

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee

Agenda

**Wednesday, 28th August, 2024
at 10.45 am**

in the

**Assembly Room
Town Hall
King's Lynn**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

PLANNING COMMITTEE AGENDA

Please note that due to the number of applications to be considered it is proposed that the Committee will adjourn for lunch at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

DATE: Wednesday, 28th August, 2024

VENUE: Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

TIME: 10.45 am

6. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS (Pages 5 - 48)

To receive the Schedule of Late Correspondence received since the publication of the agenda.

To: Members of the Planning Committee

Councillors B Aota, T Barclay, R Blunt, A Bubb, R Coates, M de Whalley, T de Winton, P Devulapalli, S Everett, D Heneghan, S Lintern (Vice-Chair), T Parish (Chair), S Ring, C Rose, Mrs V Spikings, M Storey and D Tyler

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on Time Not Specified (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chairman, items may not necessarily be taken in the order in which they appear in the Agenda.
- (2) An Agenda summarising late correspondence received by 5.15 pm on the Thursday before the meeting will be emailed (usually the Friday), and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 30th August 2024** Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

For Minor Applications

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

For Further information, please contact:

Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

Planning Committee

28 August 2024

Agenda Item 6

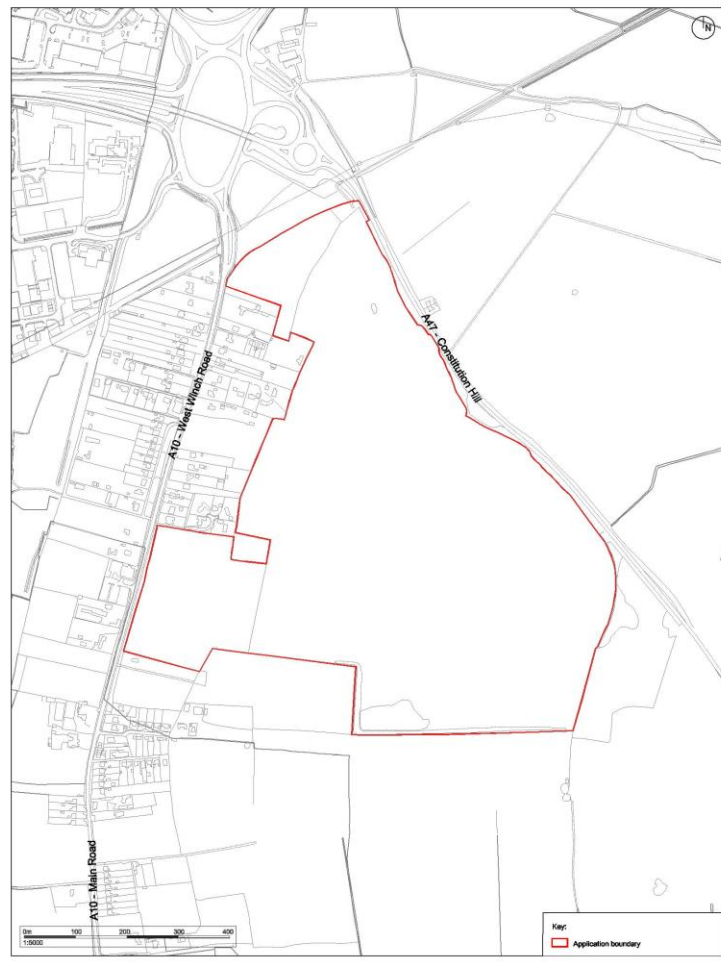


13/01615/OM

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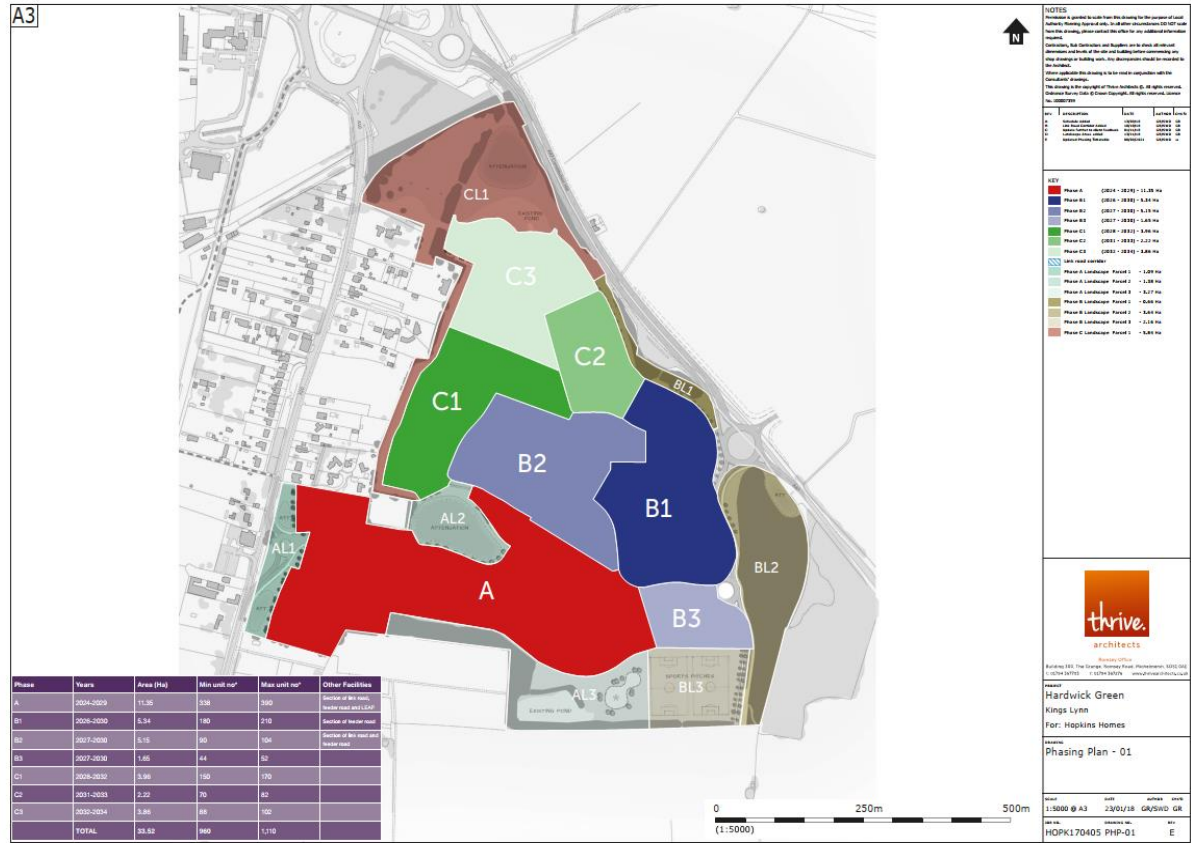
7



Project: Herwick Green, South West King's Lynn	Job No: HCP/2001
Title: Site location plan	Date: October 2013
Client: Hopkin Homes Ltd	Drawn By: TAD
Author: Paul	Scale: 1:6000@A1
	Revision: -
	Author: WH

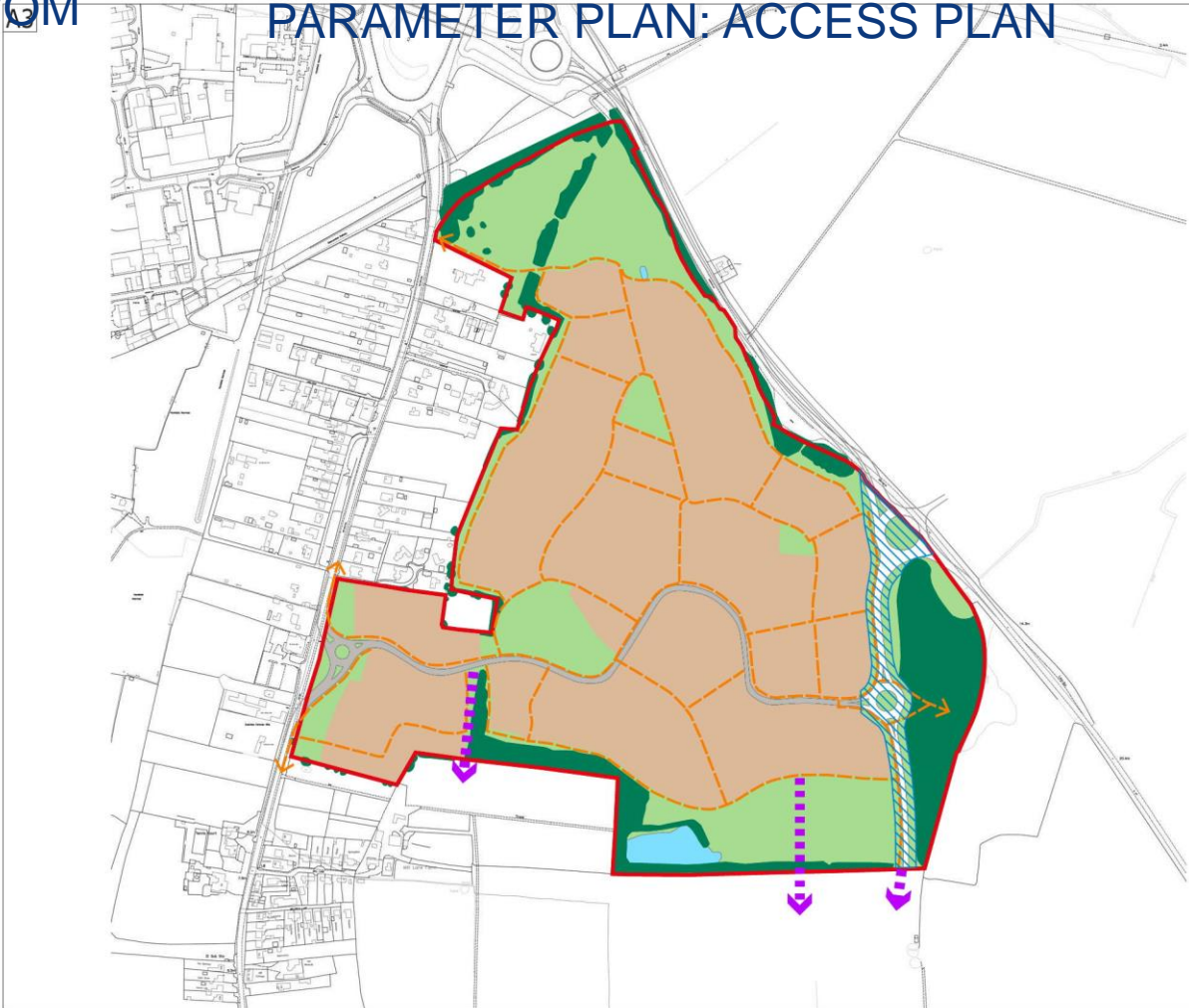
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PARAMETER PLAN: ACCESS PLAN

