



Planning Committee
Monday, 6th October, 2025 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **Presentation** (Pages 2 - 108)

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Planning Committee

6 October 2025

2



25/00389/F

3



Supplied by: www.ukmapcentre.com
Serial No: 263473
Centre Coordinates: 549441.310489
Production Date: 06/05/2023 17:24:49

LOCATION PLAN



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0m 1cm = 12.5m 62.5m
Scale 1:1250



Supplied by: www.ukmapcentre.com
Serial No: 263472
Centre Coordinates: 549441.310489
Production Date: 06/05/2023 17:24:37

BLOCK DIAGRAM



0m 1cm = 5m 25m
Scale 1:500

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UK MAP CENTRE .com



9



Existing access point to Biggs Road, hedgerow along boundary



7



25/03/2025 11:09

Caravans existing along site's front boundary



∞



Caravans existing along site's front boundary



North boundary of the site viewed internally





25/03/2025 11:09

View of south boundary showing adjoining use



11



25/03/2025 10:43

Site's north boundary as viewed externally



12



25/03/2025 10:40

Existing highway at Biggs Road





New Package Treatment Plant
(Marsh 60 Person)





old septic tank



Speaker Rachel Bingham







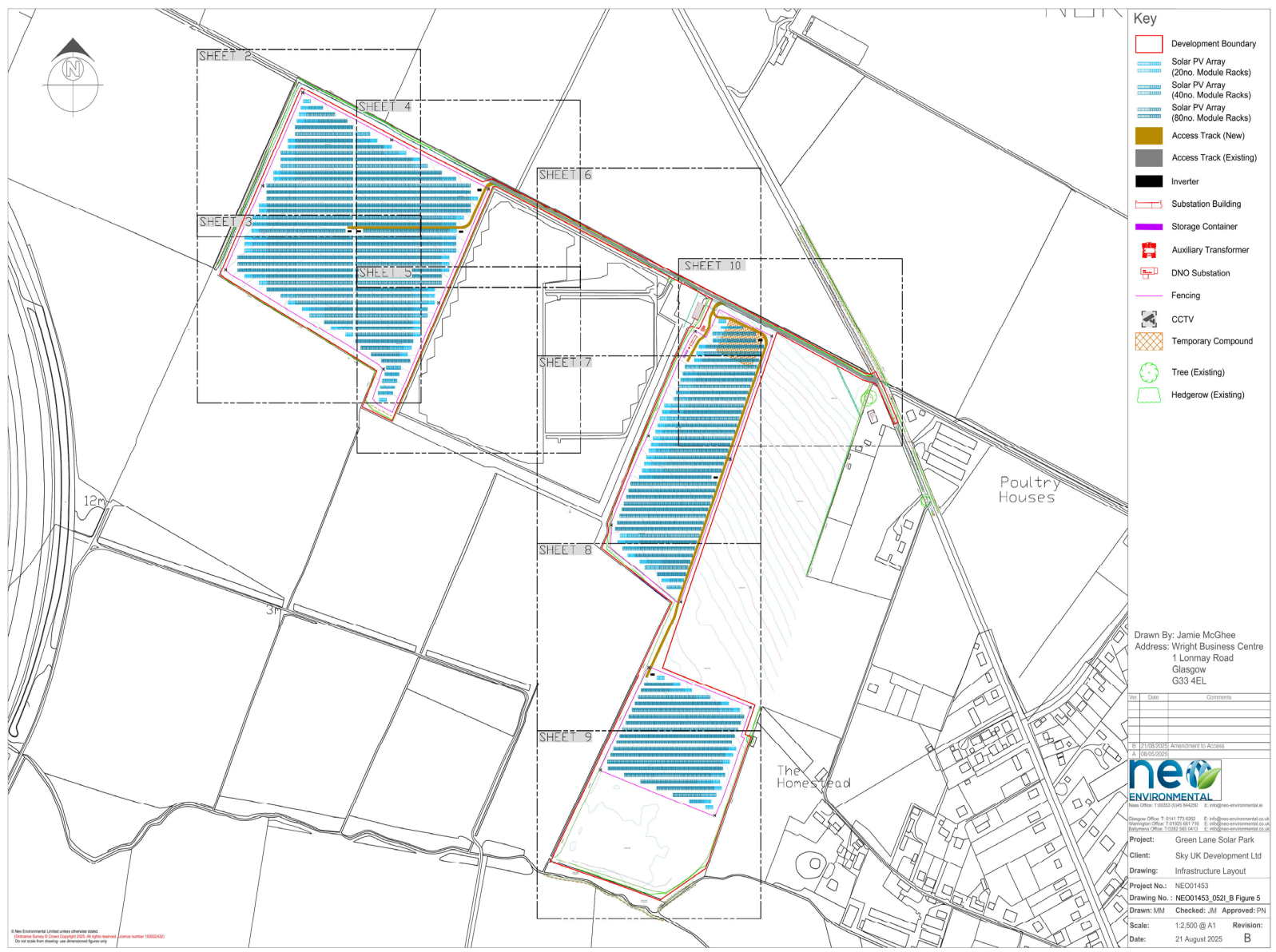


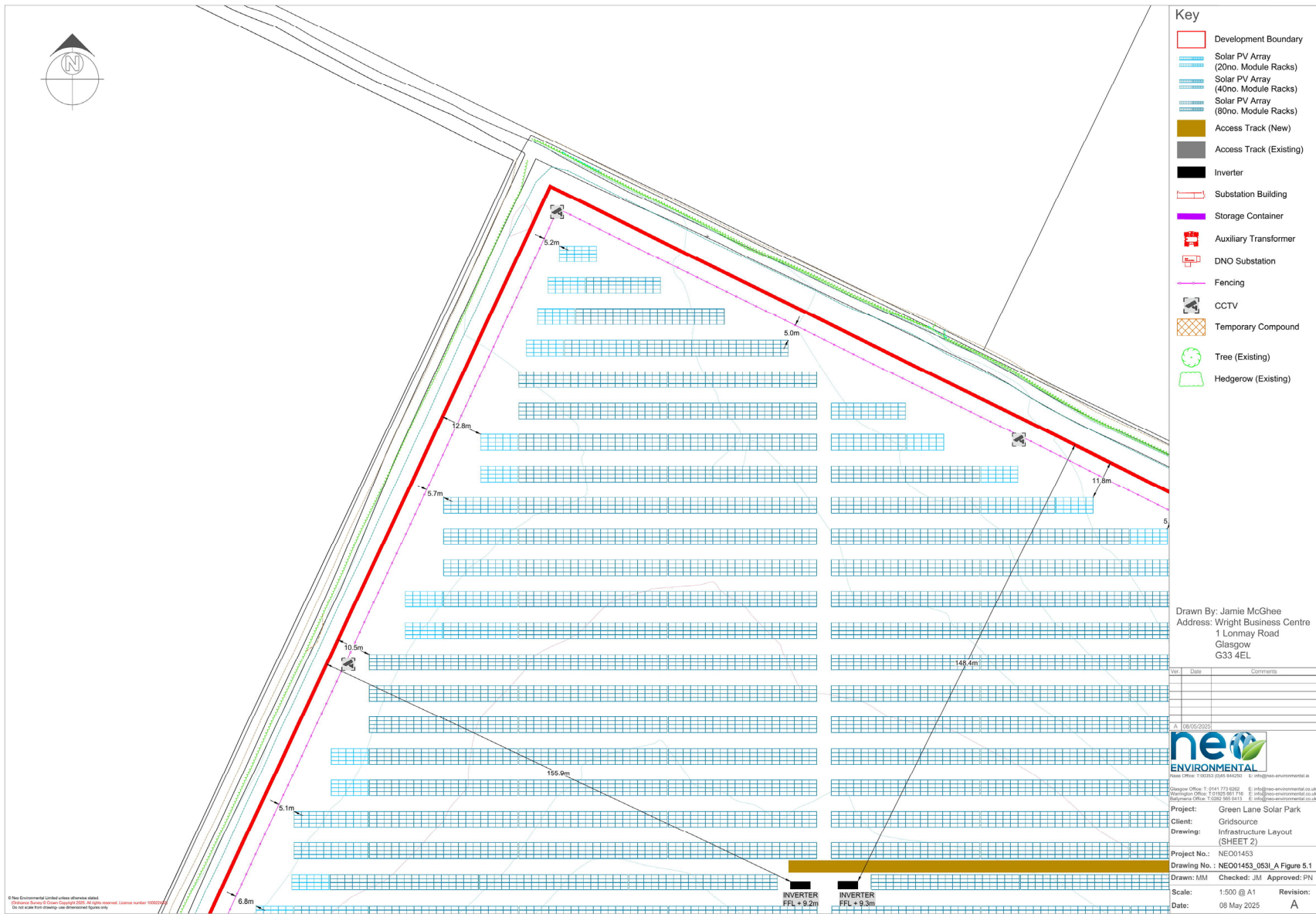


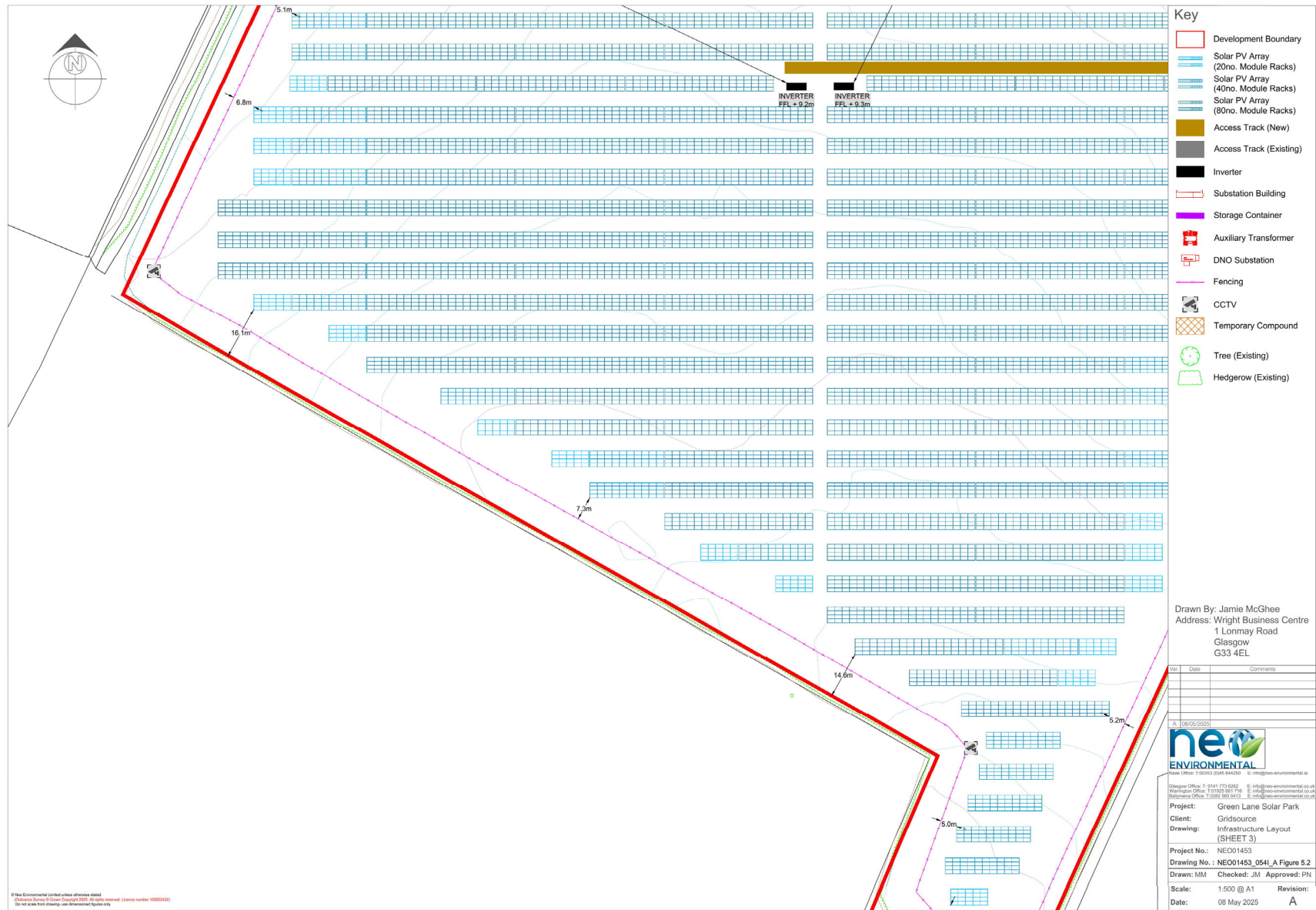
25/01068/FM

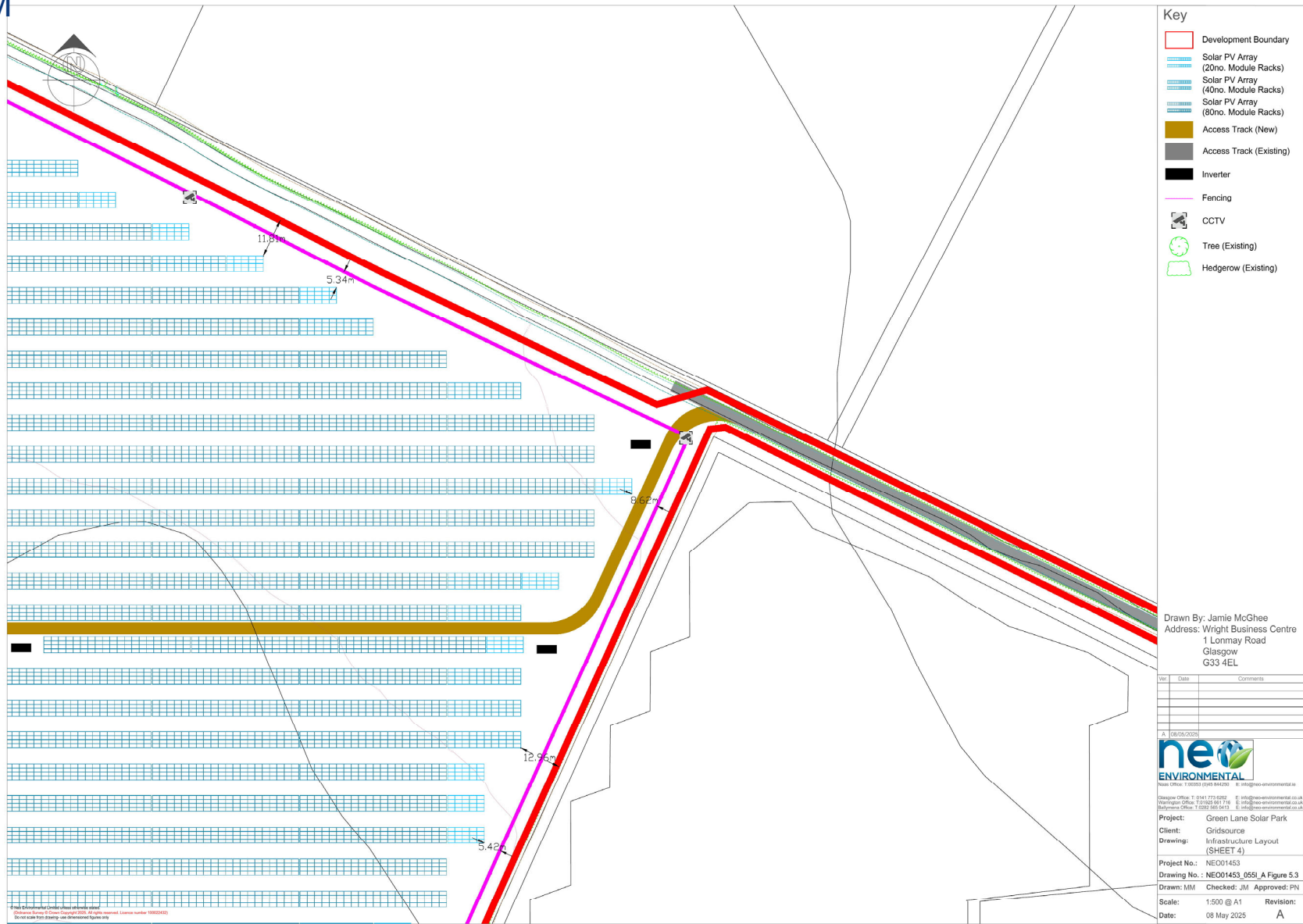
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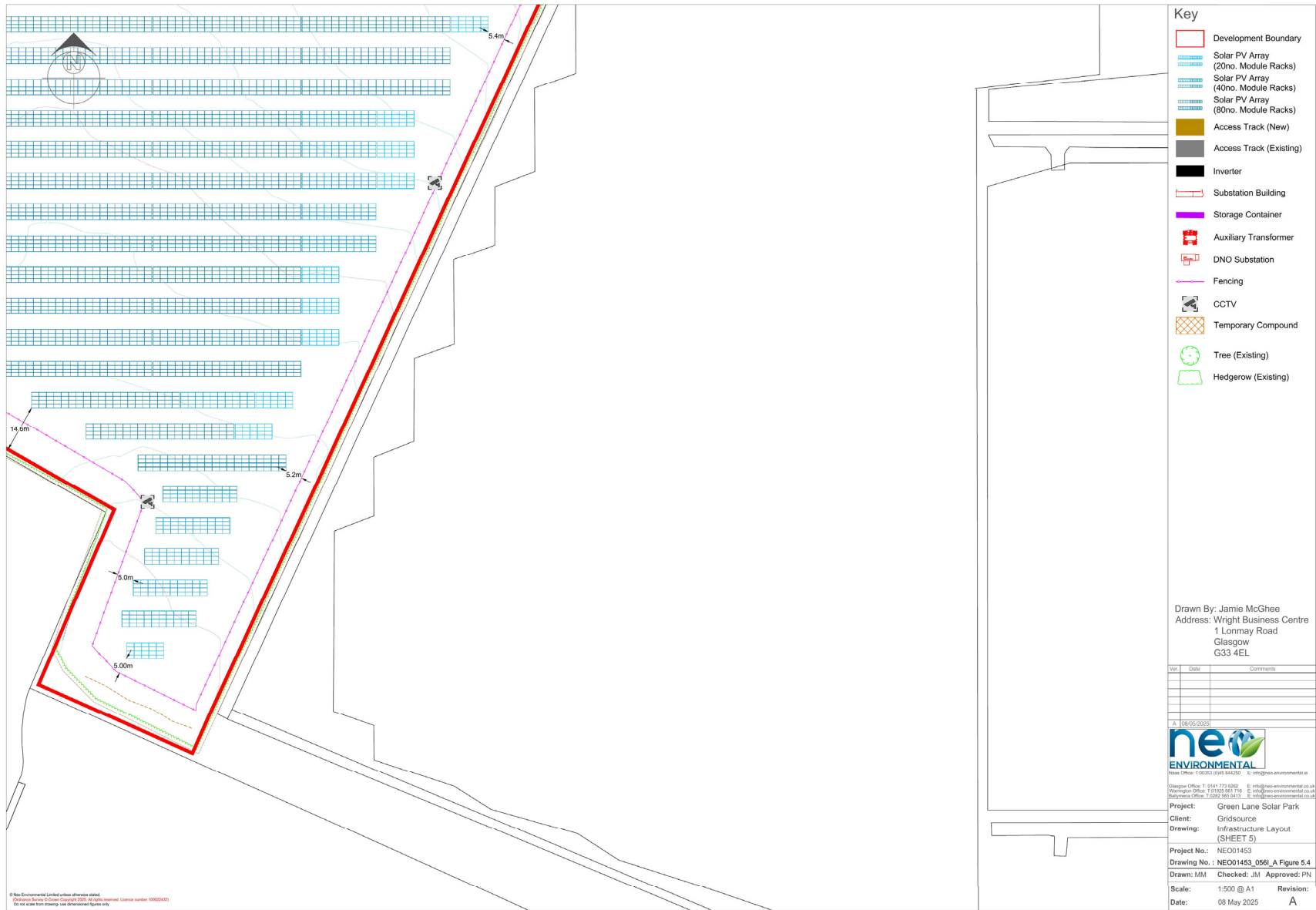


