

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

**KING'S LYNN AREA COMMITTEE - PLANNING SUB-GROUP**

**Minutes from the Meeting of the King's Lynn Area Committee - Planning Sub-Group held on Wednesday, 18th June, 2025 at 4.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor S Collop (Chair)  
Councillors D Heneghan and B Jones

**OFFICERS PRESENT:**

Lucy Smith- Senior Planner  
Hannah Wood- Handy- Planning Control Manager

**1 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Ware.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 URGENT BUSINESS**

There was none.

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

There were no members present pursuant under Standing Order 34.

**5 CHAIR'S CORRESPONDENCE**

There was none.

**6 ITEMS FOR CONSIDERATION**

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**25/00627/FM**

Proposed residential development of 22 affordable dwellings following demolition of former community centre building at Former North Lynn Community Centre Lawrence Road King's Lynn Norfolk PE30 2DW

The Senior Planner presented the application. She highlighted the location of the site and advised this application was by Freebridge Community Housing. She outlined the proposed plans, and front and side elevations. The Senior Planner presented photos of the existing site which was previously used Community Centre. The planner outlined the consultation responses.

The Chair thanked the Senior Planner and invited questions and comments from the Group.

The Chair, Councillor Collop sought clarification on the three storey dwellings compared to two storey dwellings.

The Senior Planner referred to the proposed elevations and identified the three storey dwellings were in a row of four terraces and were three bedrooms.

Councillor Jones referred to slide five of the presentation and expressed his concern for the proposed dwellings with driveways meaning residents would have to reverse onto a main road which was already busy.

The Senior Planner confirmed this was the Highways query and further information was sought.

Councillor Jones highlighted the proposed application did not include any communal or play areas. He commented residents were asking for these areas and he had spoken directly with Freebridge Community Housing.

The Senior Planner advised the Council's public open space team had queried this and the applicant explained they felt it was not necessary as it was near other public open spaces.

Councillor Heneghan commented she understood the need for additional housing but added this was not the correct place or design. She added further the site needed to be used for the community and public open space.

Councillor Collop commented the police report referred to the design of the properties were not appropriate due to the lack of space between each dwelling.

Councillor Jones added other units had communal areas and commented Freebridge Community Housing were looking at the units behind the site.

**AGREED:** That the Sub-Group objected to the design of the proposal and the application would return to the Sub-Group

7                    **ANY OTHER BUSINESS**

There was none.

8                    **DATE OF NEXT MEETING**

The date of the next meet was to be scheduled when required.

**The meeting closed at 4.22 pm**