

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, 17th December, 2025 at 4.00 pm in the Kempe Room - Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor S Collop (Chair), B Jones and A Ware

OFFICERS PRESENT:

Keith Wilkinson – Senior Planner
Jade Calton – Planner
Julie Barrow – Principal Planner

17 APOLOGIES FOR ABSENCE

There was none.

18 DECLARATIONS OF INTEREST

There was none.

19 URGENT BUSINESS

There was none.

20 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

There were no members present under Standing Order 34.

21 CHAIR'S CORRESPONDENCE

There were none.

22 ITEMS FOR CONSIDERATION

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25/01802/FM

Erection of 19 dwellings and associated infrastructure including the demolition of all existing buildings at J And I Motor Engineers South Lynn Plain King's Lynn Norfolk

The Senior Planner presented the application.

The Chair invited questions and comments from the Sub-Group.

Councillor Jones sought clarification on the proposed outbuildings.

The Senior Planner explained the central blocks were coach house style structures one containing carports/garaging. Some plots had outbuildings in garden areas.

In response to Councillor Collop, the Senior Planner confirmed the proposed two storey, and three storey dwellings were similar to the existing and current storeys. He added the applicant received pre – application advice including conservation advice on the features around the doors and windows etc.

Councillor Collop sought further clarification on the size of the rooms.

The Senior Planner referred to the floor plans and explained the room sizes complied with the standards rules and regulations.

Councillor Jones sought assurance with the mitigation of dust as the old building was likely to contain asbestos.

The Senior Planner explained there was to be a construction management plan, and this was to be controlled by condition.

Councillor Jones commented the application was only for 2- or 3-bedroom dwellings however there was demand for 4 bedrooms.

The Senior Planner explained he was unable to control the determination of how many bed dwellings are proposed in the application. He highlighted there was no ground floor sleeping accommodation but would pass the demand for 4 bedrooms on to the applicant. He added he understood and recognised the demand.

Councillor Ware commented that on-street parking within the area was an issue and expressed her concern that this would add to the issue. She referred to objections to the application in terms of loss of light.

The Senior Planner highlighted there was no parking restrictions on the highway and there was one allocated space for each dwelling which met the standards for a town centre location. He explained the existing access remained and highlighted the parking spaces and cycle racks in the application. He explained in terms of loss of light, overshadowing is a planning issue, but Ancient Right to Light is a matter of civil law.

Councillor Collop commented she had no objections and thought the proposed development would improve the area.

In response to Councillor Collop, the Senior Planner provided assurance that the technical elements of concern mentioned would be dealt with conditions which was usual practice.

Councillor Ware expressed her concern in terms of contamination from the previous business in which the Senior Planner advised that Environmental Quality had raised concerns regarding contamination, and this was to be investigated, and any necessary mitigation would be conditioned.

RESOLVED: The King's Lynn Area Committee Planning Sub-Group had no objections to the application.

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25/01783/FM

Application for the phased development comprising the change of use of the land to an Active Travel Hub, alongside the construction of a single storey hub building, surface car park, pedestrian infrastructure, access, landscaping and ancillary works. at Development Site W of Nar Ouse Way King's Lynn Norfolk

The Planner presented the application.

The Chair invited questions and comments from the Sub-Group.

Councillor Jones asked if the application included solar panels.

The Planner confirmed the application included proposed solar panels, but the number of solar panels were not yet confirmed.

Councillor Jones sought assurance on the security and CCTV at the Travel Hub.

The Planner explained there were further details to be address however it was proposed to have CCTV in and around the Travel Hub with secured cycle facilities.

Councillor Jones questioned the operations of the Travel Hub including showers and management of the Travel Hub.

The Planner explained the management and operational concerns were not known.

Councillor Ware asked if this was a proposed park and ride. She commented the car parking spaces were limited and questioned the intention was in relation to cycling. She raised safety concerns for those using late at night.

The Planner explained this was an informal park and ride and bus services were to be increased following conversations with bus services. She highlighted the proposed Active Travel Hub was alongside with the Baker Lane Travel Hub which was part of the wider

cycle and active travel regeneration plan. She added she would enquire further regarding the management of the site. She highlighted to Members bat lighting would need to be considered due to the surrounding areas.

Councillor Collop referred to comments from the Ward Member which highlighted this application did not comply with the 2010 Equality Act as the application did include accessible cycling racks.

The Planner recognised the comments made by the Ward Member including those from the local biker group. She explained the application include two tier cycle racks but there was provision for accessible cycle racks. She agreed to request a explanation from the applicant on the plane.

Councillor Jones questioned if parking was to be at a lower price at the Travel Hub than the town centre. He added the incentive for electric scooters and bikes.

The Planner highlighted there was a review mechanism in place to assess the change in demand.

Councillor Ware questioned if the local biker groups were to be addressed.

The Planner confirmed these would be reviewed with the agent however the local bike group was part of the pre application consultation.

RESOLVED: The King's Lynn Area Committee Planning Sub-Group agreed a holding objection to the application at this stage and requested further information and clarification on operational, security, accessibility, and management issues before reconsidering the proposal at a future meeting.

23

ANY OTHER BUSINESS

There was none.

24

DATE OF NEXT MEETING

The date of the next meeting was scheduled for the 15th January 2026 at 4:00pm in the Council Chamber, Town Hall.

The meeting closed at 4.42 pm