

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

Minutes from the Meeting of the Planning Committee held on Monday, 14th June, 2021 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor Mrs V Spikings (Chair)
Councillors R Blunt, F Bone, C Bower, A Bubb, G Hipperson, C Hudson,
B Lawton, C Manning, E Nockolds, T Parish, C Rose, J Rust, A Ryves,
S Sandell, S Squire, D Tyler and D Whitby

PC1: **WELCOME**

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The Committee held a minutes' silence in memory of Chris Bamfield, who was a well-respected Member of Staff whose funeral was being held the following day. The Committee sent its condolences to his wife and family.

The Chairman reminded the Committee that the meeting was being recorded and streamed live on You Tube.

The Chairman also asked that mobile phones and Ipads be switched off. She asked that Councillors did not use them for this meeting. She referred to the recent Planning Training session where the Council's Legal Advisor had explained that it was important that, as part of the democratic process, the public saw that Members made their own decisions on planning applications and could not be contacted by other people during the meeting. It was also important that the Committee all received the same information on which they could make their decision. 9.3 of the Committee's Code of Conduct stated that Members should not engage in social media or electronic communications, passing or receiving notes during the meeting.

She added that additional information had come from Councillor Jones and this would be explored further. A review of the situation would be taken in 6 months' time.

In response to a comment from Councillor Rust, the Chairman explained that hard copies of the agenda were sent to the Committee, and a hard copy of the NPPF had also been provided. Officers would also provide any further information requested by the Committee.

The Democratic Services Officer then carried out a roll call to determine attendees.

PC2: **APOLOGIES**

Apologies for absence had been received from Councillors Howland (Cllr Whitby sub), Joyce (Cllr Rust sub), Patel (Cllr Sandell sub) and Storey (Cllr Blunt sub).

The Chairman thanked the substitutes for attending and taking part in the meeting.

PC3: **MINUTES**

The Minutes of the Meeting held on 17 May 2021 were agreed as a correct record and signed by the Chairman.

PC4: **DECLARATIONS OF INTEREST**

Councillor Bone declared an interest in relation to item 8/2(d) – Land South of Old Battery House, Cross Bank Road, King's Lynn as his father was an employee of the applicant and would not take part in the debate or decision.

Councillor Bubb declared that he was a Member of the King's Lynn Internal Drainage Board.

PC5: **URGENT BUSINESS UNDER STANDING ORDER 7**

There was none.

PC6: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

The following Councillors attended the meeting and addressed the Committee, as follows:

<i>Councillor</i>	<i>Item</i>	<i>Application</i>
Cllr Bhondi	8/1(a)	Watlington – comments to be read out.
Cllr Jones	8/2(b)	King's Lynn
Cllr de Whalley	8/2(e)	North Wootton

PC7: **CHAIRMAN'S CORRESPONDENCE**

The Chair reported that any correspondence received had been read and passed to the appropriate officer.

PC8: **RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

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

PC9: **INDEX OF APPLICATIONS**

The Committee noted the index of applications.

Before the Committee reached the determination of applications, the Chairman asked for advice from the Council's Legal Advisor as Councillor Rust and Ryves still had their Ipads in operation. The Council's Legal Advisor explained that Standing Order 15, part D referred.

The Chairman advised that as Councillor Rust and Ryves still had their Ipads in operation that a vote in accordance with Standing Order 15, part D, 15.24 and 25 should take place.

In accordance with Standing Order 13 (m) a vote was carried out asking Councillors Rust and Ryves not take part in the meeting, which was carried.

Councillors Rust and Ryves then confirmed that their Ipads had been switched off, therefore the Chairman agreed to rescind the decision.

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) – (viii) below, where appropriate, to the conditions and reasons or grounds of refusal, as set out in the schedules signed by the Chair.

- (i) **20/01661/OM**
Watlington: Land rear of 24 – 36 Downham Road: Residential development for up to 22 dwellings (outline application including access only): VLH Developments Limited

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The Principal Planner introduced the report and explained that the application sought outline planning consent with access only for up to 22 dwellings. The site was located centrally within the built extent of the village of Watlington with Downham Road to the east, and a footpath and Watlington Primary school to the west. The site was 0.92 ha in size and currently consisted of garden land with some sheds / barn, largely surrounded by existing dwellings. The proposed site access was via Downham Road and would require the demolition of an existing dwelling No. 32 Downham Road.

