

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Monday, 8th March, 2021 at 9.30 am - Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT: Councillor C J Crofts (Chair)
Councillors F Bone, C Bower, A Bubb, M Howland, C Hudson, C Joyce, J Kirk, B Lawton, C Manning, T Parish, S Patel, C Rose, A Ryves, S Sandell, Mrs V Spikings, S Squire and M Storey

PC198: **WELCOME AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting. He advised the Committee that the meeting was being broadcast live on You Tube.

The Democratic Services Officer then conducted a roll call to confirm attendees.

PC199: **APOLOGIES**

There were no apologies for absence.

PC200: **MINUTES**

The Minutes of the Meeting held on 8 February 2021 were agreed as a correct record and would be signed by the Chair

PC201: **DECLARATIONS OF INTEREST**

Councillors Crofts, Bubb, Kirk and Rose declared that they were Members of the King's Lynn Internal Drainage Board.

Councillor Joyce declared that he was a member of the East of Ouse, Polver and Nar Internal Drainage Board.

PC202: **URGENT BUSINESS UNDER STANDING ORDER 7**

There was no urgent business under Standing Order 7.

PC203: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

The following Councillors attending under Standing Order 34:

Name	Item	Application
A Kemp	8/1(b)	North Runcton
M de Whalley	8/2(a) 8/2(b)	Gayton Congham

PC204: **CHAIR'S CORRESPONDENCE**

There was no Chair's correspondence to report.

PC205: **RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

A copy of the late correspondence received after the publication of the agenda which had previously been circulated was tabled. A copy of the agenda would be held for public inspection together with a list of background papers.

PC206: **INDEX OF APPLICATIONS**

The Committee noted the Index of Applications.

a **Decisions on Applications**

The Committee considered schedules of applications for planning permission submitted by the Executive Director for Planning & Environment (copies of the schedules will be published with the agenda). Any changes to the schedules will be recorded in the minutes.

RESOLVED: That the application be determined as set out at (i) – (v) below, where appropriate, to the conditions and reasons or grounds of refusal, as set out in the schedules signed by the Chair.

- (i) **20/00643/F
Burnham Market: Bunessan, Herrings Lane: Demolition of existing house and rebuilding with new garage and art studio: Mr & Mrs R Sumroy**

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The Principal Planner introduced the report and explained that the site comprised an existing detached dwelling with detached garage to the front garden.

The site was surrounded by residential properties to the north and south, with other residential properties on the other side of Herrings Lane to the west. Vehicle access was already in place from Herrings Lane.

The application sought full planning permission for the demolition of the existing house and construction of a replacement dwellinghouse and detached garage / art studio.

The site was within the settlement of Burnham Market, which was a Key Rural Service Centre. The whole of the village of Burnham Market was within the Area of Outstanding Natural Beauty (AONB).

Members will recall that this application was considered at the meeting held on 11 January 2021 and was deferred in relation to the effect on the AONB and to see if the applicant would reduce the amount of glazing or use methods which would reduce the impact.

The applicant had now submitted amended plans showing a reduced amount of glazing and proposing the use of electrochromic (EC) glass.

The report had been referred to the Committee for determination as the application had been referred from the 11 January 2021 Committee meeting.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mr R Sumroy (supporting) addressed the Committee in relation to the application.

Councillor Parish proposed an additional condition requiring a scheme for external lighting to be submitted. This was seconded by Councillor Ryves and agreed by the Committee.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application with the additional condition requiring an external lighting scheme and, after having been put to the vote was carried unanimously.

RESOLVED: That the application be approved as recommended as recommended subject to the imposition of an additional condition requiring an external lighting scheme to be submitted.

- (ii) **20/01082/F**
North Runcton: Derelict Esso Filling Station: 36 West Winch Road, West Winch: Demolition of existing built form on site, and replacement with 2 x 3 bedroom bungalow: Motor Fuel Group

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The Principal Planner introduced the report and explained that the application was considered at Committee on 8 February 2021, where Members took the view that the decision should be deferred until

clarification was sought regarding the legality of the proposed access to the site. Further legal advice had been provided by Eastlaw as set out in the report. In addition to the legal clarification, Members also raised additional queries relating to ownership of the adjoining site and the proximity of the site in relation to the petrol filling station and responses to these queries were provided.

Members were reminded that the application site was located to the east of the A10 and fell within the development boundary for West Winch. The site was immediately adjacent to existing petrol filling station and was last used as a commercial repair garage in association with the filling station.

The application sought consent for the construction of a pair of single storey semi-detached bungalows. The bungalows were three bedroom with parking and turning areas to the front and side, and private gardens to the rear. Access for the dwellings was proposed via Regent Avenue.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, the Democratic Services Officer read out comments from Mr Filmer (objecting) in relation to the application.

Councillor Kemp addressed the Committee in accordance with Standing Order 34 objecting to the application.

The Democratic Services Officer then carried out a roll call on the proposal to approve the application, which was lost (2 votes for, 14 against and 1 abstention).

Councillor Joyce raised concern in relation to the application and proposed that the application be refused, which was seconded by Councillor Parish. Following advice from the Assistant Director, Councillor Joyce confirmed that the reason for refusal was the usual highway safety grounds in this location. Issues regarding public safety, Councillor Joyce stated that he would raise separately if the applicant went to appeal.

The Democratic Services Officer then carried out a roll call on the proposal to refuse the application, which was carried (12 votes for refusal and 4 against).

