

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 Thursday, 9th July, 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

PRESENT UNDER STANDING ORDER 34: Councillor S Everett (Teams)

OFFICERS PRESENT: Keith Wilkinson – Senior Planner

1 **APPOINTMENT OF CHAIR FOR MUNICIPAL YEAR**

RESOLVED: Councillor Collop was appointed Chair for the Municipal Year.

2 **APOLOGIES FOR ABSENCE**

None.

3 **DECLARATIONS OF INTEREST**

There was no declarations of interest.

4 **URGENT BUSINESS**

There was no urgent business.

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

Councillor S Everett was present under Standing Order 34 on Teams.

6 **CHAIR'S CORRESPONDENCE**

There was none.

7 **ITEMS FOR CONSIDERATION**

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The Senior Planner presented the retrospective planning application for micro-business units at First Self Storage Limited, Edward Bennett Way, Kings Lynn, detailing site history, current usage, and the nature

of the units, with Council Chamber and councillors discussing the proposal and its implications.

The Chair, Councillor Collop questioned the number of parking spaces, and the Senior Planner detailed the current access point, which was reopened without consent, and described the parking provision of 35 spaces along the northern boundary, noting the self-storage element generates less traffic compared to the micro units.

In response to a further question from the Chair, Councillor Collop regarding access to the toilet facilities, the Senior Planner clarified that the toilet facilities are key-coded and intended for users of the units, but customers visiting the site may also use them if provided access, while they are not for public use.

The Senior Planner explained that the micro-business units are container-based, dressed to bespoke needs, all of similar size (6 by 2.2 metres), with some combined for larger spaces, and tailored to end users, including offices and trades. He confirmed that the units have been operational for some time, with businesses already trading from them, despite the retrospective nature of the application.

The Senior Planner outlined four main concerns that led to previous refusal of the planning application: impact on town centre units, biodiversity sensitivity, highway access and safety, and flood risk.

The Planning Sub – Group discussed with the Senior Planner, the highway authority's ongoing objections to the proposal, focusing on access issues, visibility, and the impact on traffic flow.

Under Standing Order 34, Councillor Everett stated as a member of the Planning Committee he was not predetermined and wanted the application to be considered due to the local interest. He also highlighted the poor visibility and highway concerns along with commenting on the previous planning applications.

Councillor Jones commented the micro business units were appealing as outside of the town centre and potentially cheaper rent. He also understood and noted the objections from Highway regarding the access.

Councillor Ware raised concerns on biodiversity of the site and added the units were not aesthetically pleasing. She added the units were already being accessed without planning consent.

The Planning Sub – Group discussed their positions on the application, with a split vote and agreement to approve the application with an amendment addressing highway access

RESOLVED: The King's Lynn Area Committee Planning Sub-Group supported the application in principle but agreed that the proposed

highway access required further attention considering the objections raised by the Local Highway Authority.

8 **ANY OTHER BUSINESS**

There was none.

9 **DATE OF NEXT MEETING**

The next meeting was to be confirmed when required.

The meeting closed at 3.52 pm