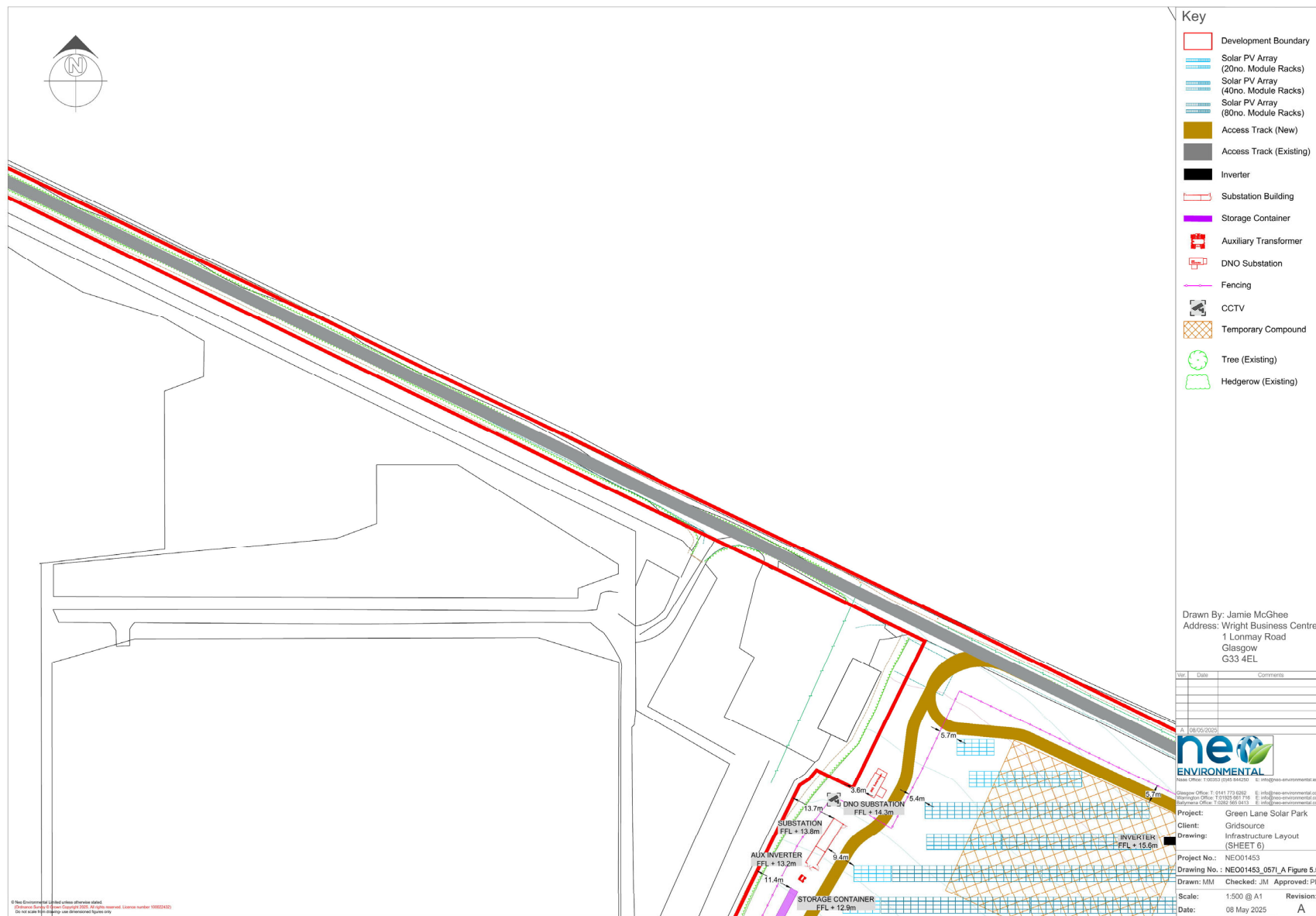


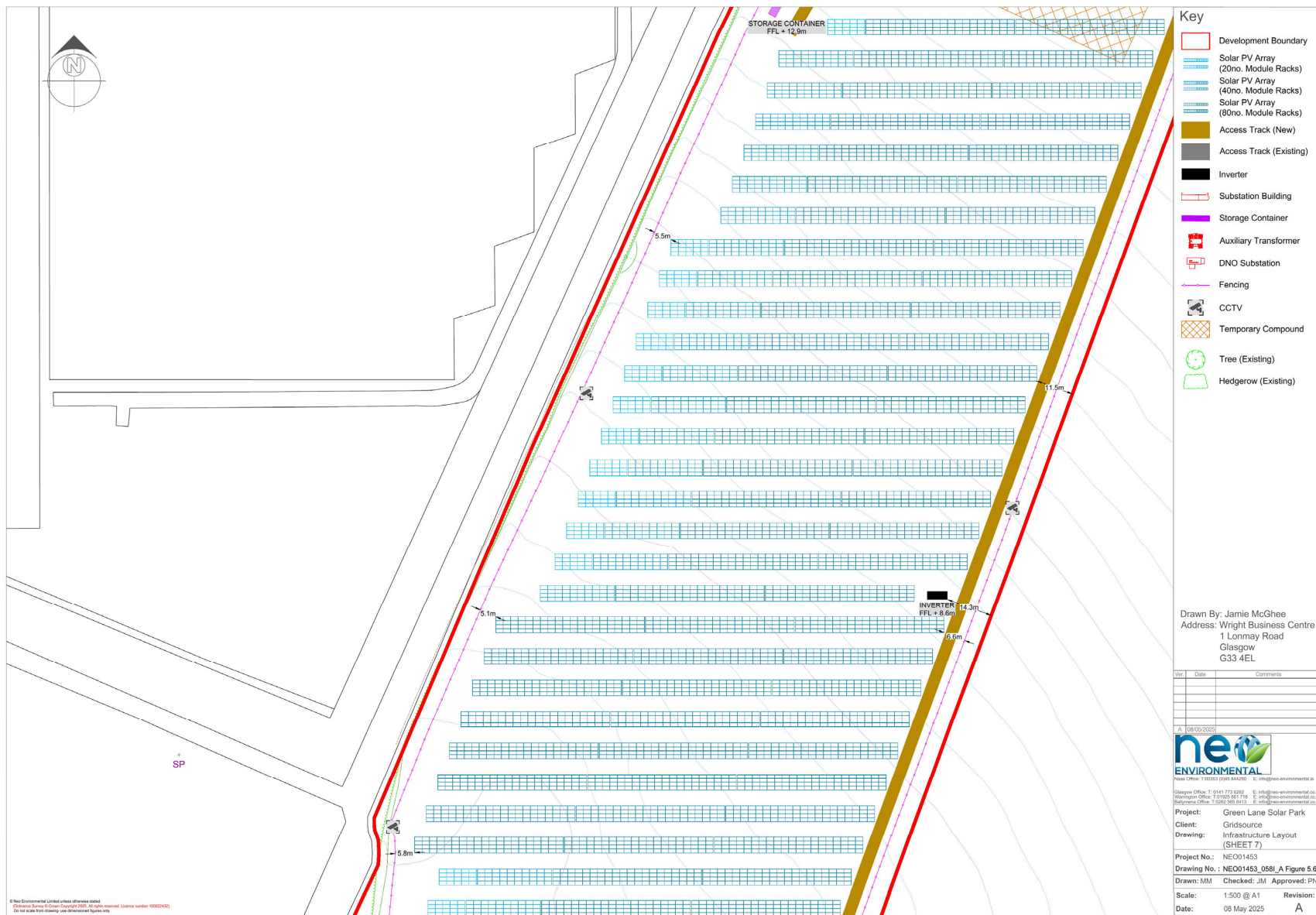




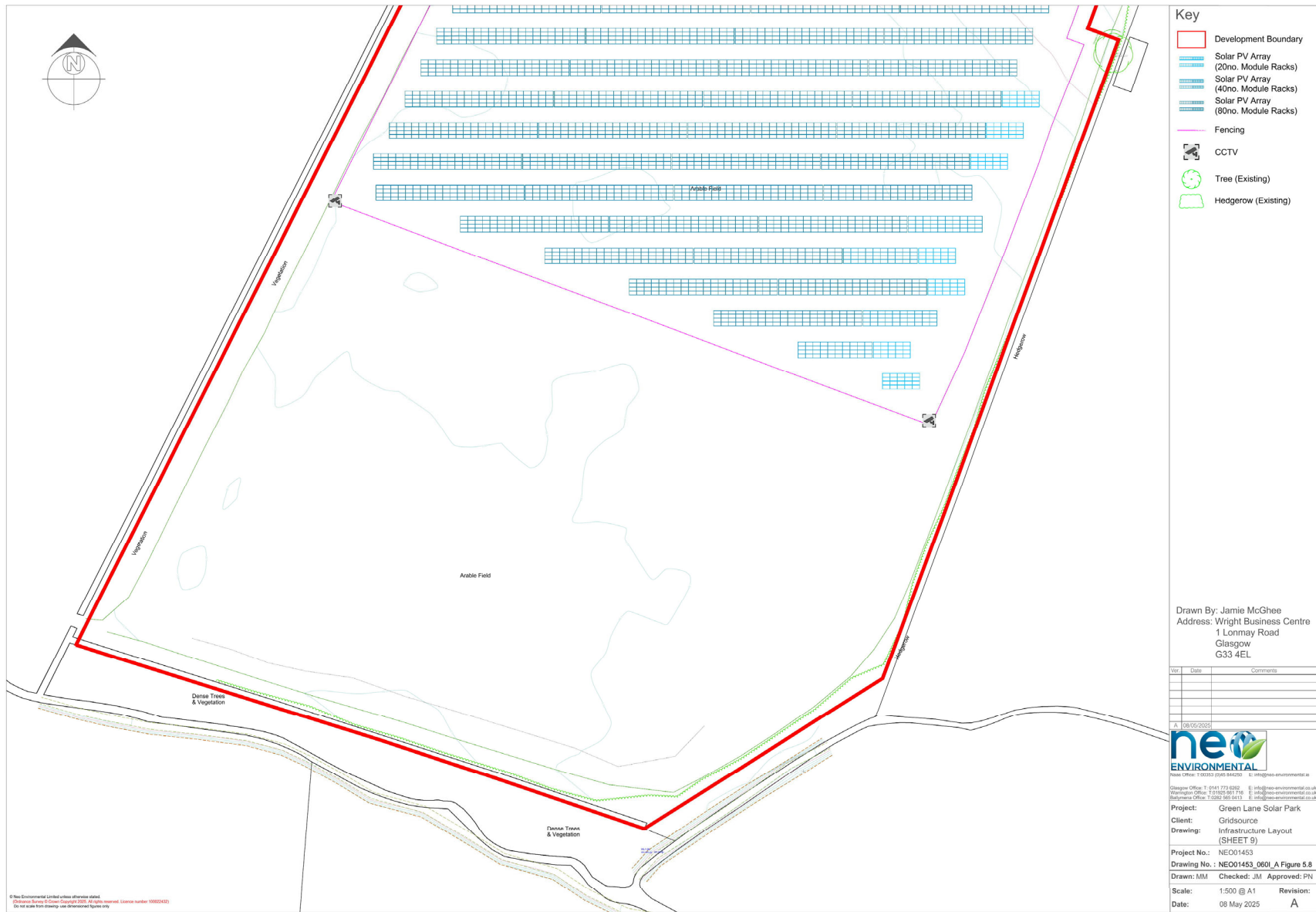


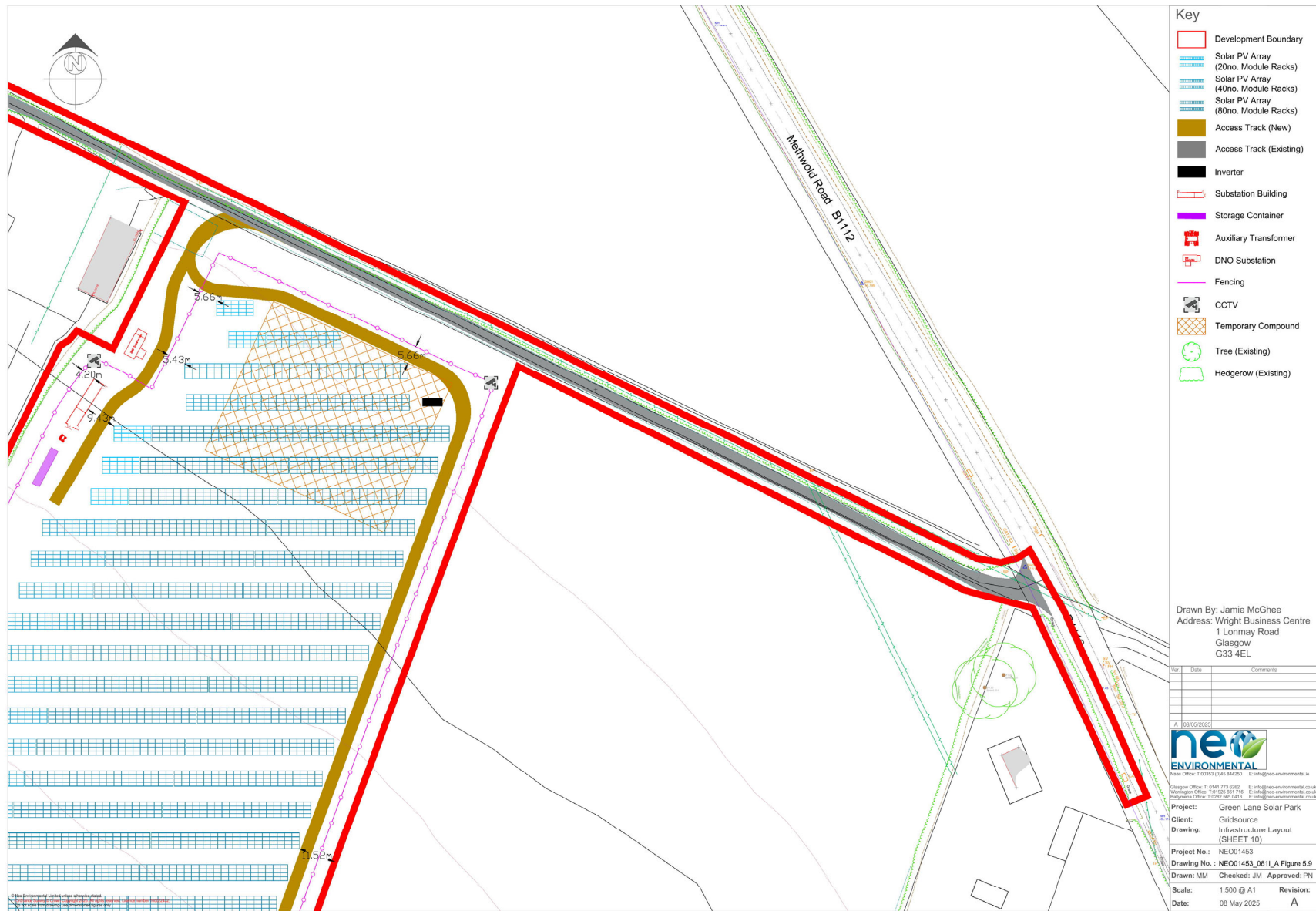




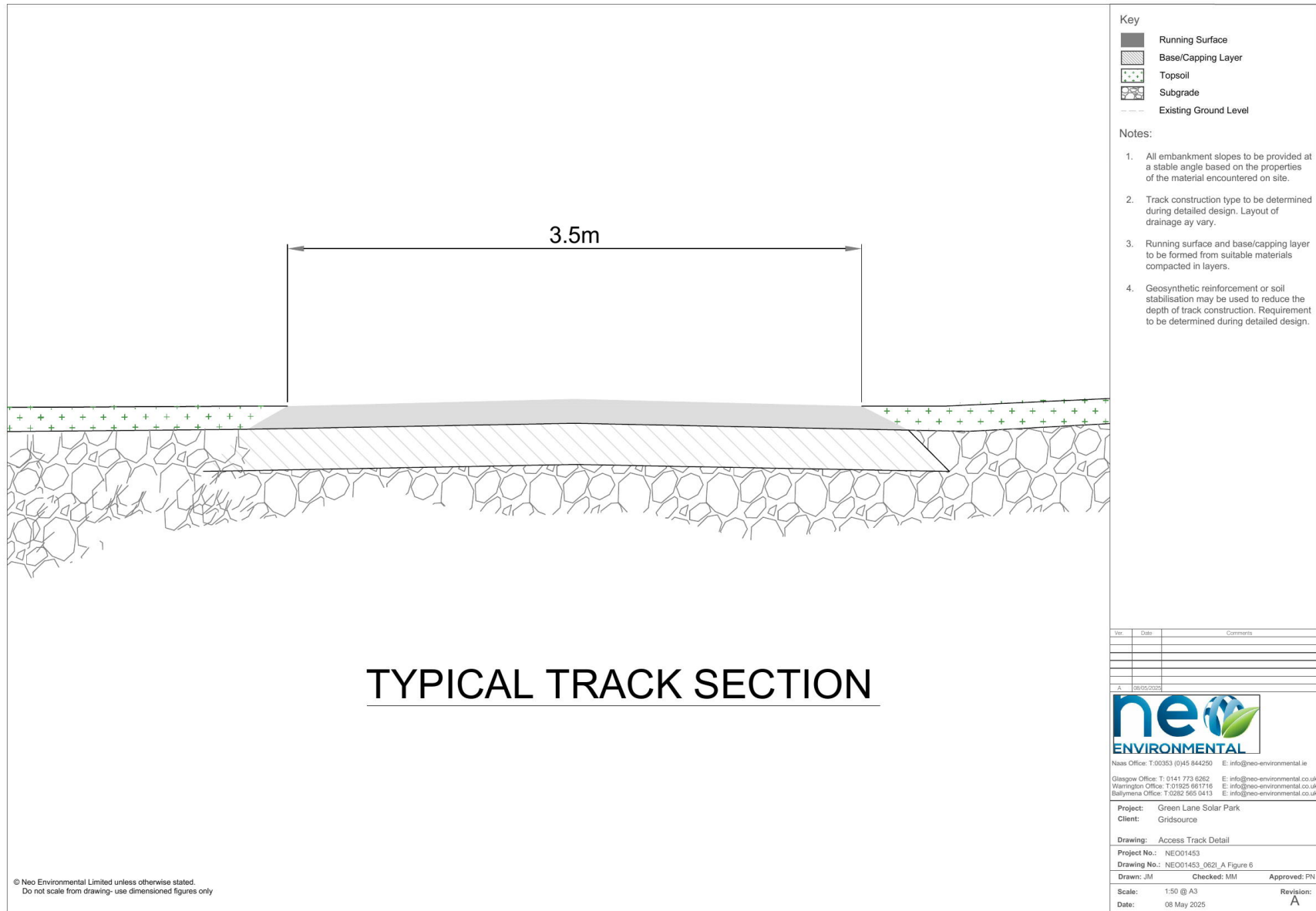








31



[illegible]

A	08/06/2025
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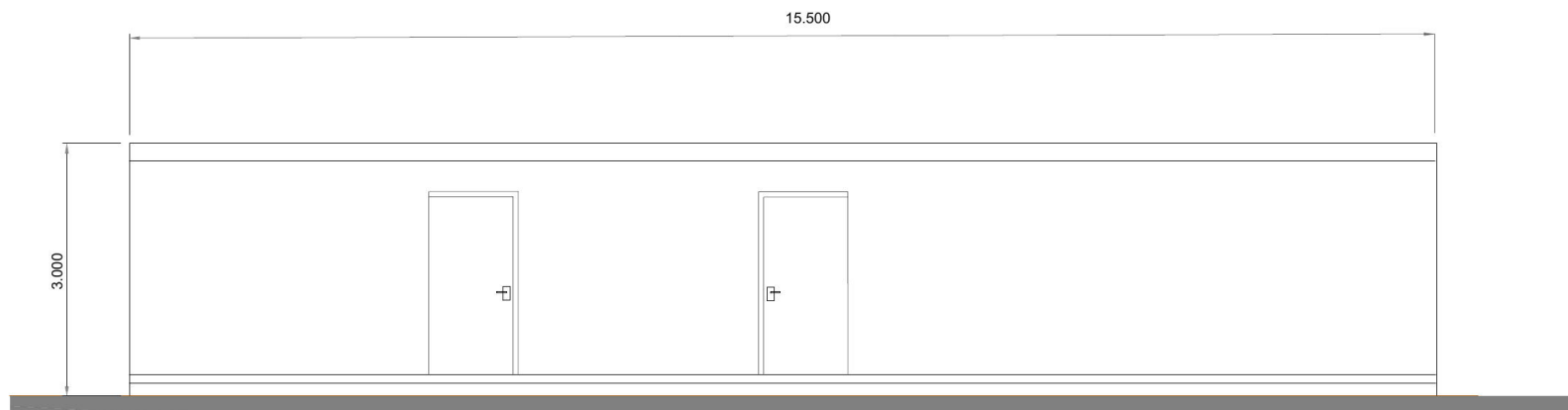


Naas Office: T:00353 (0)45 844250 E: info@neo-environmental.ie

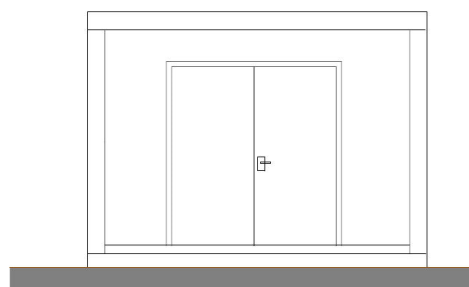
Glasgow Office: T: 0141 773 6262 E: info@neo-environmental.co.uk
Warrington Office: T: 01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T: 0282 565 0413 E: info@neo-environmental.co.uk