Watlington was a Key Rural Service Centre within the adopted Core Strategy (2011), and the site was located within the development boundary for the village.

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

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, Charles McIntyre (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, the Democratic Services Officer read out the comments from Cllr Bhondi in support of the application.

Councillor Parish expressed some concerns in relation to the application as it was a non-allocated, was not infill and was back-land development and asked why this application was considered suitable for development.

The Assistant Director explained that Watlington was a Key Rural Service Centre, and windfall development was key in terms of housing supply. The site met the terms of policy and settlement hierarchy.

The Principal Planner advised that this was a planned form of development and was suitable and provided affordable housing, play space and improvements for biodiversity.

The Principal Planner also advised that the existing bungalow would be demolished in order to achieve the required visibility splays to be secured.

Councillor Squire referred to the indicative plan and considered that the proposal looked cramped and overdevelopment compared to properties in the vicinity which were more spaced out. She asked whether the housing would be open market and also what the biodiversity benefits would be.

In response, the Principal Planner advised that the scheme was all open market housing would secure 4 affordable housing units. The biodiversity benefits were outlined in late correspondence and a condition on pages 29 and 30 in terms of securing an ecological design strategy.

The Democratic Services Officer then carried out a roll on the recommendation to approve the application and, after having been put to the vote, was carried (17 votes for and 1 against).

RESOLVED: (A) That the application be approved subject to the completion of a Section 106 agreement within four months of the date of the resolution to approve.

(B) That the application be refused if the Section 106 Agreement is not agreed within four months of the date of this resolution to approve.

(ii) **21/00605/F**
Feltwell: Manor Farm, 29 Short Beck: Proposed Timber Cart Lodge to provide secure undercover parking:

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The Principal Planner introduced the report and explained that the application was for the construction of a two-bay cart lodge adjacent to existing outbuildings to the front of Manor Farm, 29 Short Beck, Feltwell.

Manor Farm was located to the west of Short Beck, approximately 30 m south of the junction of Short Beck with Hythe Road and Hill Street. The access to the application site was opposite Grade II Listed No.14 Short Beck.

The application had been referred to the Committee for determination as the applicant was a direct relative of Councillor Storey.

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

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

RESOLVED: That the application be approved as recommended.

(iii) 21/00630/F
King's Lynn: Land south of Old Battery House, Cross Bank
Road: End extension to existing workshop building:

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Councillor Bone did not take part in consideration of the item.

The Senior Planner introduced the report and explained that the application site comprised a storage yard and workshop enclosed with iron mesh fencing and workshop building, to the north of King's Lynn Town Centre. Access to the site was via Cross Bank Road.

The site was contained within an area associated with the port and was used as a workshop for the repair of boats and any equipment used in association with the shellfish business.

Grade II listed residential buildings were adjacent to the site. The application sought consent for an extension to the existing workshop on the site.

The application had been referred to the Committee for determination at the request of Councillor Ben Jones.

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 Neil Lake (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor B Jones addressed the Committee in relation to the application.

Councillor Parish referred to page 45 of the agenda and the comments from the Community Safety & Neighbourhood Nuisance and proposed that a condition be imposed regarding noise control.

The Assistant Director made reference to the size of the extension and to the fact that the applicant explained that welding was currently taking place outside. Officers had considered that it was not worthy for a refusal and there was no need for a condition.

Councillor Parish added that the proposal for the additional condition, which followed the comments of Environment, Health and Housing outlined on page 42 of the agenda, that a condition should be imposed that the roller shutter door on the north elevation be closed at all times other than for access and egress to / from the workshop. The proposal was seconded by Councillor Rust and, after having been put to the vote, was lost.

In response to comments from Councillor Rust regarding noise and odour, the Assistant Director advised that statutory nuisance provisions were still in place.

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

RESOLVED: That the application be approved, as recommended.

The Committee then adjourned at 10.36 am and reconvened at 10.45 am.

