

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, 19th May, 2022 at 4.15 pm in the
Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor S Collop (Chair)
Councillors Miss L Bambridge and J Collop

1 **WELCOME**

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

2 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor B Jones

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

4 **URGENT BUSINESS**

There was no urgent business to consider.

5 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present pursuant to Standing Order 34.

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

There was no Chair's correspondence.

7 **ITEMS FOR CONSIDERATION**

20/01761/FM

**Demolition of existing car showroom and workshop and
construction of 15 residential units – Favorit Motor Company, Mr
Clutch, 16 London Road, King's Lynn**

[Click here to view a copy of the recording on You Tube](#)

The Senior Planner explained that the Sub-Committee had previously considered the application and raised a number of concerns.

The Senior Planner then outlined to the Sub-Group the amendments to the scheme which included:

- The provision of more amenity space;
- Low front boundary walls had been provided on London Road; and
- The provision of parking for the town house and customers of the retail units
- Design amendments to the development including fenestration, building form and detailing, site layout and internal layout.

The Senior Planner advised that the Conservation Officer had no objection to the proposal subject to materials and details being secured via a condition.

In response to queries raised, the Senior Planner advised that:

- The number of units remained the same over the site
- The Conservation Officer had taken the view that it was a prominent/important corner on the entrance to the town, but the design reflected this and then did step down to 2-storey on Hospital Walk
- The windows were more proportioned than the initial proposal
- The views of the Civic Society were reported.
- A bin store was proposed within the site and would be barely visible from the street-scene.
- A further round of consultation would be undertaken in response to updated plans. The application had not been called-in therefore there was not a need for it to be considered by the Planning Committee.
- Materials, building detailing, roof tiles, cills and more traditional shopfronts would all be conditioned. These would be crucial to the quality of the development and appearance of this prominent site.

Conclusion

Although one Member of the Panel felt that the scheme was still overdevelopment, it was acknowledged that the applicant had gone some way to alleviate their concerns. Therefore, the Sub-Group had no objection to the application subject to conditions.

8 ANY OTHER BUSINESS

There was none.

9 DATE OF NEXT MEETING

To be arranged when required.

The meeting closed at 4.45 pm