

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

**KING'S LYNN AREA CONSULTATIVE COMMITTEE -
PLANNING SUB-GROUP**

**Minutes from the Meeting of the King's Lynn Area Consultative Committee -
Planning Sub-Group held on Tuesday, 23rd November, 2021
at 4.15 pm in the Assembly Room, Town Hall, King's Lynn**

PRESENT:

Councillor Mrs S Collop (Chair)
Councillors Miss L Bambridge J Collop, and B Jones

An apology for absence was received from Councillor A Kemp

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Kemp.

2 **URGENT BUSINESS**

There was no urgent business.

3 **DECLARATIONS OF INTEREST**

Councillor Bambridge declared she had a non-pecuniary interest in respect of item (i) – Queen Elizabeth Hospital, King's Lynn as she was appointed as a Governor by Norfolk County Council for the hospital.

4 **MEMBERS PURSUANT TO STANDING ORDER 34**

There were no Members present pursuant to Standing Order 34.

5 **CHAIR'S CORRESPONDENCE (IF ANY)**

There was no Chair's correspondence.

6 **ITEMS FOR CONSIDERATION**

- (i) **21/01979/FM
Queen Elizabeth Hospital, Gayton Road, King's Lynn:
Public service infrastructure planning application. Proposed
construction of a two-storey hospital building (Use Class
C2) with associated infrastructure and landscaping**

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The proposals for a new hospital building were presented to the Sub-Group. It was noted that the proposal would require the loss of 59 car parking spaces although these would be accommodated elsewhere on the site and the loss of trees.

AGREED: That the Sub-Group raised no objection to the application.

- (ii) **21/00855/FM**
Lovells Aconite Road Site Office, Front Way, King's Lynn:
The construction of 96 dwellings associated access roads, footways and new areas of public open space and associated external works

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The proposals were presented to the Sub-Group. It was explained that 15 affordable units would be provided but phase one would not include the affordable units and would be provided during the later phases. All properties would be provided with an EV charging point or ducting and solar panels.

The Chair raised an issue with regards to the safety of the cyclepath. It was advised that Norfolk County Council would carry out a safety audit.

AGREED: That the Sub-Group had no objection to the application subject to further clarification on the safety of the cyclepath.

- (iii) **21/01568/FM**
King's Lynn Athenaeum, Blackfriars Street, King's Lynn:
Conversion of former post office (Class E) to a flexible use for commercial uses (Class E), public house, wine bar, drinking establishments and hot food takeaway (sui generis) on ground floor only with 30 residential units on first, second and third floors and third floor extension to create 4 new residential units

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The proposals were presented to the Sub-Group. An amended plan was expected following comments raised by the Conservation Areas Advisory Panel regarding the top floor. There were no consultee objections. Norfolk County Council Highways had requested an amendment to the ground floor regarding the service door, and their response to the amendment was awaited.

Councillor Jones raised the issue of the free car parking spaces which were around the building and asked if these would be retained. It was explained that there would be a slight loss, but the rest would be retained.

A question was raised as to whether the Police had made any comments on the entrance to the flats. It was explained that the Police had been consulted and had requested a lighting scheme, which would be included as a condition.

With regards to parking, the site was in a town centre location, and as such there was no requirement for parking. The size of the flats was deemed to be acceptable.

Councillor Bambridge made reference to the panelling inside the building. It was explained that the building was not listed but the applicant had discussed the panelling and it was proposed to retain the internal lobby area and as much as possible but as the building was not listed, the Council had little powers in this regard.

With regards to the comments from Historic England, it was explained that this was part of the pre-application advice and that element had been removed from the scheme.

Councillor J Collop stated that he could see one or two anomalies with the scheme and felt that the scheme could be improved.

AGREED: That the Sub-Group had no objection to the application.

(iv) 20/00470/RMM

Land west of St Peters Road, West Lynn: Reserved Matters application for 38 dwellings. Details of layout, scale, appearance and landscaping. In accordance with Condition 8 of the outline planning permission, the scheme includes a vehicular access to the West Lynn Drain along with a 9m easement strip. In accordance with Condition 26 of the outline planning permission, the scheme includes a 15m exclusion zone around the Anglian Water Pumping Station

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The application was presented to the Sub-Group for consideration. It was explained the scheme would comprise 100% affordable units on the site.

It was advised that there was a drainage condition included on the outline consent.

There were no garages for the units as was common with affordable housing schemes, but each unit would be provided with a shed and all would be off-road parking. All properties would have 2 car parking spaces and the 4 bed units would have 3 car parking spaces.

AGREED: That the Sub-Group had no objection to the application.

7 **SCHEDULE OF FORTHCOMING MEETINGS**

The schedule of meetings was agreed with a 4.15 pm start. The meetings would be cancelled if not required.

The meeting closed at 5.23 pm