

**Planning Regulatory Committee  
Minutes of the Meeting Held on Friday 24 January 2020  
at 11am in the Edwards Room, County Hall**

**Present:**

Cllr Colin Foulger (Chairman)  
Cllr Brian Long (Vice Chairman)

Cllr Mick Castle  
Cllr David Collis  
Cllr Danny Douglas  
Cllr Brian Iles

Cllr William Richmond  
Cllr Martin Storey  
Cllr Tony White

**Officers Present**

Jon Hanner  
Nick Johnson  
Angelina Lambert

Engineer - Highways Development Manager  
Head of Planning  
Principal Planning Officer

**1 Apologies and Substitutions**

- 1.1 Apologies were received from Cllr Eric Seward
- 1.2 Also absent were Cllr Stephen Askew, Cllr Roy Brame and Cllr Mike Sands

**2 Minutes**

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 11 October 2019 were agreed as an accurate record and signed by the Chairman

**3 Declarations of Interest**

No interests were declared

**4 Urgent Business**

There was no urgent business.

## Applications referred to the Committee for determination.

- 5 FUL/2019/0053: Land adjacent to West Hall Farm, Springvale, Gayton, Norfolk, PE32 1QZ**
- 5.1.1 Members received the report asking them to consider whether to arrange a planned site visit to view the site and its surroundings to obtain information relevant to determination of the application for full planning permission for the erection of a new 210 place (1 form entry) pupil school and the erection of a 56 place nursery, car parking and associated works to replace the existing school currently located on Lynn Road, Gayton. Due to the age, condition and cost of Maintenance, the existing school was no longer fit for purpose.
- 5.1.2 Angelina Lambert introduced the report and gave a presentation to the Committee
- 5.1.2 Letters of objection, support and comment had been received on the application; additional comments had been received since the agenda was published from King's Lynn and West Norfolk Borough Council's Environmental Quality Team who had not raised any concerns, Norfolk Fire and Rescue Service who had stated the need for fire hydrants on the site, and King's Lynn and West Norfolk Borough Council who were due to present the application to their planning committee on 3 February 2020, recommending no objections subject to any recommendations received from the Borough Council's Environmental Health Teams.
- 5.1.3 One letter in support of the application had been received from a local resident, asking for mitigations against concerns raised about the application by others
- 5.2 The Committee were asked to discuss whether they would like to hold a site visit prior to the application being brought to them at a future meeting for determination:
- A Member noted that no comment had been received from the Local Member and no objections from Highways or flooding agencies, which he felt indicated there was no evidence at that time for the Committee to carry out a site visit
  - The Vice-Chairman discussed that the previous site had issues relating to flood risk and objectors felt that other sites in the vicinity would be more appropriate. The applicant had looked at other sites and therefore had eliminated a lot of the issues raised when the development was put forward for consideration on a different site. Therefore, the Vice-Chairman was not in favour of a site visit
  - Other Councillors also expressed that they were not in favour of a site visit for these reasons, noting that the information in the application was sufficient at that time
  - One Member of the Committee noted that concerns raised by the Parish Council related to access, green space, highways, footways and parking and felt a site visit could be beneficial to understand these further
  - Cllr Collis had visited the site in question and from his observations he did not feel that any objections raised so far amounted to a serious objection
- 5.3 With 1 vote for, 7 against and 1 abstention, the Committee decided there was **NOT** a need to undertake a site visit before the determination of the current submitted

planning application.

The meeting ended at 11.23

### **Chairman**



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