(iv) **21/00680/F**
King's Lynn: 24 - 26 Austin Fields Industrial Estate: Proposed extension to industrial unit:

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The Senior Planner explained that the application site was located on the Austin Fields Industrial Estate area in King's Lynn.

The site contained a single storey industrial unit and a forecourt with shipping containers. The shipping containers were located against the western boundary. The site was enclosed with palisade fencing.

The proposal sought consent for a single storey extension projecting from the western elevation of the existing unit. The extension would have solar panels on the roof.

The application had been referred to the Committee for determination as the applicant was the partner of a staff member involved in the planning process.

The Committee noted the key issues for consideration as set out in the report.

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

RESOLVED: That the application be approved as recommended.

(v) 21/00289/CU
Northwold: Oak Lodge, Thetford Road: Retrospective change of use of land for siting of up to 19 glamping pitches: Miss C Neale

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The Principal Planner introduced the report and explained that the application site was a grass field containing mature trees and hedgerows and was located on the north-western side of Mill Drove and to the south of Thetford Road (A134).

It was a retrospective application for the siting of up to 19 glamping pitches with associated toilet / wash area and coffee shop. The glamping bell tents hold between 4-6 persons and parking was available next to each tent. The campsite was open from April to October and the tents were taken down at the end of each season. There was existing water and electric at the site.

The Highway Authority objected to the application on highway safety grounds due to the intensification of the junction between Mill Drove and the A134.

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

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, Miss E Neale (supporting) addressed the Committee in relation to the application.

The Chairman then invited Richard Smith, the County's Highway Officer to address the Committee and to outline the objection from County Highways.

Councillor Ryves informed the Committee that he had called-in the application. He had sympathy with the applicant and felt that support should be given to rural businesses. He did have concerns regarding highway safety and asked what could be done to improve safety along the A134. He added that the information submitted from the applicant indicated that there would be 8 traffic improvements per day, and that people who went on glamping holidays tended to stay on the site. The site had been successful in a short period of time and employed around 10 local people and supported the local community.

He therefore proposed that the application should be approved on the grounds that the proposal supported the local economy. The proposal was seconded by Councillor Rust.

The Assistant Director advised that there was still an objection from the Local Highways Authority.

Several Members expressed support for the application.

Councillor Parish however did not agree with what had been said and supported the recommendation for refusal on highway safety grounds.

Councillor Squire, whilst supporting the application, proposed that permission be granted for a two-year period. The Chairman asked whether a two-year

temporary permission could be imposed. The Assistant Director advised that an objection from County Highways still remained. He added that there was no doubt that it was an established business and there had not been a request for a dwelling on the site, therefore he could not see the justification for a temporary 2-year period.

The Assistant Director referred to the Transport Statement submitted by the applicant and asked the County Highways Officer to respond to that.

The Chairman referred to the proposal from Councillor Squire for a two-year temporary period, which was then seconded by Councillor Ryves on the grounds that it supported rural tourism and the economic benefits of the application outweighed the highway safety risks.

The Chairman also proposed that conditions should be imposed, which restricted the time period from April to October and that there should be no more than 19 pitches on the site, which was agreed.

The Democratic Services Officer carried out a roll call on the proposal to approve the application on a temporary permission for 2 years, from April to October with a total of 19 pitches and, having been put to the vote, was carried (16 votes for, 1 against and 1 abstention).

RESOLVED: That the application be agreed for a temporary two year period, contrary to recommendation, subject to appropriate conditions to be agreed following consultation with the Chair and Vice-Chair to include a restriction on the time period from April to October and a limit on the number of pitches to up to 19 on the site.

(vi) 19/01622/F
North Wootton: The House on the Green, Ling Common Road:
Proposed residential development and conversion of disused
public house: WW Properties (East Anglia) Ltd

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The Principal Planner introduced the report and explained that the application site was located on the southern side of Ling Common Road in North Wootton. It was located within the northern part of the settlement boundary for King's Lynn and the development boundary ran along the northern side of Ling Common Lane at that point.

The boundary for the Area of Outstanding Natural Beauty also ran along the northern boundary of the site so that the site was not within the AONB but land to the north was.

