

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 Thursday, 30th November, 2023 at 4.30 pm in
the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30
5DQ**

PRESENT: Councillor
Councillors S Collop, D Heneghan and B Jones

An apology for absence was received from Councillor

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 URGENT BUSINESS

There was no urgent business to report.

4 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

There were no Members present pursuant to Standing Order 34.

5 CHAIR'S CORRESPONDENCE

There was no Chair's correspondence to report.

6 ITEMS FOR CONSIDERATION

The Chair informed the Sub-Group that application 23/01931/FM – Creation of a 3G artificial grass pitch at Lynnsport had been withdrawn and therefore would not be considered at the meeting.

23/01023/FM

Demolition and redevelopment of Providence Street Community Centre and Hillington Square flatted blocks known as Aitken House, Norris House and Chestnut House excluding electrical substation. Development of 65 new dwellings and 1,106 square metres of class E commercial/community floorspace and

associated soft landscaping, vehicle and cycle parking, refuse stores, improvements to the public realm and associated infrastructure, including relocation of electrical substation at Chestnut House, Hillington Square, King's Lynn, Norfolk

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The Senior Planner introduced the report and explained that the application had been considered by the Sub-Group previously. The application had been amended and she outlined the changes to the Sub-Group. When considering the previous application, the Sub-Group, Historic England and the Conservation Officer had concerns relating to the buff colour of the bricks. The amendments to the application were now showing red bricks. There was also an increase in car parking spaces.

The Sub-Group had also raised concern in relation to cycle space provision and it was confirmed that there was now in excess cycle provision. The Sub-Group also raised the issue of the continuation of the community café, however the Senior Planner explained that the planning process could not force anyone to have a café, but the proposal did include use classes which included cafes, so one may be forthcoming in the future. The community café had been running at a loss. All tenants within Providence Street had been offered alternative accommodation.

With regards to timescales, the Senior Planner explained that there were still some outstanding highway and drainage issues therefore the application was likely to go to the February Planning Committee meeting for determination. If approved, there would also be a standard condition requiring work to commence in 3 years.

In relation to mitigation measures for All Saints Church, the Senior Planner explained that if the application was approved, there would be condition attached requiring a Construction Management Plan to be submitted. There was also other legislation and bodies to control the works, such as Building Control.

Conclusion

The Sub-Group had no objection to the application.

7 **ANY OTHER BUSINESS**

None.

8 **DATE OF NEXT MEETING**

The next meeting, if required, would be held on Thursday 14 December 2023 at 4.30 pm in the Council Chamber, Town Hall.

The meeting closed at 5.12 pm