Project:	Green Lane Solar Park		
Client:	Gridsource		
Drawing:	PV Module and Rack Detail		
Project No.:	NEO01453		
Drawing No.:	NEO01453_0641_A Figure 8		
Drawn: JM	Checked: MM	Approved: PH	
Scale:	1:100 @ A3		Revision:
Date:	8 May 2025		A

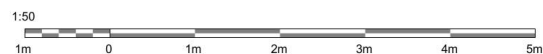
33



Front Elevation



Side Elevations




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Do not scale from drawing- use dimensioned figures only

Notes

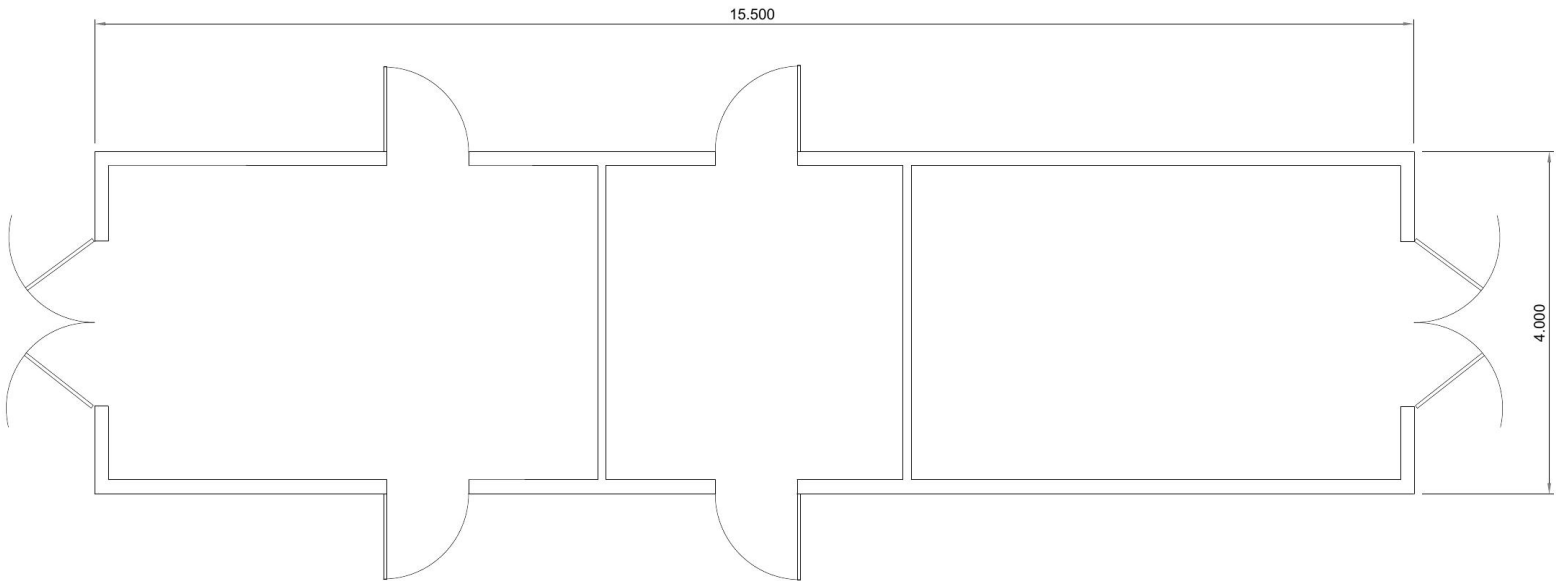
External Material: Glass Reinforced Plastic
Colour: Holly Green

Ver	Date	Comments
A	28/05/2025	



Naas Office: T:00353 (0)45 844250 E: info@neo-environmental.ie
Glasgow Office: T: 0141 773 6262 E: info@neo-environmental.co.uk
Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Project:	Green Lane Solar Park	
Client:	Gridsource	
Drawing:	Substation Detail (Elevations)	
Project No.:	NEO01453	
Drawing No.:	NEO01453_069I_A Figure 13	
Drawn: JM	Checked: MM	Approved: PN
Scale:	1:50 @ A3	Revision:
Date:	8 May 2025	A



Plan

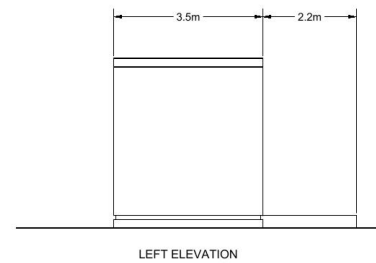
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Ver	Date	Comments
A	28/05/2025	

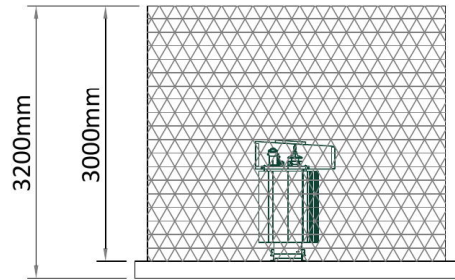


Naas Office: T:00353 (0)45 844250 E: info@neo-environmental.ie
Glasgow Office: T: 0141 773 6262 E: info@neo-environmental.co.uk
Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

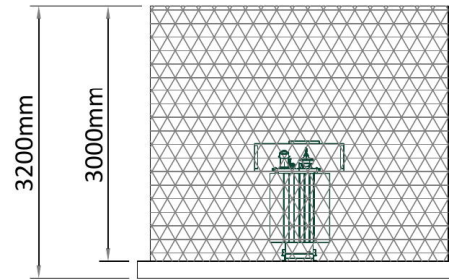
Project: Green Lane Solar Park
Client: Gridsource
Drawing: Substation Building (Plan)
Project No.: NEO01453
Drawing No.: NEO01453_068l_A Figure 12
Drawn: JM **Checked:** MM **Approved:** PN
Scale: 1:50 @ A3 **Revision:** A
Date: 8 May 2025



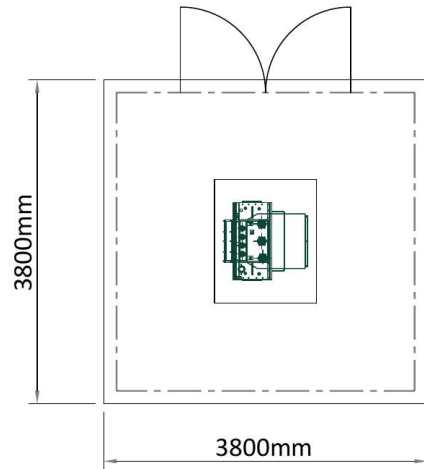
Borough Council of
**King's Lynn &
West Norfolk**



Front View



Side View



Plan View

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Notes:

- All dimensions are in meters unless otherwise stated.
- Details shown are typical and are subject to detailed design.
- All dimensions are approximate and subject to detailed design

Ver	Date	Comments

A 28/05/2025



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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Glasgow Office: 0141 773 6262		E: info@neo-environmental.co.uk
Warrington Office: 01925 661716		E: info@neo-environmental.co.uk
Ballymena Office: 01282 565 0413		E: info@neo-environmental.co.uk
Project:	Green Lane Solar Park	
Client:	Gridsource	
Drawing:	Aux Transformer Unit	
Project No.:	NEO01453	
Drawing No.:	NEO01453_0711_A Figure 15	
Drawn: JM	Checked: MM	Approved: PN
Scale:	1:50 @ A3	Revision:
Date:	8 May 2025	A



- Mesh Fence will be used for the perimeter of the solar farm.
- All dimensions are in meters unless otherwise stated.
- Details shown are typical and are subject to detailed design.
- All dimensions are approximate and subject to detailed design

[illegible]

A	08/05/2025
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Ballymena Office: T: 0282 565 0413 E: info@neo-environmental.co.uk