The site currently consisted of a one and a half storey detached building which was last used as a public house, known as the House on the Green Public House. The public house closed early in 2017, and the building and the site had not been in use since.

During the course of the planning application, there had been several changes to the development proposal following public comments and discussion with Planning Officers.

The application now sought full planning permission for the retention and refurbishment of the existing public house and proposed residential development to create 7 new houses to the southern part of the site.

The application had been referred to the Committee for determination as the officer recommendation was contrary to the views of the Parish Council and it raised matters of wider concern.

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, Dr Redhead (objecting) and Jordan Cribb (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor M de Whalley addressed the Committee in relation to the application.

Councillor Ryves commented that the site appeared cramped and therefore proposed that a site visit be carried out, which was seconded by Councillor Lawton and, after having been put to the vote, was carried.

RESOLVED: That consideration of the application be adjourned, the site visited, and the application determined at the reconvened meeting of the Committee.

(vii) 21/00419/F
Sedgeford: Cole Green House, Fring Road: Retrospective application: Retention and completion of detached single storey open car port to front of existing house: Mrs Kathryn Holt

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The Principal Planner introduced the report and explained that the application site was situated on the south side of Fring Road, Sedgeford, within the village boundary, Conservation Area and the designated Norfolk Coast AONB.

The application sought the retention and completion of a detached, single storey, open car port to the front of the existing house at Cole Green House, Fring Road, Sedgeford.

The National Planning Policy Framework 2019, the Sedgeford Neighbourhood Plan, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan 2016 were relevant to the application.

The application had been referred to the Committee for determination at the request of the Assistant Director of Environment & Planning.

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 the comments from Sedgeford Parish Council (objecting) to the Committee in relation to the application.

The Democratic Services Officer carried out a roll call on the proposal to approve the application and, after having been put to the vote was carried (11 votes for, 5 against and 2 abstentions).

RESOLVED: That the application be approved as recommended.

(viii) **21/00205/F**

**Walsoken: Manor House Farm Nurseries: Green Lane:
Proposed residential development, involving demolition of
existing buildings benefitting from prior notification approval for
5 dwellings: Mr & Mrs Griffin**

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The Principal Planner introduced the report and explained that the site was located on the eastern side of Green lane, Walsoken approximately 35 m south of its junction with Broadend Road. The site contained two redundant agricultural buildings which had a history of permissions for the conversion into dwellings. The most recent was a prior notification to convert the two buildings into 3 and 2 dwellings respectively (ref: 20/01849/PACU3) which was extant.

The application sought to construct two new buildings - one containing three dwellings and one containing two dwellings. These would effectively replace the 5 units with extant prior approval consent, which was a fallback position and a material consideration in determining the application.

The site was located within an area classed as countryside and within Flood Zone 1 of the Strategic Flood Risk Assessment.

The application had been referred to the Committee as the views of the Parish Council were contrary to the officer recommendation 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.

The Committee's attention was drawn to the late correspondence where the Parish Council had withdrawn their objection.

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

Councillor Bubb proposed an additional condition requiring swift boxes to be included in the scheme, which was seconded by Councillor Mrs Bower and, after having been put to the vote, was carried.

The Democratic Services Officer carried out a roll call on the proposal to approve the application subject to the imposition of an additional condition to include swift boxes into the scheme, which was carried unanimously.

RESOLVED: That the application be approved as recommended.

PC10: UPDATE ON TREE MATTERS

The Arboricultural Officer presented a report which updated the Committee on recent Tree Preservation Orders (TPOs) that had been served from November 2020 to 30 April 2021, along with a summary on some other aspects of the work undertaken in relation to trees.

RESOLVED: That the report be noted.

PC11: DELEGATED DECISIONS

The Committee received schedules relating to the above.

RESOLVED: That the reports be noted.

PC12: HELEN MORRIS

The Chairman reported that this was the last meeting for Helen Morris, Principal Planner who would be leaving the authority. The Chairman took the opportunity to thank Helen for her hard work and added that she had been a pleasure to deal with. On behalf of the Committee, she wished Helen well for the future.

The meeting closed at 12.30 pm