

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

**Minutes from the Meeting of the Planning Committee held on Thursday, 13th January, 2022 at 9.45 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor G Hipperson (Chair)  
Councillors A Bubb, G Hipperson, A Holmes, C Hudson, B Lawton, C Manning, E Nockolds, T Parish, C Rose, J Rust, S Squire and D Whitby

PC12: **WELCOME**

The Chairman welcomed everyone to the meeting. She advised that the meeting was being recorded and streamed live to You Tube.

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

PC12: **WELCOME**

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PC13: **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Mrs Bower, Patel, Mrs V M Spikings and D Tyler.

PC14: **DECLARATIONS OF INTEREST**

There were no declarations of interest.

PC15: **DECISION ON APPLICATION**

**20/01955/F**

**Brancaster: Proposed demolition three vacant existing commercial buildings and construction of two residential dwellings: Langton Homes Ltd**

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

The Planning Control Manager advised that the Committee convened opposite the site at 9.45 am and 10.00 am for the site visit.

The Planning Control Manager explained that the access would be centralised, and the new dwellings would be cut into the site and as explained in late correspondence and finished floor levels would be 200 mm above the existing pavement level, so it would be dropped quite significantly into the site. She also explained the ridge heights to the properties and boundary distances. There would be 2 car parking spaces per unit.

The Planning Control Manager advised that condition 2 needed to be amended, as outlined in late correspondence.

Councillor Lawton stated that the proposed houses would be too close to The Close. In relation to the parking spaces, he considered that the new houses would more likely be holiday homes and often had boats to be stored, so the parking would be on the road, opposite to the harbour.

The Planning Control Manager referred to proposed condition 4, so it was an enforceable condition, although there were no yellow lines on the road to prevent parking.

In response to a comment regarding marketing and a commercial use for the site, the Planning Control Manager referred the Committee to page 91 of the agenda.

Councillor Parish stated that he sympathised with the comments from the Parish Council.

Councillor Squire asked if the Norfolk Coast Partnership had been consulted. It was explained that they were not a statutory consultee and they did receive the weekly list of planning applications.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application, subject to the amendment of condition 2, as outlined in the late correspondence and, after having been put to the vote was carried (11 votes for and 1 vote against).

**RESOLVED:** That the application be approved, subject to the amendment of condition 2 as outlined in late correspondence.

**The meeting closed at 11.20 am**