

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**LOCAL PLAN TASK GROUP**

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 6th November, 2019 at 11.15 am in the Meeting Room 2-1 -
Second Floor, King's Court, Chapel Street, King's Lynn**

PRESENT:

Councillors Miss L Bambridge (substitute for C J Crofts), R Blunt, F Bone,
A Bubb, C Joyce, A Kemp (substitute for M de Whalley), J Moriarty, T Parish,
A Ryves, S Sandell and D Tyler

Under Standing Order 34:

Councillor A Ryves for all items

Officers:

Katie Evans, Assistant Planner

Alex Fradley, Principal Planner

Peter Jermany, Principal Planner (Policy) and Water Management
Officer

1 APOLOGIES

Apologies for absence were received from Councillors C J Crofts and
M de Whalley.

2 NOTES OF THE PREVIOUS MEETING

The notes of the previous meeting held on 21 October 2019 were
agreed as a correct record, subject to Councillor C Hudson being
added to the list of attendees as a substitute for Councillor F Bone.

3 MATTERS ARISING

There were no matters arising.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 URGENT BUSINESS

There was no urgent business.

6 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor A Ryves for all items.

7 **CHAIR'S CORRESPONDENCE**

There was no Chair's correspondence.

8 **CONSIDERATION OF COMMENTS TO THE LOCAL PLAN REVIEW CONSULTATION**

LP02 – Settlement of Hierarchy

The Principal Planner highlighted the proposed new wording.

Officers present responded to questions relating to:

- Consultation undertaken with Town and Parish Councils and King's Lynn which was unparished.
- Proposed development for Hunstanton.
- Allocations made for proposed development in West Lynn.
- Promotion of energy efficiency for new dwellings.
- Stoke Ferry – category in Settlement Hierarchy.
- Methodology used for assessment of settlements/sites previously agreed by the Task Group.
- Role of Neighbourhood Plan.
- Comments received and responses from the consultation.
- Brownfield sites.

AGREED: The Task Group approved LP02.

LP27 – Houses in Multiple Occupation (HMO)

The Task Group was advised that there were no comments made in relation to the above policy. The Policy was therefore proposed to remain as it stood.

In response to questions, the Policy Team undertook to check if licensing requirement for a HMO could be added to the policy, possibly as supporting text and detail regarding higher quality standards.

Discussion took place regarding the word "significant."

AGREED: Subject to the potential inclusion regarding licensing and standards the policy was agreed.

LP28 – Enlargement or Replacement of Houses in the Countryside

The Task Group was advised of the issues raised and the policy recommendation was to leave it as it stood.

A discussion took place on:

- The role of Neighbourhood Plans.
- Second Homes in the Borough.
- Tenancy clauses for specific housing accommodation.
- Housing for residents to remain in the local area.
- Replacement of enlargement of dwellings to reflect the scale and character of its surrounding areas.

Discussion took place regarding design, the NPPF, and the recently published Government Design Guidance. Reference was made to the need for modern construction methods, material and techniques. These would be covered in some detail within the relevant design policies of the Local Plan review.

AGREED: The Policy Team to investigate the potential for a separate policy on second homes within the AONB and if such a restriction should apply to LP28.

LP29 – Housing Needs of Rural Workers

The Principal Planner advised that no comments had been made in reference to LP29; therefore no further changes were proposed to the policy.

A discussion took place on how biodiversity would be supported.

It should be noted that Biodiversity Net Gain details are contained within the Environmental Bill. This had reached its second reading before Parliament dissolved. It is likely that this will come back in some form, but we have to wait for this and taken into account accordingly.

Reference was made to 1c)i and it was proposed that the word “profitable” be deleted and replaced with “successful” which was **agreed** by the Task Group.

A discussion also took place about the definition of ‘rural enterprise’ and if this is defined in the local plan.

AGREED: Subject to the change above being incorporated LP29 was agreed.

LP33 – Community Facilities

The Principal Planner explained that no comments were made under LP33, therefore no further changes were being proposed.

A discussion took place, a summary of which is set out below:

- Importance of community facilities.

- Provision of cemeteries.
- Provision of health care facilities.

Councillor Kemp requested that it be recorded that she raised that encouragement should be given to improving the provision of, for example. Doctor's surgeries/ dentists in the Borough.

AGREED: LP33 was agreed.

9 **DATE OF NEXT MEETING**

The next meeting of the Task Group will take place on Wednesday 4 December 2019 at 11.15 am in the Kempe Room, Town Hall, Saturday Market Place.

The meeting closed at 12.54 pm