Project:	Green Lane Solar Park
Client:	Gridsource

Drawing: Security Fence Detail

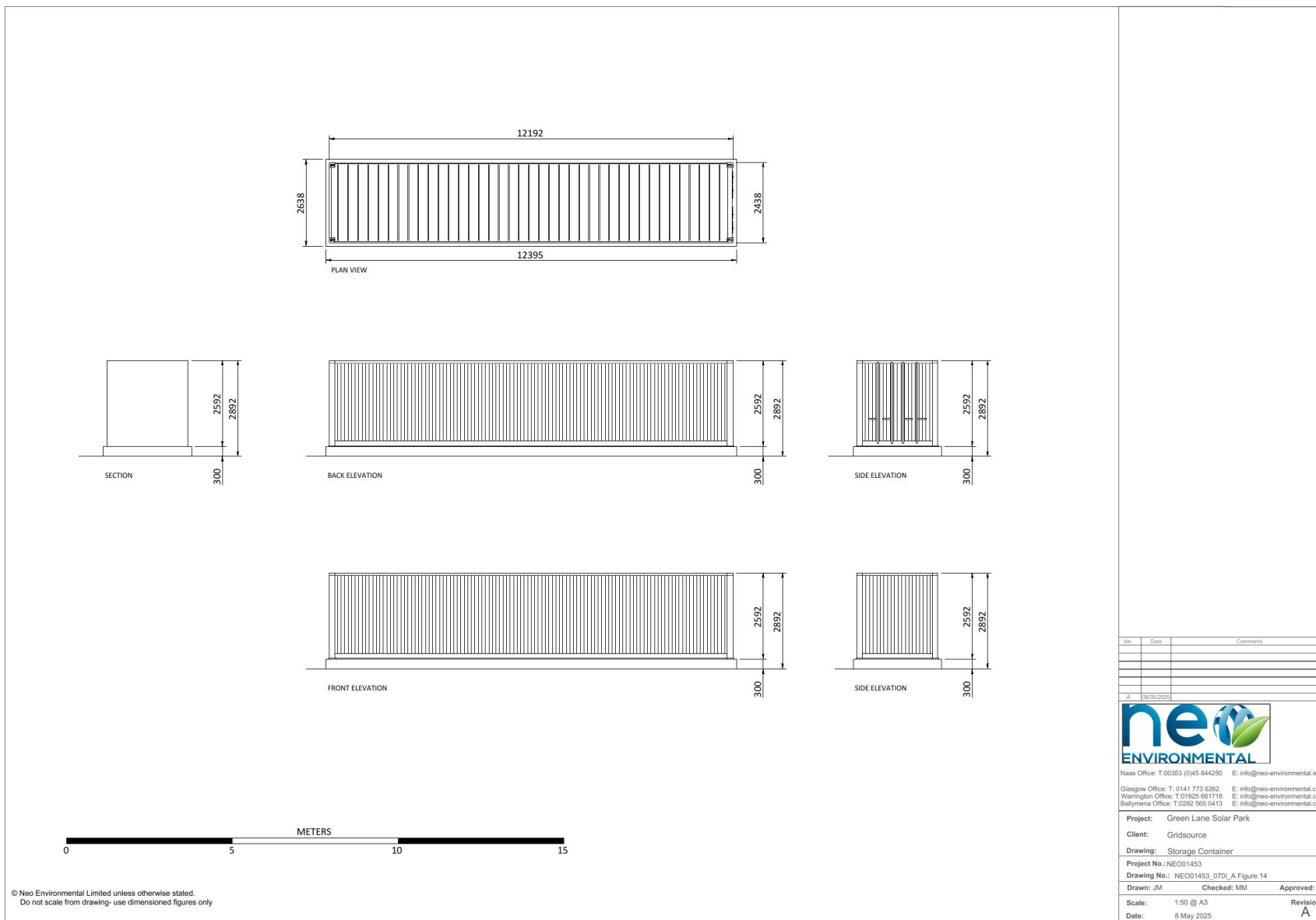
Project No.: NEO01453

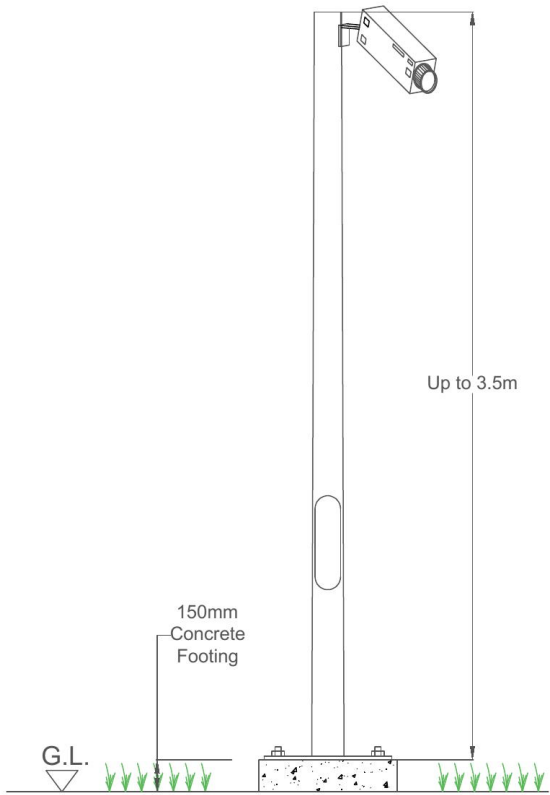
Drawing No.: NEO01453_065I_A Figure 9

Drawn: JM **Checked:** MM **Approved:** PN

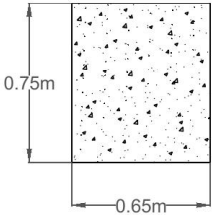
Scale: 1:50 @ A3 Revision:

Scale: 1:50 @ A3
Date: 8 May 2025
Revision: A





INDICATIVE ELEVATION



FOUNDATION PLAN

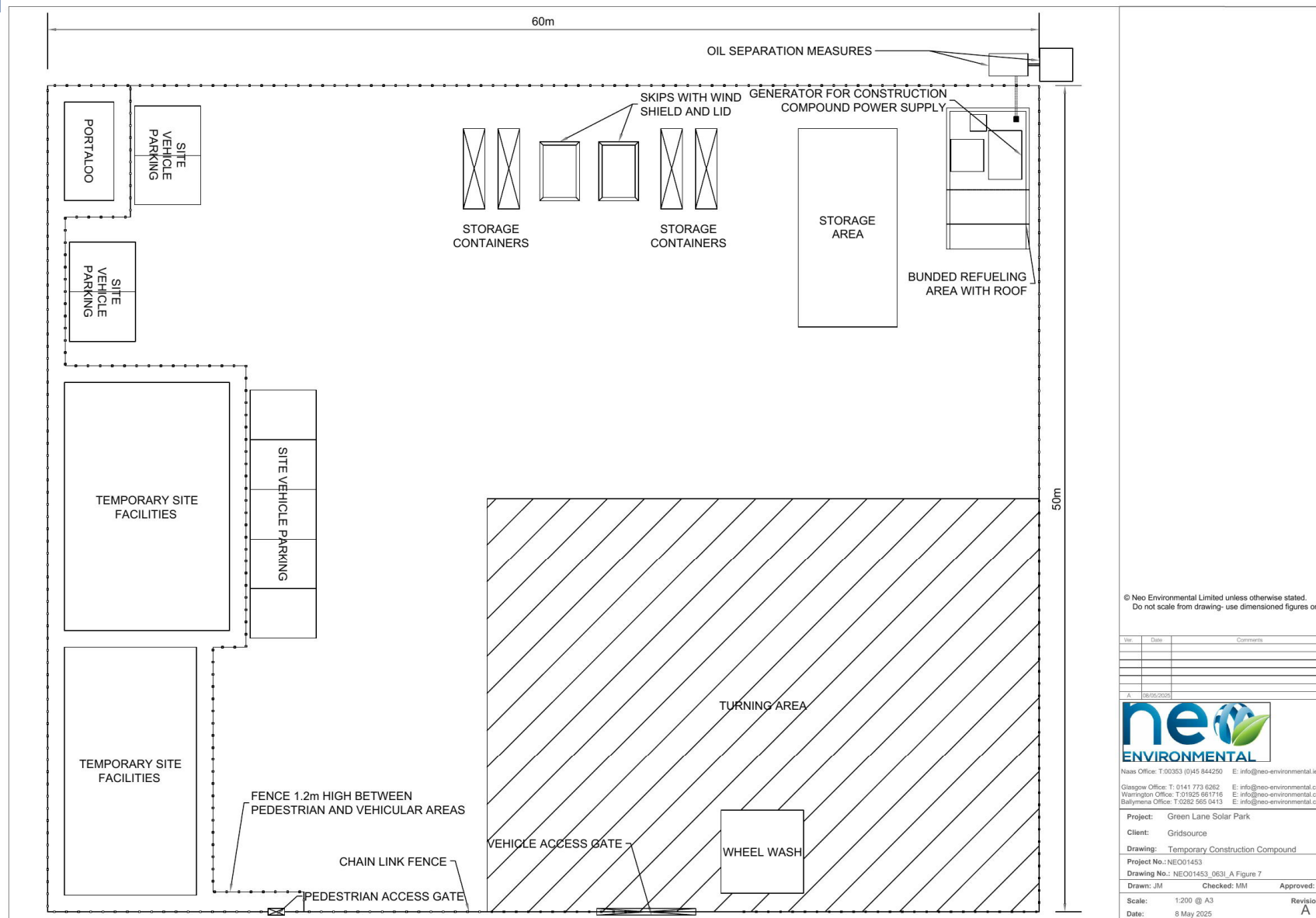
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Ver	Date	Comments
A	08/05/2025	



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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Project:	Green Lane Solar Park	
Client:	Gridsource	
Drawing:	CCTV Detail	
Project No.:	NEO01453	
Drawing No.:	NEO01453_066I_A Figure 10	
Drawn: JM	Checked: MM	Approved: PN
Scale:	1:20 @ A3	Revision:
Date:	08 May 2025	A





View north up B1122/Methwold Road



43



View west to the access





View west along PRoW Northwold Restricted Byway 2





View south down B1122/Methwold Road





View east along PRow Northwold Restricted Byway 2







View southwest of the eastern site





View southwest of the eastern site





View south of the eastern site





View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)





View west along PRow Northwold Restricted Byway 2





View east along PRow Northwold Restricted Byway 2 and western application site





View south of the western site





View south of the western site





View west of the western site





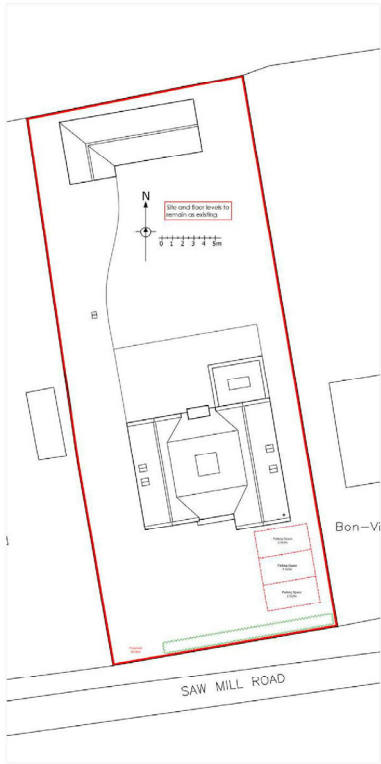
View west along PRoW Northwold Restricted Byway 2
and the western site



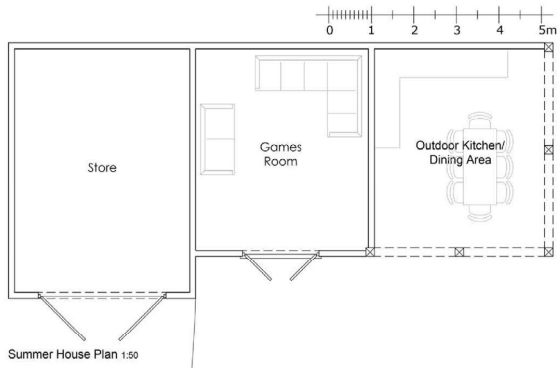
25/00865/F



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Site Plan 1:200



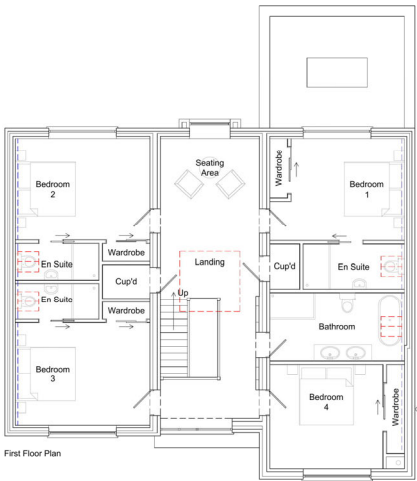
Summer House Plan 1:50



Materials to be:

- Buff brickwork
- Flint infill
- Natural timber cladding
- Off-white render
- Zinc cladding
- UPVC windows & doors
- Aluminium front door & bifolds