6



NOTES

Applicant is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing, please contact this office for any additional information required.

Contributors, Sub-Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any site drawings or building work. Any discrepancies should be recorded in the schedule.

Where applicable this drawing is to be read in conjunction with the Consultant's drawings.

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REV	DESCRIPTION	DATE	BY
1	Link Road Corridor added	02/02/18	GR/SWD
2	Link Road Corridor updated	02/02/18	GR/SWD

- KEY**
- Application boundary
 - Link road
 - Feeder road
 - Indicative route of pedestrian links with cycle paths integrated in road network
 - Indicative location of access links to land to the south
 - Link road corridor



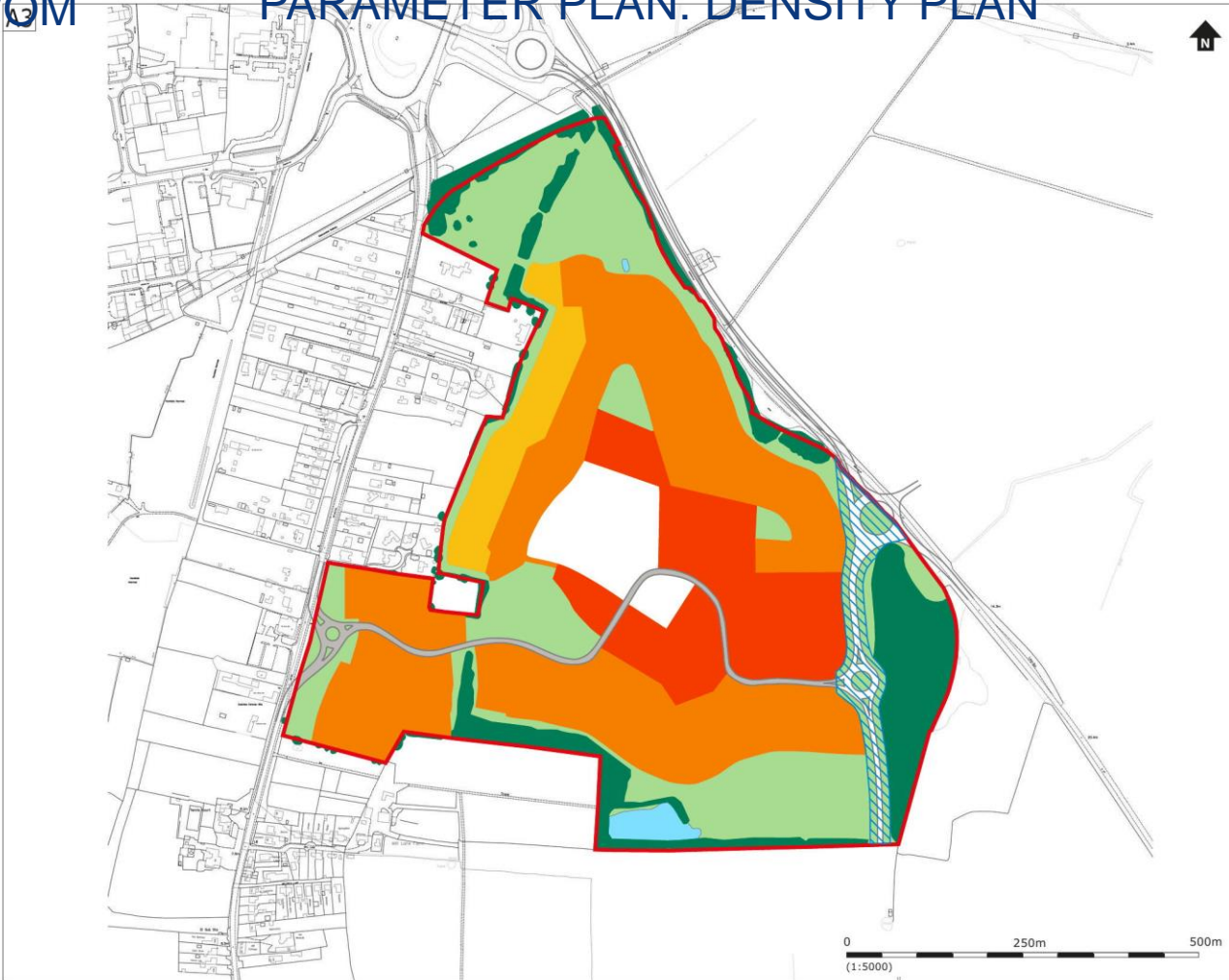
Remsey Office
Building 200, The Grange, Remsey Road, Michelmersh, SO52 8AZ
t 01753 827203 f 01753 827219 www.thrivearchitects.co.uk

