

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, 25th February, 2026 at 3.30 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

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

OFFICERS: Lucy Smith – Senior Planner

33 **APOLOGIES FOR ABSENCE**

There was none.

34 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

35 **URGENT BUSINESS**

There was no urgent business.

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

There were no members present under Standing Order 34.

37 **CHAIR'S CORRESPONDENCE**

There was none.

38 **ITEMS FOR CONSIDERATION**

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25/01733/FM

Proposed alteration, extension and conversion of upper floors to provide residential apartments at 21 - 22 High Street King's Lynn Norfolk.

The Senior Planner outlined the proposal to convert the first, second, and third floors of 21/22 High Street into 27 residential apartments, retaining the ground floor as a commercial unit. The plans include the addition of windows, a roof terrace for communal open space, and

changes to external materials, with the ground floor remaining as a class E unit suitable for various High Street uses. She summarised consultation responses, noting support from the regeneration team for the town centre use, no objections from the conservation officer, and advice from the secured by design officer regarding lighting and CCTV.

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

In response to questions from Councillor Jones and the Chair, Councillor Collop, the Senior Planner confirmed that the proposed flats meet space standards and discussed ongoing concerns about ensuring adequate natural lighting and amenity for each unit, particularly regarding the number and placement of windows in habitable rooms. Adjustments to the internal layout may be considered to improve amenity, and any significant changes would be brought back to the subgroup.

Councillor Ware expressed her support for the application emphasising the benefits of town centre residential units and the positive impact of providing 27 small residential units in the town centre, improved High Street appearance, and the suitability for residents without cars.

Councillor Jones questioned parking arrangements. The Senior Planner explained that no dedicated car parking is proposed for the development, which is typical for town centre locations. She identified nearby public car parks, including the town hall car park and others within walking distance, as well as proximity to the bus and train stations.

Councillor Jones questioned the accessibility of the upper floors, particularly for wheelchair users and families with pushchairs. The Senior Planner confirmed the presence of a lift shaft in the plans but noted the need to clarify the details of access and ensure that the lift is fully functional and accessible, committing to query this with the applicant.

In response to questions raised by Sub-group, the Senior Planner reported that the NHS Estates team had raised concerns about the possible presence of RAAC due to the building's age, although this was based on assumptions rather than confirmed investigations. She stated that it is the applicant's responsibility to assess and address any structural risks, including RAAC and asbestos, during the construction process.

The subgroup agreed that while they support the application in principle, they require clarification and resolution of the raised issues specifically, accessibility (lift provision) and structural safety (RAAC and asbestos).

RESOLVED: The King's Lynn Area Committee Planning Sub – Group supported the application in principle but requested clarification on the raised issues.

39 **ANY OTHER BUSINESS**

There was none.

40 **DATE OF NEXT MEETING**

The next meeting was to be confirmed when required.

The meeting closed at 3.42 pm