Date	Revised	Description
 Planning / Architectural Design / Consultancy Vertax House, 10 Queen Street, Norwich, Norfolk NR2 4BQ info@vertexarchitecture.co.uk 01603 614444		
Project: 3 Saw Mill Road, Brancaster Kings Lynn, Norfolk, PE31 8AJ		
Description: Extension & Alterations to Dwelling Proposed Elevations, Sun Room & Site		
Date: May 2025	Scale: 1:50, 1:100, 1:200 @ A1	Revised: 1
Project No: 24017	Drawn By: 03	Revised: 1



Vertex
Architecture

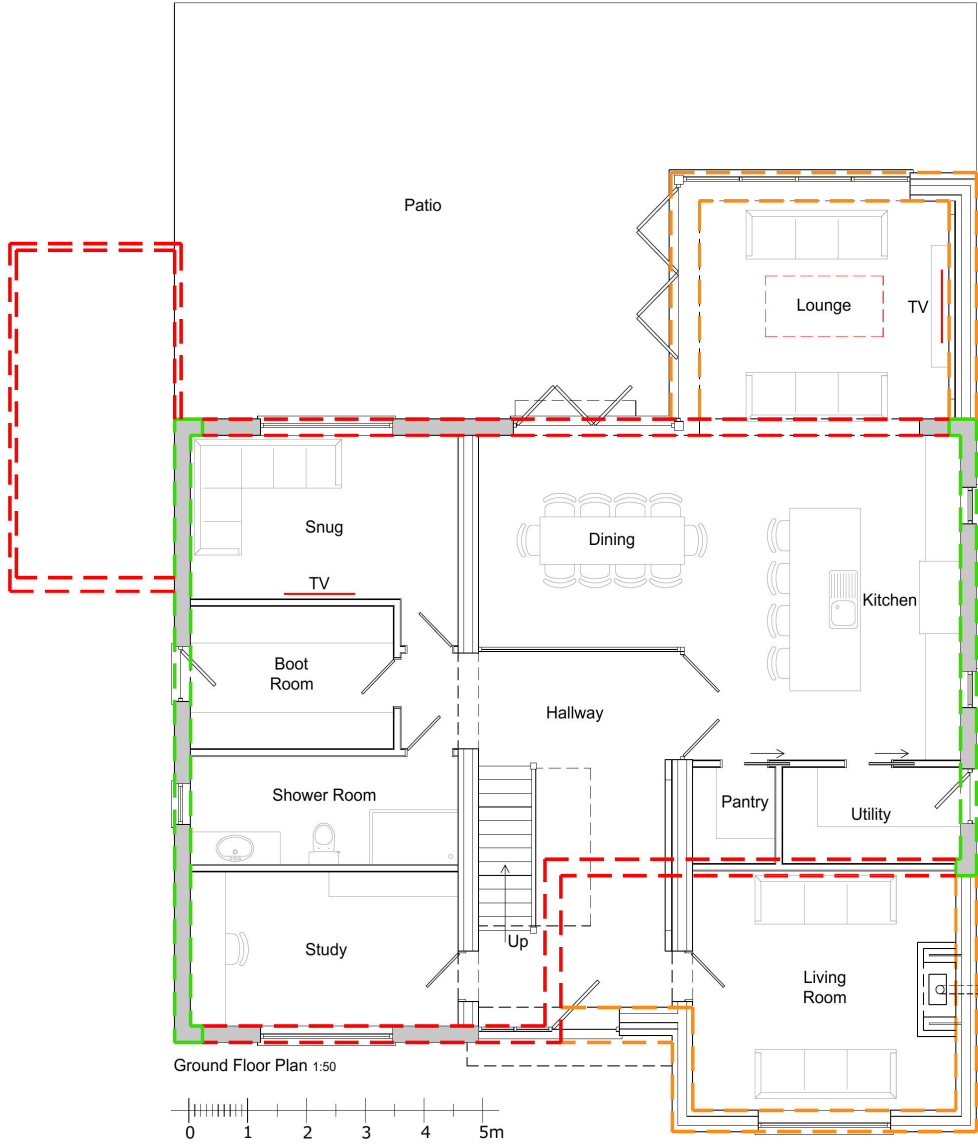
Planning | Architectural Design | Consultancy

3 Saw Mill Road, Brancaster
King's Lynn, Norfolk, PE31 8AJ

Extension & Alterations to Dwelling
Proposed Floor Plans

May 2025

24017 02



Date	Revision	Description
 Vertex Architecture Planning / Architectural Design / Consultancy <small>01408 551206 01603 578496 VERTEXARCHITECTURE.CO.UK</small>		
<small>info@vertexarchitecture.co.uk 2-3 Northgate Precinct, Hunstanton, Norfolk PE36 6EA 10 Queen Street, Norwich, Norfolk NR2 4SG</small>		
Project: 3 Saw Mill Road, Brancaster Kings Lynn, Norfolk, PE31 8AJ		
Subject: Extension & Alterations to Dwelling Demolition Plan		
Date: July 2025	Scale: 1:50 @ A2	
Project No.: 24017	Drawing No.: 04	Revision: B



Front Elevation









View eastwards along Saw Mill Road





View southwards from the site frontage



Rear garden facing north





Rear of dwelling





Western boundary to rear





Eastern boundary to rear





Street scene view westwards



Speaker Jordan Cribb

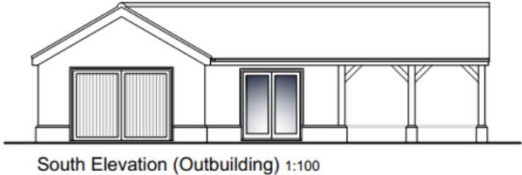
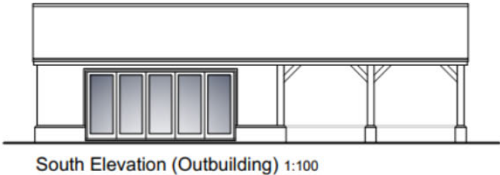
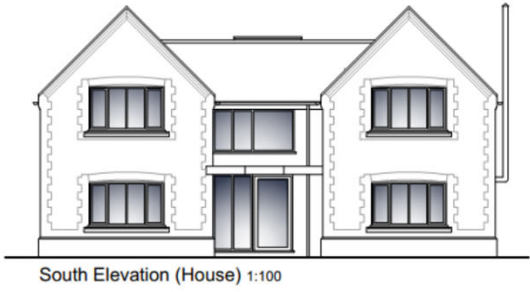


77

Approved Permission
Ref - 24/01167/F



Variation of conditions (Pending)
Ref - 25/00865/F

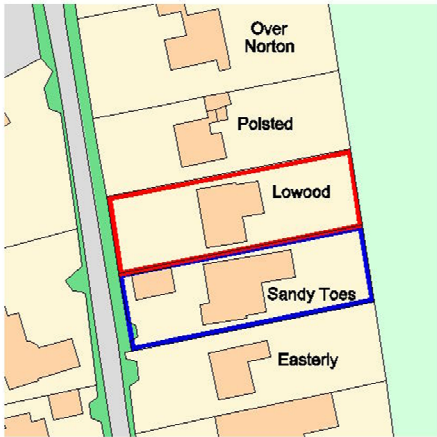


24017 - 3 Saw Mill Road
Elevation Comparison
1:100 @A3

25/01058/F



79



Location Plan 1:1250



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DRAWN ~ MJS

REVISED ~ MJS

CHECKED ~



ACS ARCHITECTURAL

- A. UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7FR
- T. 01485 532112
- E. info@acs-architectural.co.uk

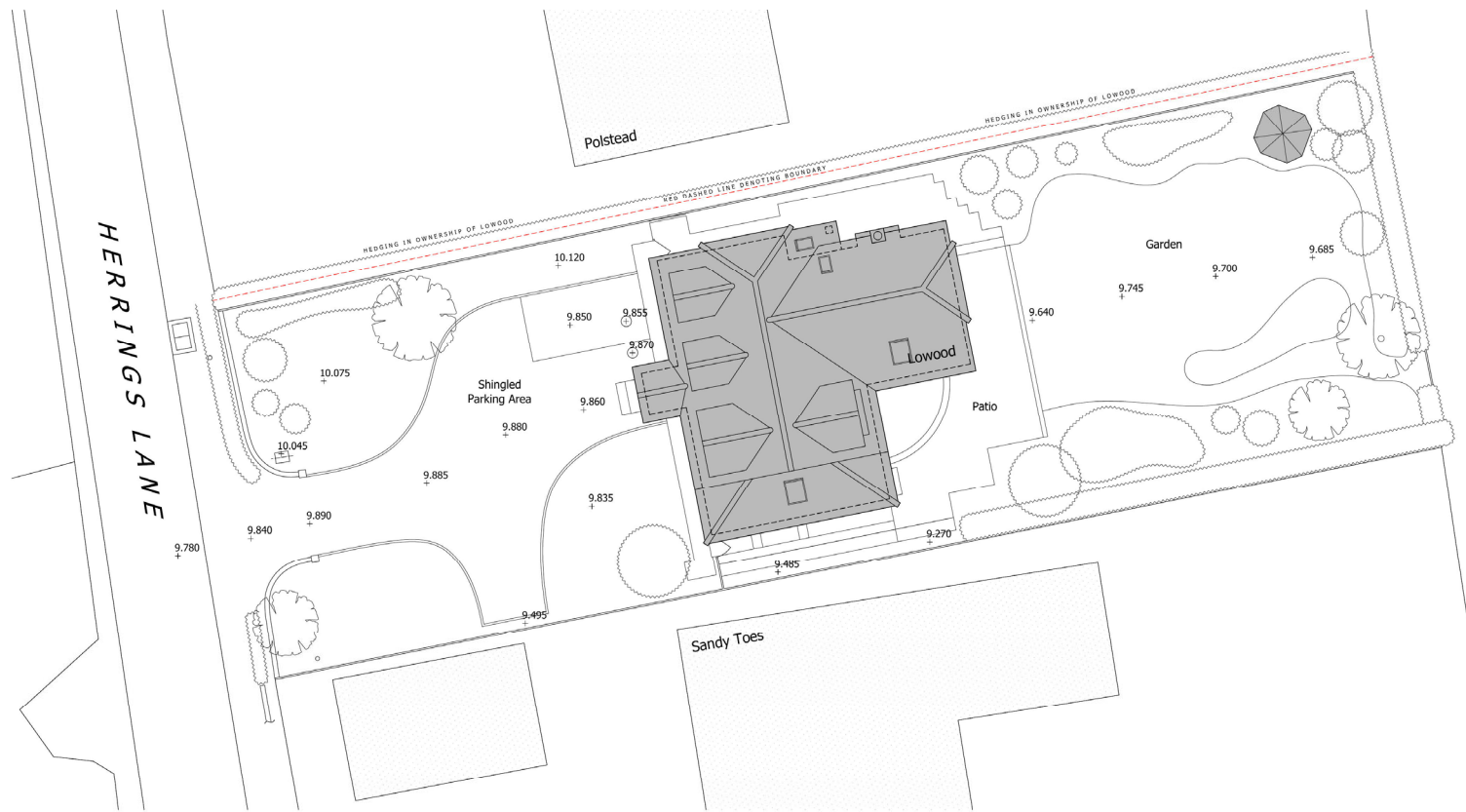
Address
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

what3words
inflammation.ideals.edgy

Title
Location Plan

Date		Paper
(First Issued)	(Last Revision)	A4
30.10.24	27.01.25	

Drawing No.	Rev.
895/24/00	A



ACS ARCHITECTURAL

UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7PR

T: 01485 532112
E: info@acs-architectural.co.uk

Project
Proposed Replacement Dwelling
Lowwood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

