

**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 Friday, 28th April, 2023 at 4.00 pm in the  
Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:**

Councillors Miss L Bambridge, S Collop (Chair) and B Jones

**1      APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2      DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3      URGENT BUSINESS**

There was no urgent business to report.

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

There were no Member attending under Standing Order 34.

**5      CHAIR'S CORRESPONDENCE**

There was no Chair's correspondence to report.

**6      ITEMS FOR CONSIDERATION**

**22/02199/OM**

**Outline application (all matters reserved except for access):  
Residential development comprising of up to 13 flats with  
associated parking and cycle storage at land south-east of 169  
Saddlebow Road, King's Lynn**

The Planning Officer introduced the report and explained that the proposal consisted of 13 flats over four storeys with under-croft parking. She displayed photographs of the site and surrounding area to the Sub-Group.

Councillor Bambridge stated that Norfolk County Council's Highways comments required revised drawings regarding the access. The Planning Officer advised that they were due to be submitted but County Highways had confirmed that they were happy with the parking arrangements indicatively, but the access required improvement.

The Chair reported that she had received an email from Councillor Joyce (Ward Member). He stated that 'safe access should be achieved as there were already gates to the side of St Michaels Road. However, overdevelopment could be an issue and one to possibly take a view on at this stage.' Councillor Joyce further added that previously there had been an outline consent for 6 houses.

The Planning Officer advised that there was history on the site for less houses, but the outline consent had expired.

Councillor Joyce also made reference to County Highways comments regarding more parking facilities.

The Planning Officer advised that County Highways had not been aware of the under-croft parking which had been shown indicatively and highlighted this on the plan and did meet NCC's requirements.

Councillor Joyce also raised one further point regarding the objections from the Bicycle Users Group as there was only access from the site, unless access would be allowed onto Saddlebow Road. The Planning Officer confirmed that one access had been proposed.

In response to a comment from the Chair, the Planning Officer advised that cycle storage could be put forward at the detailed design stage.

Councillor Bambridge made reference to the comments from the Housing Department regarding the number of bedrooms. She added that the flats were getting smaller in size, but it seemed a shame that they were not 1 bedroomed flats, as they were in greater need.

The Planning Officer advised that one of the considerations was whether up to 13 flats would sit comfortably with the amenity that they needed or whether it was overdevelopment.

Councillor Jones asked what consideration was being given about the overlooking from the flats into people's gardens.

The Planning Officer acknowledged that it was close, and the indicative plan showed a separation distance of 19m at the smallest point.

The Planning Control Manager advised that in relation to the use of obscure glazing, it was not acceptable to obscure bedroom windows. The Sub-Group needed to consider whether the quantum of 13, four storeys with under-croft parking identified on the indicative plan was

overdevelopment and how it would affect the amenity of existing residents.

**AGREED:** That the Sub-Group objected to the application on the grounds of overdevelopment including that the proposed building was too high and overlooking would be intrusive to existing neighbours.

7 **ANY OTHER BUSINESS**

There was none.

8 **DATE OF NEXT MEETING**

To be arranged when required.

**The meeting closed at 4.12 pm**