RESOLVED: That the application be refused, contrary to recommendation, for the following reason:

'The proposed development would lead to right hand turning movements across the opposing traffic stream of the A10, a busy traffic route / principal route. The additional vehicular movements associated

with the use of the access would lead to conflict and interference with the free and safe flow of traffic and cause danger and inconvenience to highway users, being detrimental to highway safety. The proposal would therefore be contrary to the NPPF and Development Plan Policies CS11 (Core Strategy) and DM15 (Site Allocations and Development Management Policies Plan).'

The Committee then adjourned at 10.48 am and reconvened at 11.00 am. Upon returning, the Democratic Services Officer carried out a roll call to determine attendees.

(iii) 20/01422/O

Gayton: Willow Dale, Winch Road: Outline application: Proposed residential development for 1 unit: Mr D Garrard

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The Principal Planner introduced the report and explained that the application sought outline planning consent with all matters reserved except for access for one residential unit.

The application site was located to the east of Winch Road, to the east of the village of Gayton. The site was currently garden land to the donor dwelling Willow Dale. Willow Dale was a detached bungalow situated within a substantial plot. The proposed dwelling was on land to the south of the existing dwelling with a new access created to the front of the proposed site off Winch Road.

The application site was located within the development boundary for Gayton. Gayton was categorised as a joint Key Rural Service Centre with Grimston and Pott Row in the Site Allocations and Development Management Policies Plan (SADMPP) (2016).

The report had been referred to the Committee for determination as the officer recommendation was contrary to the views of the Parish Council and it had been called in for determination by Councillor de Whalley.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Shanna Jackson (supporting) and Mr P Gidney (objecting on behalf of the Parish Council) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor M de Whalley addressed the Committee objecting to the application on highway safety grounds, overdevelopment and flooding issues.

The Democratic Services Officer then carried out a roll call on the proposal to approve the application and was lost (7 votes for, 8 against and 2 abstentions).

Councillor Mrs Spikings proposed that the application be deferred in order that further information could be obtained in relation to the drainage issues and proposed drainage mitigation measures. This was seconded by Councillor Crofts.

The Democratic Services Officer then carried out a roll call on the proposal to defer the application and after having been put to the vote was carried unanimously.

RESOLVED: That the application be deferred in order to obtain further information on the drainage issues that had been raised at the site.

(iv) 20/01054/F
Congham: Simla, 42 Low Road: Change of use from residential dwelling to residential dwelling and the keeping / breeding of dogs (retrospective): Mrs Shelley Tomsett

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The Principal Planner introduced the report and explained that the site was situated on the northern side of Low Road, Congham approximately 290 m east of Lynn Road junction in a residential area.

The application was retrospective and sought a change of use from a residential dwelling to a residential dwelling and the keeping / breeding of dogs at Simla, 42 Low Road, Congham.

The number of dogs on site was between 15-18 adult dachshunds with 4-5 litters per year, averaging 4 pups per litter. There was also one working labrador.

The National Planning Policy Framework 2019, the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 were relevant to this application.

The application had been referred to the Committee for determination at the request of Councillor de Whalley.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mrs S Tomsett (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor de Whalley addressed the Committee in support of the application.

The Chair proposed that temporary permission should be granted for 12 months, with appropriate conditions to be agreed with the Chair and Vice-Chair, which was seconded by Councillor Lawton.

The Democratic Services Officer then carried out a roll call on the proposal to allow temporary permission for 12 months, with conditions to be agreed with the Chair and Vice-Chair and, having been put to the vote, was carried unanimously.

RESOLVED: That temporary permission be approved for a 12-month period with appropriate conditions to be agreed with the Chair and Vice-Chair.

(v) 20/01381/F
Northwold: Walnut Lodge, 29 Church Lane, Whittington:
Variation of conditions 2, 7, 8, 10 and 11 of planning
permission 15/00884/F: Mr Mervyn Douglas

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The Principal Planner introduced the report and explained that the application sought to vary an existing planning consent for a single detached dwelling (ref: 15/00884/F) to alter the design and access / parking arrangements. The changes have already been made and therefore this application was retrospective.

The site was situated to the north of Church Lane, Whittington. Whittington was a Smaller Village and Hamlet in the adopted Local Plan.

The application had been referred to the Committee for determination as the office recommendation was contrary to the views of the Parish Council and at the request of the Planning Sifting Panel.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, the Democratic Services Officer read out comments from Mr Pointeer (objecting) to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried (7 votes for, 4 against and 6 abstentions).

RESOLVED: That the application be approved as recommended.

The Committee then adjourned at 12.40 pm and reconvened at 12.50 pm. Upon returning, the Democratic Services Officer then conducted a roll call to confirm attendees.

- (vi) **20/01840/F**
West Winch: Magdalene, 61 Archdale Close: Demolition of existing bungalow and garage and construction of new bungalow and patio area: Mr & Mrs K Dunn

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The Principal Planner introduced the report and explained that the application was for the construction of a replacement bungalow at 61 Archdale Close, West Winch. Archdale Close comprised a mix of single storey dwellings of varying designs, set back from the road. Full permission was sought for the construction of a replacement dwelling following the demolition of the existing bungalow on site, with parking provided to the front of the dwelling.

The site was located within the development boundary for West Winch, as shown on the Inset Map E2 of the SADMPP (2016) and was within the North Runcton and West Winch Neighbourhood Plan Area.

The application had been referred to the Committee for determination as the officers' recommendation was contrary to the views of the Parish Council and at the request of the Planning Sifting Panel.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mr S Brown (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

PC207: **DELEGATED DECISIONS**

The Committee received schedules relating to the above.

RESOLVED: That the reports be noted.

The meeting closed at 1.03 pm