PROJECT
Hardwick Green
 Kings Lynn
 For: Hopkins Homes

DRAWING
 Parameter plans:
 Access Plan

SCALE	DATE	AUTHOR	DWG NO
1:5000 @ A3	19/01/18	GR/SWD	GR
<small>PROJECT NO:</small>		<small>REV:</small>	
HOPK170405 PP-AP-01		B	

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NOTES
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REV	DESCRIPTION	DATE	AUTHOR	CHECKED
1	Link Road Corridor added	03/03/18	GR/SWD	GR
2	Link Road Corridor updated	03/03/18	GR/SWD	GR

- KEY**
- Application boundary
 - Residential between 25 - 30 dwellings per hectare
 - Residential between 30 - 35 dwellings per hectare
 - Residential between 35 - 40 dwellings per hectare
 - Residential between 35 - 40 dwellings per hectare
 - Link road corridor



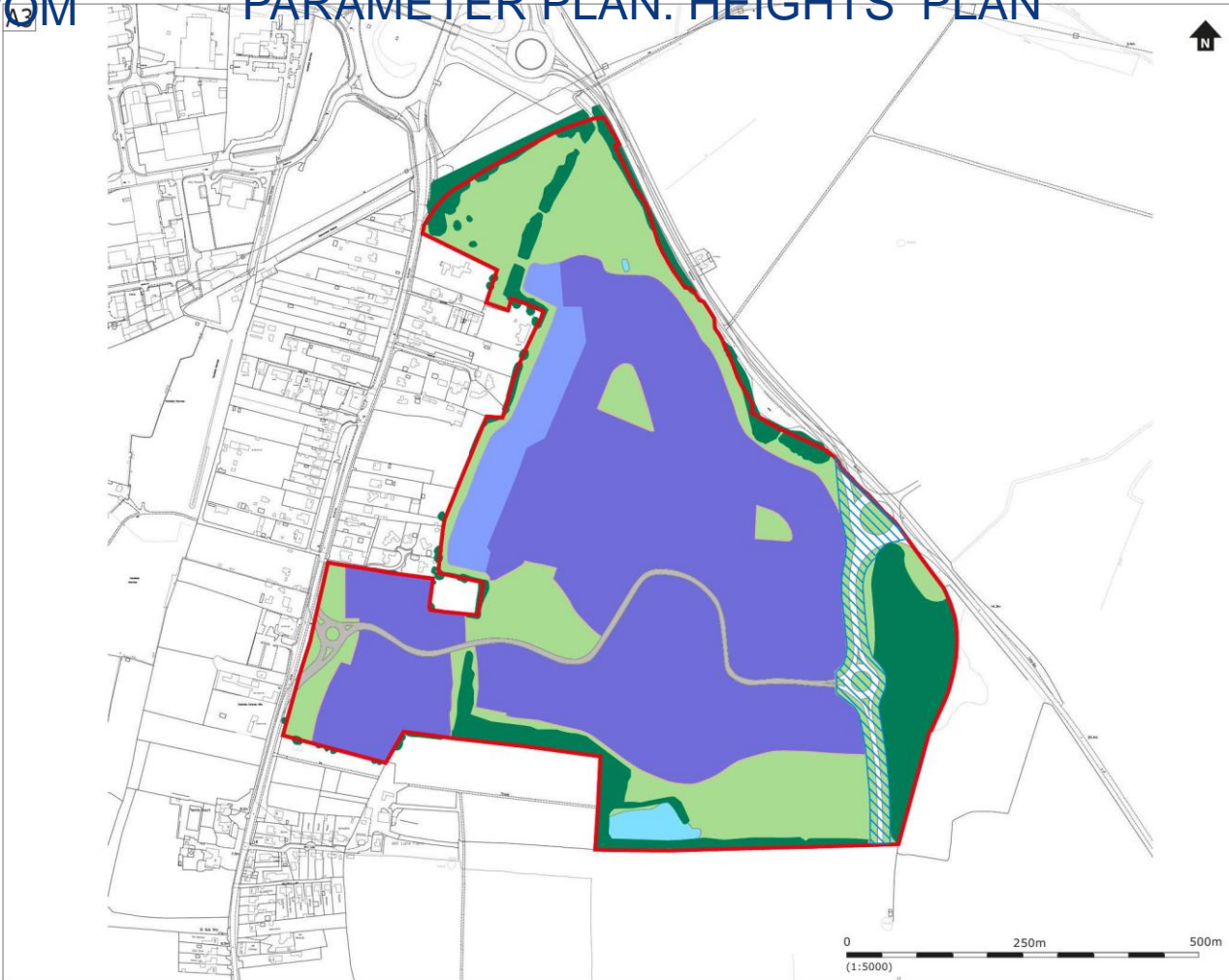
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 Building 200, The Grange, Remsey Road, Michelman, SO5 8AZ
 T: 01753 827705 F: 01753 827706 www.thrivearchitects.co.uk

