

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

KING'S LYNN AREA CONSULTATIVE COMMITTEE
PLANNING SUB-GROUP

Minutes from the Meeting of the King's Lynn Area Consultative Committee - Planning Sub-Group held on Thursday, 12th August, 2021 at 4.00 pm in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT:

Councillors Miss L Bambridge, S Collop and J Rust

An apology for absence was received from Councillor A Kemp

1 **URGENT BUSINESS**

None

2 **APPOINTMENT OF CHAIR**

Nominations for the position of Chair for the Municipal year were sought. Councillor S Collop was nominated and seconded.

RESOLVED: That Councillor S Collop be appointed Chair for the remainder of the Municipal year.

3 **MEMBERS PURSUANT TO STANDING ORDER 34**

None

4 **CHAIR'S CORRESPONDENCE (IF ANY)**

None

5 **ITEMS FOR CONSIDERATION**

**20/01761/FM: Mr Clutch, 16 London Road, King's Lynn
Demolition of existing car showroom and workshop, and 15 residential units**

The Senior Planner presented the application to the Sub- Group.

The Sub Group felt that the design of the building could be improved upon particularly with the prominent position of the building for the town approach. Comments received from the Conservation Areas Officer on the window positioning and fabrication were concurred with.

The Sub Group considered that although there wasn't a requirement for parking for town centre developments, the proposal should contain parking for residents and users of the proposed retail spaces as there was no parking available in the vicinity which caused problems for residents. Generally it was considered that the site was over developed, the sizes and shape of some of the rooms was considered unworkable, and Juliet balconies fronting onto London Road were not appropriate for that area.

Comments were made on the lack of amenity space with the design and that the small proposed grass area would not be cared for. It was considered that low walls and railings should be provided along the frontage to be in keeping with other properties in the area. Attention was drawn to a recent appeal decision regarding the provision of amenity space APP/F2605/W/20/3263720. The decision was made by Inspector E Brownless on 8 July 2021.

Agreed: That the application was in need of considerable amendment in line with the comments made above, and those made by other interested parties.

It was requested that the application be brought back for consideration when amended.

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ANY OTHER BUSINESS

The Chair requested that the proposals for 3G pitches at Lynnsport be brought to the sub Group for consideration and comments.

The meeting closed at 4.33 pm