

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Thursday, 15th July, 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 (sub), C Bower, A Bubb, G Hipperson, A Holmes (sub), C Hudson, B Lawton, S Patel, C Rose, S Squire, D Tyler, and D Whitby (sub)

PC1: **WELCOME**

The Chairman, Councillor Mrs Spikings welcomed everyone to the meeting. She advised that the meeting was being recorded and streamed live on You Tube.

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

PC2: **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bone, Long, Morley, Nockolds and Rust

PC3: **DECLARATIONS OF INTEREST**

There were no declarations of interest.

PC4: **DECISION ON APPLICATION**

(i) 21/00081/F
Dersingham: 59A Manor Road: Proposed new dwelling:
Bespoke Norfolk Group

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The Senior Planner advised that Committee convened at the site access at 9.30 and 10.00 am.

The Senior Planner explained that whilst on site two points of clarification had been sought, one in relation to site levels. He explained that no topographical survey had been carried out so he could not clarify the exact site level of the adjacent land to the south which was No.61 and No.61a. However, the Committee had noted that the land was lower than the adjacent sites.

The Committee viewed the site from the gardens at No.63 and No. 61a. In relation to the windows on the southern elevation it was clarified that these were not obscurely glazed. There was also a condition which relating to boundary treatment.

An amended plan been received which corrected the annotation of the elevations.

The Chairman, Councillor Mrs Spikings referred to the late correspondence and asked for clarification in relation to the removal of trees. The Senior Planner explained that he considered that two trees would be required to be removed as identified at the site visit.

Councillor Bubb stated that the site had been split up over the years. He added that No.61a would be affected the most, having to have some of the fence removed and replaced with a gable end, which was approximately twice the height of the fence. The occupiers of No.61a would have no pleasure from their garden. The occupant of No.61a had stated that there would not be a problem if the proposal was moved 3 or 4 m away from the fence.

He therefore proposed that the application should be refused on the grounds of it being overbearing on No.61a and to a degree No.63. The proposal could be moved to a different location on the site. The proposal for refusal was seconded by Councillor Bower.

The Assistant Director confirmed that the planning reasons were sound.

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

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

The proposal, by reason of the southern gable would have an overbearing impact on no 61a and be detrimental to neighbour amenity, contrary to DM15 and the NPPF.

(ii) 20/01792/F
Downham Market: East of The Chalet, Priory Chase:
Construction of five dwellings and garages: PCD Builders Ltd

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The Principal Planner introduced the report and reminded the Committee that the application had been deferred from the meeting held on 12 July 2021, to clarify the density of the site.

She confirmed that the density of the site was 17.7 dwellings per hectare.

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.

The meeting closed at 11.30 am