PROJECT
 Hardwick Green
 Kings Lynn
 For: Hopkins Homes

DRAWING
 Parameter plans:
 Density Plan

SCALE
 1:5000 @ A3
DATE
 23/01/18
AUTHOR
 GR/SWD
CHECKED
 GR
REV
 B
 HOPK170405 PP-DP-01





NOTES

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REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY
1	Link Road Corridor Update	03/03/18	GR/SWD	GR
2	Link Road Corridor Update	03/03/18	GR/SWD	GR

- KEY**
- Application Boundary
 - Up to two storeys (max. 10m from ground level)
 - Up to two and a half storeys (max. 12.5m from ground level)
 - Up to 30% of the area shown in dark purple to comprise of buildings of up to two and a half storeys (12.5 metres from ground level) in height.
 - Link road corridor



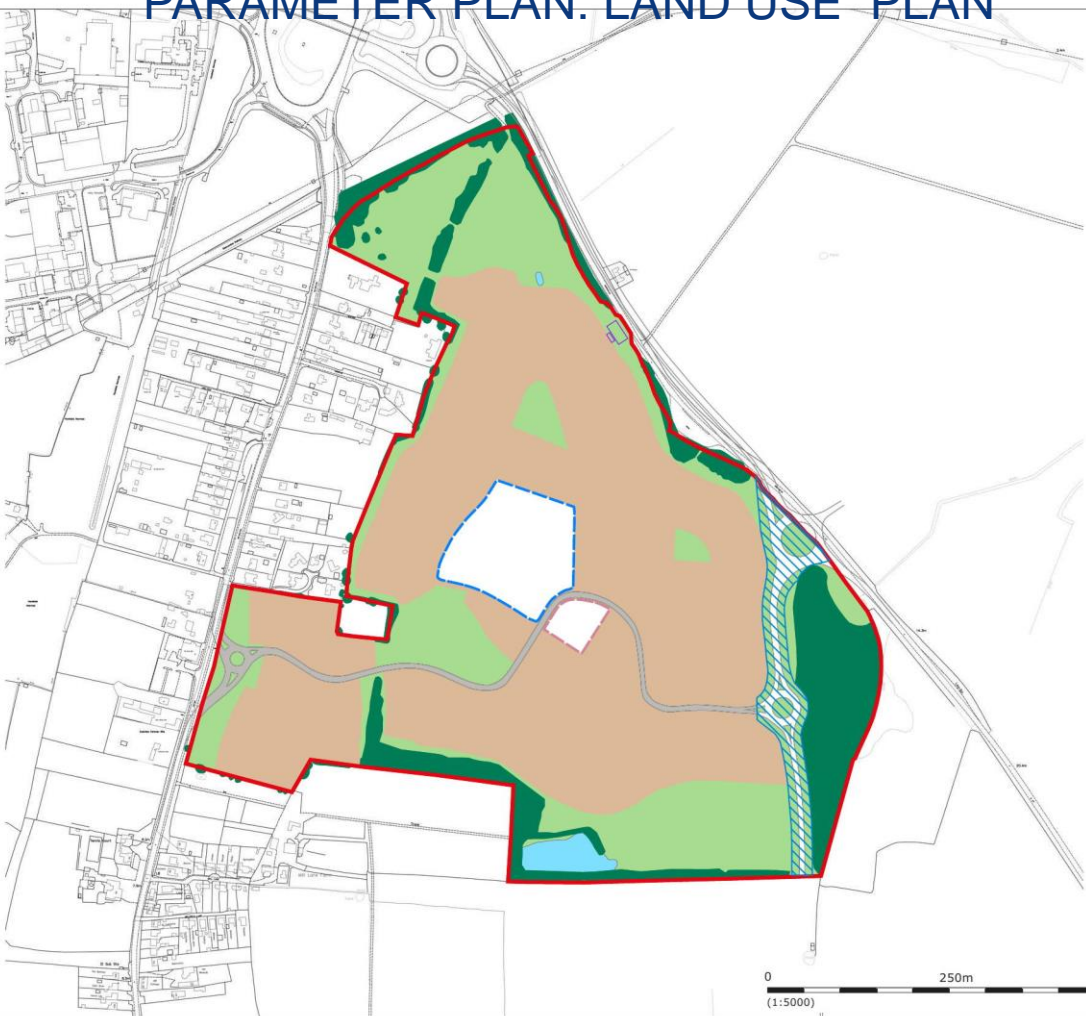
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t 01263 827203 f 01263 827202 www.thrivearchitects.co.uk

