

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

**LOCAL PLAN TASK GROUP**

**Minutes from the Meeting of the Local Plan Task Group held on Thursday, 19th September, 2019 at 2.00 pm in the Meeting Room 2-4 - Second Floor, King's Court, Chapel Street, King's Lynn**

**PRESENT:**

Councillors R Blunt, F Bone, A Bubb, C J Crofts, M de Whalley, J Moriarty, T Parish, A Ryves, S Sandell and D Tyler

**Standing Order 34:**

Councillor A Ryves for all items

**Officers:**

Alex Fradley, Principal Planner

Alan Gomm, Planning Policy Manager

Peter Jermay, Principal Planner and Water Management Officer

1 **APOLOGIES**

An apology for absence was received from Councillor C Joyce.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 4 September 2019 were agreed as a correct record.

3 **MATTERS ARISING**

Item 9: Local Plan Review (2016-2036) Consideration of the latest Housing Numbers (August 2019)

Agreed that an email/letter be sent to all Parish Councils (especially those preparing a Neighbourhood Plan) informing them of the latest housing numbers/proposals.

The Chair asked if Councillors had been informed of the latest housing numbers. In response, the Planning Policy Manager explained that Councillors had not specifically been informed. It was therefore **agreed** that all Councillors would be copied into the letter being sent to Parish Councils.

The Task group considered a draft letter to go to all Parish Councils and were invited to comment on the content.

It was **agreed** that the last paragraph be amended to include the email address of the Local Plan Team as a contact point.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business.

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

Councillor A Ryves for all items.

7 **CHAIRMAN'S CORRESPONDENCE**

There was no Chairman's correspondence.

8 **BOROUGH COUNCIL HOUSING DELIVERY TEST ACTION PLAN**

The Principal Planner presented the Housing Delivery Test Action Plan summary circulated with the Agenda.

The Planning Policy Manager and Principal Planner responded to questions relating to:

- Timescale.
- Action required by the borough council.
- Five year land supply.
- Windfall allowance.
- Number of completions.
- No of units allocated in the Local Plan that had not yet commenced development.
- The Norfolk Strategic Planning Framework.
- Potential de-contamination costs of brownfield sites.
- Planning Committee decisions including reasons for refusal.
- Presence of major housebuilders in King's Lynn.
- Potential actions – borough council could take the decision to shorten the period following the approval of the planning application to commence development.
- Payment of CIL.
- Annual Monitoring Report
- Potential for borough council to acquire sites.
- Role and impact of Neighbourhood Plans.
- Flooding – a constraint to development in flood risk areas, discussions held with local MPs.

- Sites which required assistance to bring them forward. An example was given – West Winch housing access road.
- Brownfield and Greenfield development in the Borough.

**AGREED:** 1) The Local Plan Task Group endorsed the Cabinet Report 24 September 2019. The Chair invited Councillors to forward any comments to be raised at Cabinet.

2) In line with the Action Plan sites which appeared to have 'stalled' will be considered by the Task Group at a later date.

## 9 **LP01 SPATIAL STRATEGY**

Following a general discussion on the comments received during the consultation period, the Chair invited Members to consider the responses and proposed that LP01 Spatial Strategy be discussed at the next meeting on 9 October 2019, which the Task Group agreed.

## 10 **LP26 RESIDENTIAL DEVELOPMENT ADJACENT TO EXISTING SETTLEMENTS**

The Planning Policy Manager drew attention to the summary box and explained that following the consultation in February/March 2019, 1200 responses had been received, all of which had been entered into the public consultation system and the comments had been extracted which formed the summary as set out.

The officer comments/proposed actions were set out as part of the response to the consultation.

Reference was made to the NPPF and development boundaries. It was agreed that the link to the NPPF would be included in the minutes.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

(Please see the rural housing section page 21/22 Para. 77 & 78)

The Chair proposed that individual comments from Councillors be forwarded to the Local Plan Team which would then be presented to the Task Group on 9 October 2019, which was **agreed** by those present.

## 11 **KNIGHTS HILL E4.1**

The Planning Policy Manager provided an overview of the discussions at the previous Task Group meeting and the current. Based upon this it was proposed that the site was to be removed as an allocation from the Local Plan review going forward. The portion of the allocation that

already had planning permission could be included in a revised development boundary.

Officers responded to questions from the Task Group on the implications of removing the site from the Local Plan review going forward.

Following a discussion, it was

**AGREED:** That Knights Hill E4.1 be removed as an allocation from the current Local Plan review going forward and the portion of the site which has outline permission be considered as a commitment and included within the development boundary.

12 **SOUTH WOOTTON E3.1**

**AGREED:** To be considered at a future meeting of the Task Group.

13 **NORTH WOOTTON**

**AGREED:** To be considered at a future meeting of the Task Group.

14 **DOWNHAM MARKET - LP35, F1.1, F1.2, F1.3 AND F1.4**

**AGREED:** To be considered at a future meeting of the Task Group.

15 **DATE OF NEXT MEETING**

9 October 2019, 11.00 am, MR 2-4.

**The meeting closed at 3.58 pm**