

BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK

RECONVENED MEETING OF THE DEVELOPMENT CONTROL BOARD

**Minutes of the reconvened meeting of the Board held on
Friday 9 February 2007 at 3.15pm in the Council Chamber,
Town Hall, Saturday Market Place, King's Lynn**

PRESENT:

Councillors Mrs V M Spikings (Chair)
R W Groom, D M Johnston, John Loveless, T C Manley, A S Morrison,
M J Peake, A M White

Apologies for absence were received from Councillors Mrs Z Christopher
A F Burch, Mrs B A Burch, M S Storey and H C Symington

Under Standing Order 34 Councillor D J Pope

1. **DECLARATIONS OF INTEREST**

There were none.

2. **DCB 85: ADJOURNED ITEMS**

The Board was invited to determine the following application, which had been adjourned from the meeting held on 6 February 2007, and the subject of a site inspection held earlier that day.

(viii) 06/01843/F

Nordelph: Land south of Corner House High Street: Construction of a pair of semi-detached dwellings and 1 detached dwelling with associated access road and car ports: Mr P North

The Principal Planning Officer reminded the Board that the application sought permission for full planning permission for the construction of a pair of 4 bedroomed semi-detached houses and a 2 bedroomed detached house on land which formed part of the side/rear garden for 'Corner House', off High Street in the centre of Nordelph.

She explained that the Conservation Area Officer had no objections to the proposal, subject to the approval of materials etc. She also read out the Local Highway Authority comments and drew Members attention the fact that the footpath under construction to the entrance of the site was taken into account when formulating a response. She highlighted that notwithstanding the Conservation Area Officer's comments, the key issues to be considered when determining the application, were as follows:

- The impact of the development upon the Nordelph Conservation Area.
- The impact of the development upon the adjoining properties.
- Highways safety.

Councillor Morrison stated that he agreed to the principle of development on this site, but did not support the application as it stood. He explained that he did not perceive there to be problems in relation to increased traffic, however, whilst he was aware that there had been properties on this site previously, he suggested that the proposed development would be over intensive. He highlighted that if the Board were minded to grant planning permission for this application that this could set a precedent in relation to the development of backland sites.

Councillor White concurred with the points raised by Councillor Morrison and further suggested that the pair of semi-detached properties were set too far back into the site. Whilst he thought that it might be possible to have three dwellings on the site, the current configuration was unacceptable and over crowded.

Councillor Loveless also concurred with the points raised previously and further stated that as there had previously been properties on this site pre 1959, which was the character of Nordelph at that time, perhaps this had influenced the Conservation Area Officer in the comments he had made on the application. However, he stated that the current proposal, with the garages facing onto the street frontage would be intrusive, an overdevelopment of the site and would unacceptably impact on the street scene; he therefore stated that he did not support the proposal as it stood.

Councillor Groom explained that he did not support the proposal. He highlighted that his main concern was in relation to changing the form and character of the area by allowing backland development, and the possible precedent this would set if the proposal were to be granted permission. He stated that he had no concerns on the overlooking aspects of the application as he felt this could be overcome by planting appropriate landscaping.

RESOLVED: That, the application be refused as recommended.

The Meeting closed at 3.30pm