PROJECT
Hardwick Green
Kings Lynn
For: Hopkins Homes

DRAWING
Parameter plans:
Heights Plan

SCALE	DATE	AUTHOR	CHK'D
1:5000 @ A3	19/01/18	GR/SWD	GR
REV	DATE	BY	CHK'D
HOPK170405 PP-HP-01			B





NOTES

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REV	DESCRIPTION	DATE	DESIGNED	CHECKED
1	Link Road Corridor	03/03/18	GR/SWD	GR
2	Link Road Corridor	03/03/18	GR/SWD	GR

- KEY**
- Application boundary
 - Residential up to 1:1.01 units
 - Indicative location of Local Centre, which must include:
 - A neighbourhood shop (A1) up to 1900m² and/or
 - Community building
 - Link road
 - Feeder road
 - Landscape
 - Buildings to be removed
 - Link road corridor



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PROJECT
Hardwick Green
Kings Lynn
For: Hopkins Homes

DRAWING NO.
**Parameter plans:
Land Use Plan**

SCALE
1:5000 @ A3

DATE
19/01/18

AUTHOR
GR/SWD

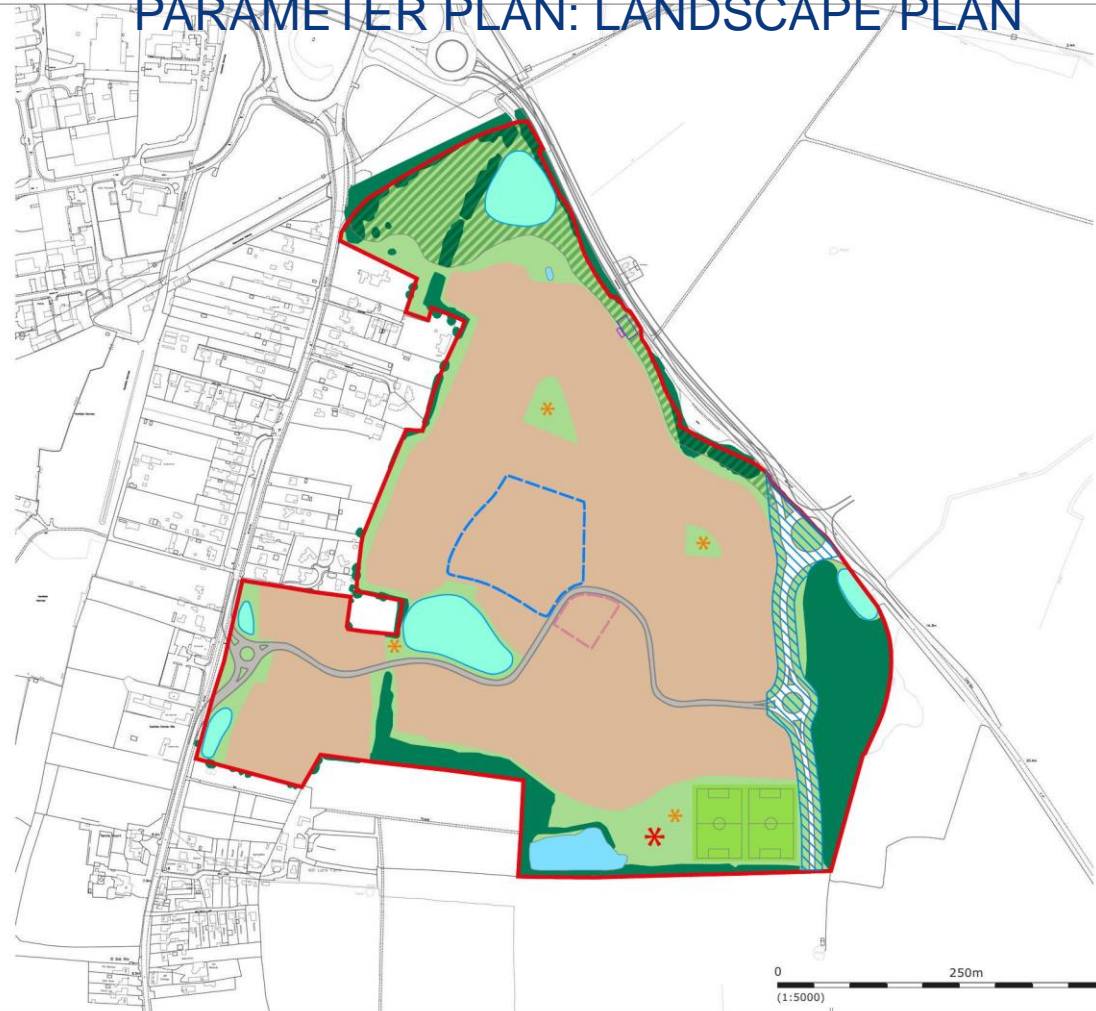
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REV
HOPK170405 PP LUP-01

