that these improvement works should be completed to the written satisfaction of the Local Planning Authority.

Only two of the six dwellings permitted had been constructed, and the applicant was seeking retrospective consent to reduce the length of the footpath to be widened to only include the frontage of the two completed plots, rather than the wider site. There was an existing footpath network in place along Smeeth Road, which would be retained.

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.

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on the recommendation to approve the application, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bone		
Bower		
Bubb		
Bambridge		
Hudson		
Kirk		
Lawton		
Manning		
Rose		
Ryves		
Sandell		
Spikings		
D Tyler		
Rust		
De Whalley		
Whitby		

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

*The Committee adjourned at 2.45 pm and reconvened at 3.00 pm*

**(ix) 21/00030/F**

**Sedgeford: Cole Green House, Fring Road: Conversion and extension of existing detached carport and garage to ancillary bedroom accommodation and storage shed (retrospective): Mrs Kathryn Holt**

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

The Principal Planner introduced the report and explained that the land was situated on the south side of Fring Road, Sedgeford, within the village boundary, Conservation Area and designated Norfolk Coast AONB.

The application sought the retention and completion of the conversion of a range of outbuildings to create ancillary accommodation in the form of 3 bedrooms and a studio, with a small storage shed attached, in connection with the use of the two-storey dwelling at Cole Green House, Fring Road, Sedgeford.

The National Planning Policy Framework 2019, the Sedgeford Neighbourhood Plan, the King's Lynn & West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 were relevant to this application.

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

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, comments from Roger Quick (Sedgeford Parish Council) were read out and Mrs Holt (supporting) addressed the Committee in relation to the application.

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

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on recommendation to approve the application, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower	Lawton	
Bubb	Rust	
Bambridge	De Whalley	
Hudson		
Kirk		
Manning		
Rose		
Ryves		
Sandell		
Spikings		
D Tyler		
Whitby		

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

(x) 20/01892/F

**Stoke Ferry: Land and buildings immediately north to northeast of The Old Farm House, Oxborough Road: Full planning permission to 6 dwellinghouses in a conservation area following demolition of agricultural barns: Mr Will Chapman**

[Click here to view a recording of this item on YouTube](#)

The Principal Planner introduced the report and explained that the application sought full planning permission for the development of 6 dwelling houses (4 detached and a pair of semi-detached) in a Conservation Area, following the

demolition of a large modern agricultural barn. Proposed access was via Oxborough Road only.

The site was located outside of the development boundary for Stoke Ferry (a Key Rural Service Centre CS02) as shown on the Inset Map G88 of the SADMPP and was therefore designated as countryside.

The site was located within flood zone 1 and was within Stoke Ferry Conservation Area.

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

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, Jim McNeil (objecting), Sue Lintern (objecting on behalf of Stoke Ferry Parish Council) and Mr Isotta-Day (supporting) addressed the Committee in relation to the application.

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

Councillor De Whalley, with the correct number of supporters asked for a recorded vote on the recommendation to refuse the application, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower		
Bubb		
Bambridge		
Hudson		
Kirk		
Lawton		
Manning		
Rose		
Ryves		
Sandell		
Spikings		
D Tyler		
Rust		
De Whalley		
Whitby		

**RESOLVED:** That the application be refused as recommended.

**(xi) 21/00345/F**

**Terrington St Clement: Waterlow Nursery, Waterlow Road: Removal of condition 6 of planning permission 19/00743/O: Outline application for 2 storey dwelling in association with adjacent manufacturing and retail window business: Jon Chambers Windows**

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

The Principal Planner introduced the report and explained that the application site comprised an area of 0.19 ha of land with frontage onto the eastern side of Waterlow Road, Terrington St Clement. It was located approximately 300 m south of the junction with Hay Green Road and within an area classed as countryside in the development plan. The site abuts an access and private drive which served Jon Chambers Windows and associated dwelling.

Outline permission was initially sought and approved by the Planning Committee at its meeting on 1 July 2019, contrary to officer recommendation, for a 4 bedrooomed house in association with the adjacent manufacturing and retail window business. Reserved matters were subsequently approved under application reference: 19/01463/RM – the development commenced, and foundations built.

Condition 6 attached to that initial outline permission effectively tied the occupancy of the dwelling to the business use.

This application now sought to remove that occupancy tie.

The application had been referred to the Committee at the request of Councillor Squire.

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 P Clarke (supporting) addressed the Committee in relation to the application.

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

Councillor De Whalley, with the correct number of supporters, asked for a recorded vote on the recommendation to refuse the application, which was undertaken by the Democratic Services Officer as follow:

<b>For</b>	<b>Against</b>	<b>Abstain</b>
Bower	Bambridge	Manning
Bubb	Hudson	Rose
Ryves	Kirk	De Whalley
Spikings	Lawton	
D Tyler	Sandell	
Rust		
Whitby		

**RESOLVED:** That the application be refused, as recommended.

#### **PC244: DELEGATED DECISIONS**

The Committed received schedules relating to the above.

**RESOLVED:** That the reports be noted.

**The meeting closed at 4.10 pm**

