

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, 4th December, 2019 at 11.15 am in the Kempe Room, Town
Hall, Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT:

Councillors R Blunt (Chair), F Bone, A Bubb, C J Crofts, M de Whalley,
J Moriarty, T Parish (Vice-Chair), S Sandell and D Tyler

Under Standing Order 34:

Councillor A Kemp for all items

Officers:

Katie Evans, Assistant Planner

Alex Fradley, Principal Planner

Alan Gomm, Planning Policy Manager

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

1 **APOLOGIES**

There were no apologies for absence.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the previous meeting held on 6 November 2019 were
agreed as a correct record.

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 Kemp for all items.

7 **CHAIR'S CORRESPONDENCE**

There was no Chair's correspondence.

8 **DRAFT POLICY LP06 - THE ECONOMY POLICY**

- Discussion on the issue of the Docks area being a COMAH site.
- Discussion on amendment point 4 and LP06 6f in relation to protecting rural employment sites.
- Issue of not wanting to promote wording which may allow large housing to go through a loophole in relation to rural businesses - discussion on LP29 and how this policy sets out criteria linked to this concern.
- Discussion on EV Charging points and NPPF 105-106 being placed specifically into this policy.
- Comment raised on how point 10 coexists alongside retaining land for business which led to a discussion around suitable employment sites and housing and an alternative approach to moving sites if needs be.
- Discussion on Norfolk County Council Highways and road issues.
- Discussion on Tourism & environmental impacts – 5.1.3 point.
- Discussion on point 6 - what areas are classed as rural and what tourist accommodation would be included? There was concern this point could allow wriggle room (6a and 6d).
- Discussion on the fear of cutting off employment opportunities.

AGREED: The Task Group approved the recommendation.

9 **DRAFT POLICY LP07 - RETAIL DEVELOPMENT POLICY**

- Discussion on size and scale of proposed units (500 sq.m. - floor space).
- Supportive points on encouraging sustainable development and a mixture of retail services.
- Discussion on protecting local pubs and how can this protection be strengthened - this led back to LP06 - point 9/10 covers this and this is also something neighbourhood plans can deal with.
- Discussion on point 3 and the retail impact assessment – discussion on challenging this and the worry of large new stores shutting down small scale shops.

AGREED: The Task Group approved the recommendation.

10 **DRAFT POLICY LP08 - TOURING AND PERMANENT HOLIDAY SITES**

- Discussion on the issue that holiday sites do not always stick to business plans.
- Clause 3 related to discussion on whether this policy protects sites against the fear of 'rogue' developers.
- Discussion on 3a and selling homes.

AGREED: The Task Group approved the recommendation.

11 **DRAFT POLICY LP09 - DEVELOPMENT ASSOCIATED WITH THE NATIONAL CONSTRUCTION COLLEGE, BIRCHAM NEWTON (CITB) AND RAF MARHAM**

- Discussion on British Sugar being added to this policy.
- Discussion on the soon to be former CITB site and the interest in how this policy could be moulded to ensure it remains as a large employment site.
- Important to encourage the use of these sites in this policy.

AGREED: The Task Group approved the recommendation.

12 **DRAFT POLICY LP10 - STRATEGIC ROAD NETWORK**

- Point 1b issue around the word 'severe' - can this be softened – this wording is derived from NPPF 109.
- Discussion on issues around the design of roads/roundabouts.
- Discussion around large supermarkets having an effect on roads.
- Discussion on health facilities, new development and transport links.
- Discussion on proposals for mitigating highway issues in relation to CIL/S106.
- Discussion on writing into the policy traffic flows within peak times for tourism (March – Sept.).

AGREED: The Task Group approved the recommendation with the addition of: **Under 1b iii) the route's traffic capacity 'over peak times - this may be anytime depending on different area's characteristics'.**

13 **DRAFT POLICY LP11 - DISUSED RAILWAY TRACKWAYS**

AGREED: To be considered at the next meeting of the Task Group.

14 **DRAFT POLICY LP12 - TRANSPORTATION POLICY**

AGREED: To be considered at the next meeting of the Task Group.

15 **DRAFT POLICY LP13 - PARKING PROVISION IN NEW DEVELOPMENT**

AGREED: To be considered at the next meeting of the Task Group.

16 **SCHEDULE OF MEETINGS 2020**

The meeting dates of the Task Group for 2020 were noted.

17 **DATE OF NEXT MEETING**

The next meeting of the Task Group will take place on Thursday 16 January 2020 at 2.00 pm in Meeting Room 2-1, Kings Court, Chapel Street, King's Lynn.

The meeting closed at 1.15 pm