REV
B



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REV	DESCRIPTION	DATE	AUTHOR	CHECKED
1	Link Road Corridor added	02/02/18	GR/SWD	GR
2	Link Road Corridor updated	02/02/18	GR/SWD	GR

- KEY**
- Application boundary
 - Development area
 - Landscape
 - Retained and enhanced vegetation
 - Areas of proposed landscape and ecology enhancement
 - Normal Sports Field Provision
 - Local Equipped Area of Play (LEAP)
 - Neighbourhood Equipped Area of Play (NEAP)
 - Including Multi-User Games Area
 - Existing Ponds
 - Buildings to be removed
 - Link road corridor



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PROJECT
 Hardwick Green
 Kings Lynn
 For: Hopkins Homes

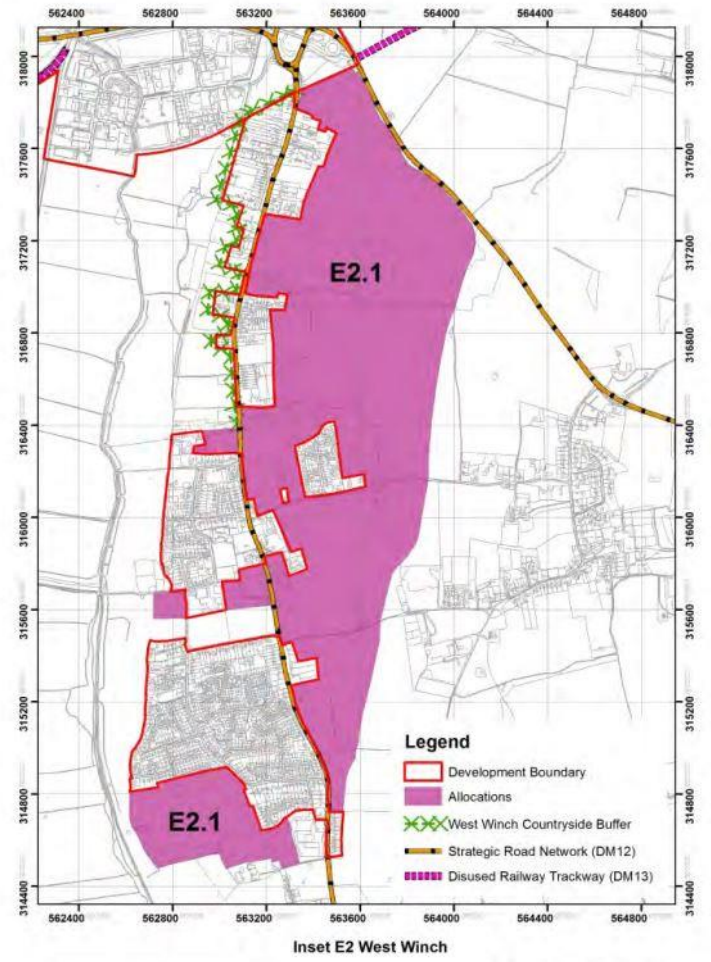
DRAWING
 Parameter plans:
 Landscape Plan



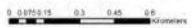
SCALE	DAYS	AUTHOR	CHECKED
1:5000 @ A3	19/01/18	GR/SWD	GR
HOPK170405 PP-LP-01			B

SADMPP Site Allocation - Policy E2.1

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Ordnance Survey 100024314



WWGA Framework Master Plan

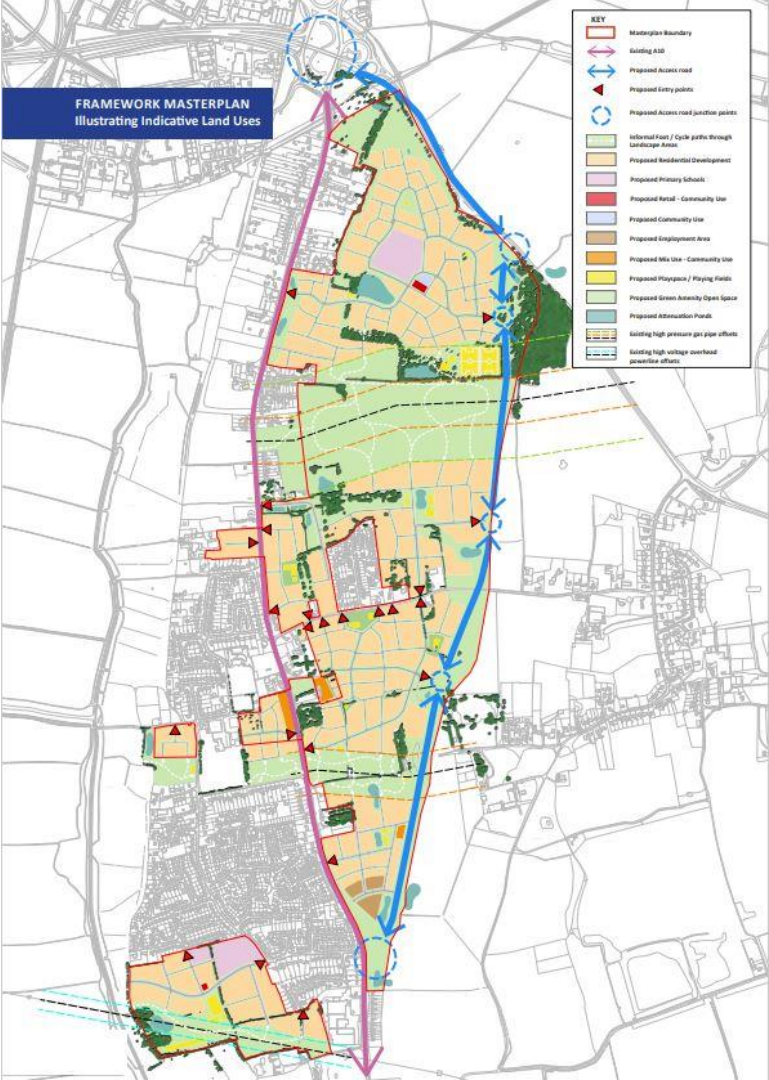




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Ariel view of the site



13/01615/OM

Slide
No. 13

17



View from A47 towards Kinds Lynn

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Slide No. 14

18



View northwest adj. Sheep's Course Wood



19

Looking North west towards former layby on A47

20



View from A47 from Hardwick Heading towards North Runcton

13/01615/OM

Slide
No. 17

21

View south east on Constitution Hill (towards North Runcton)

Bo
K
W



Lemuel Burt Way looking onto A10 (approx. location of roundabout)

23



Lemuel Burt Way looking North onto A10



Lemuel Burt Way looking North east towards the site



The Winch Pub looking North on A10 towards Hardwick



The Winch Pub looking South onto A10 towards West Winch





A10 Looking North east towards the site (Near No29)







Looking west towards West Winch Road

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Looking North west (A47 to right of barn)





Looking Southwest from A47

34

Looking north west adjacent A47





North part of site looking Southwest

36



Northwest part of site looking south



Northwest part of site looking south (hedge line adj.
properties on east of West Winch Road)

13/01/2014

Slide
No. 34

Looking west towards A10

A landscape view looking west towards a road (A10). The foreground is dominated by tall, dry grasses and green bushes. In the middle ground, there are several houses with red roofs, a white car, and a white van with a red stripe. A tall electricity pylon is visible in the background under a cloudy sky.



West part of site looking South



West towards Babingley Place

13/01615/OM

Slide
No. 37



South of Babingley Place



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West part of site looking Southeast



43

View across south of site looking towards
Sheeps Course Wood

44

South boundary





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Southeast part of the site and Sheeps Course Wood



Looking Northeast adj Sheeps Course
Wood.



East part of site looking north towards A47

END OF PRESENTATION

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