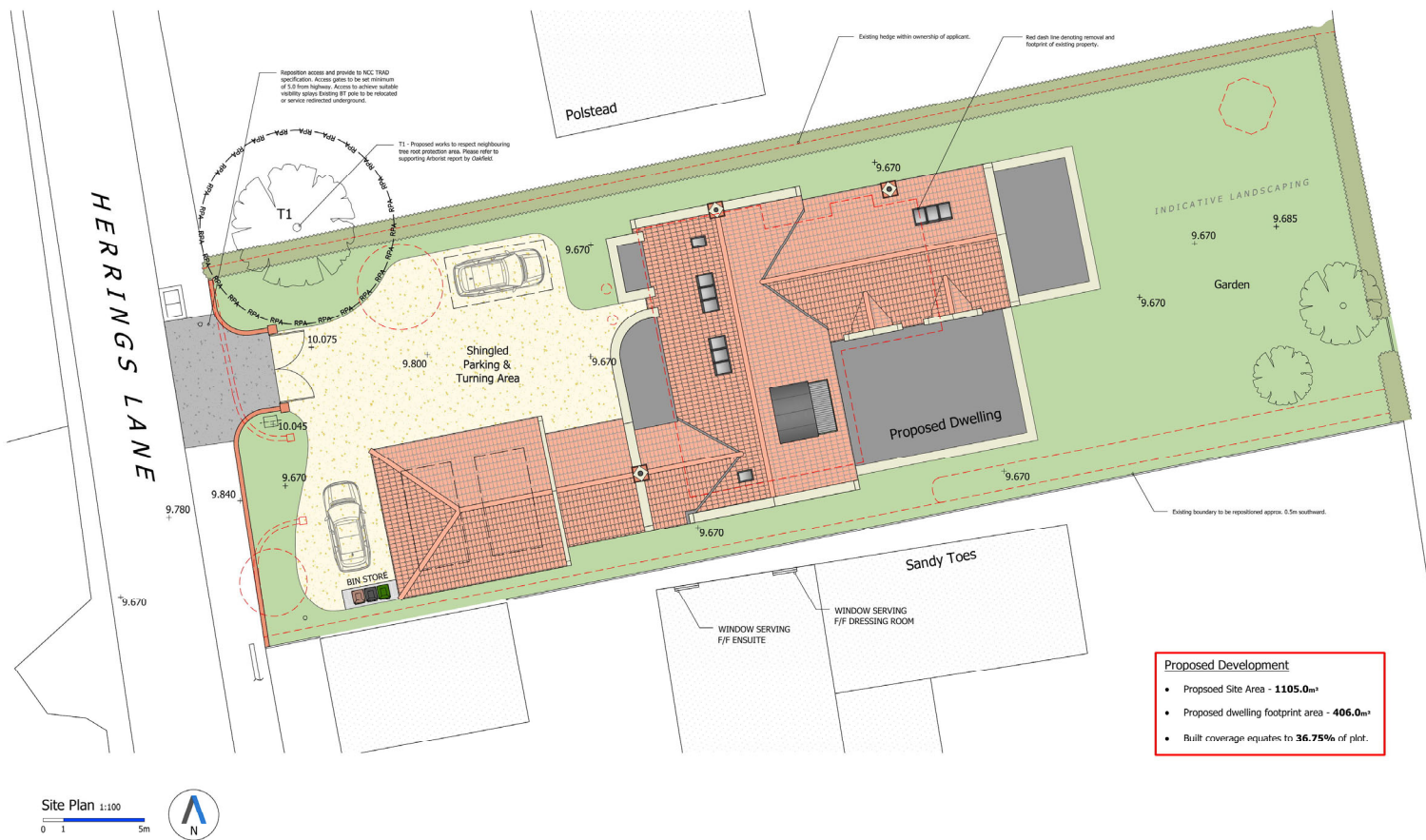
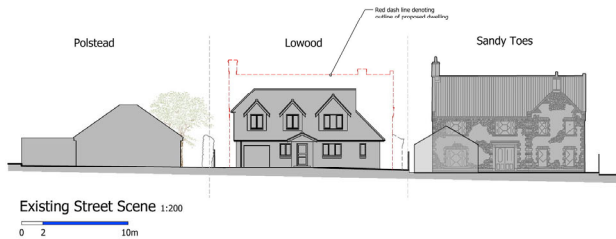
whot3words
info@whot3words.co.uk

Title
Existing Site Plan and Elevations

Date
(First Issue) (Last Revised)
30.10.24 16.05.25

Drawing No.
895/24/01 B

Rev.
A1



Proposed Development

- Proposed Site Area - **1105.0m²**
- Proposed dwelling footprint area - **406.0m²**
- Built coverage equates to **36.75%** of plot.



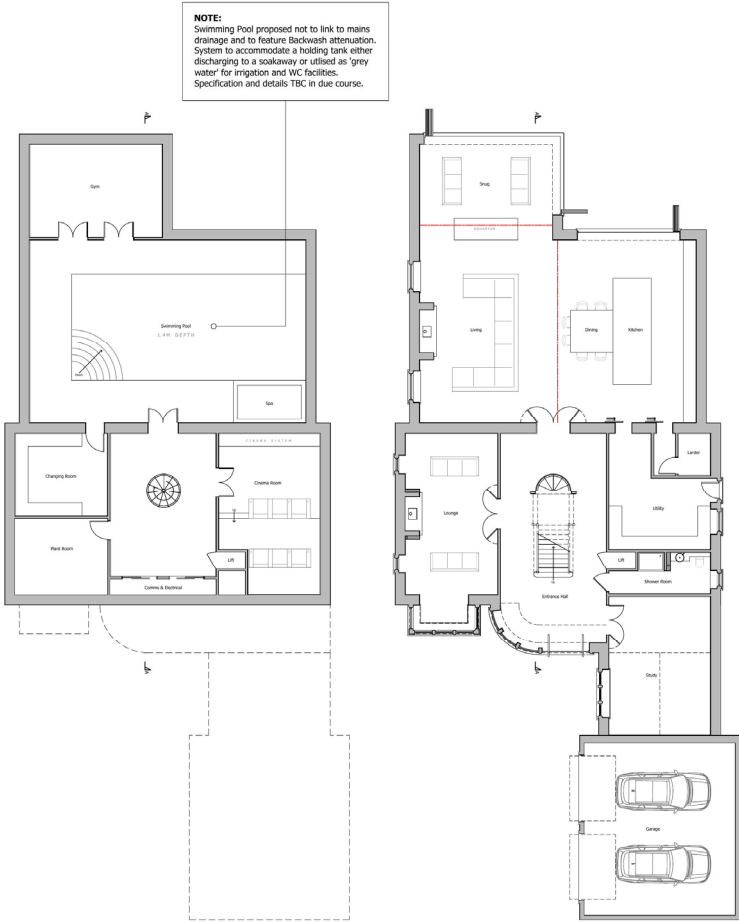
A. UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7PR
T. 01485 532112
E. info@acs-architectural.co.uk

Project
Proposed Replacement Dwelling
Lowwood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

info@acs-architectural.co.uk
Title
Proposed Site Plan and Street
Scenes as Existing & Proposed

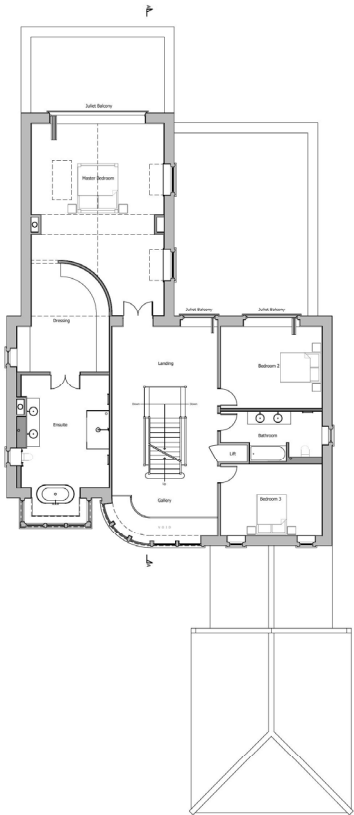
Date
(First Issue) (Last Revision)
30.01.25 11.08.25

Drawing No. **Rev.**
895/24/02 D

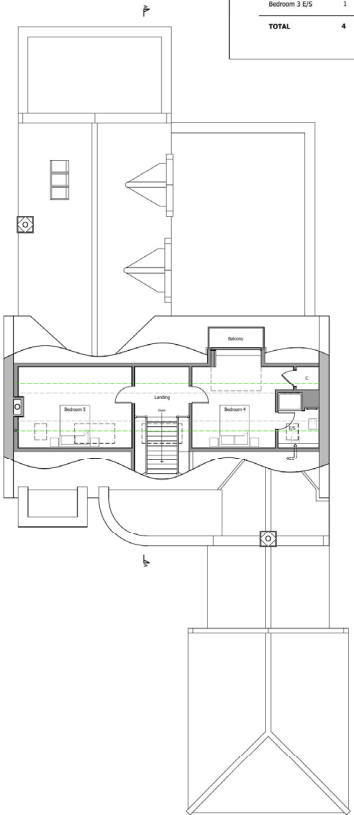


Basement Floor Plan 1:100
0 1 5m

Ground Floor Plan



First Floor Plan



Second Floor Plan

Bathroom Facilities			
EXISTING (Lowood)		PROPOSED	
GF WC	1	GF Shower Room	
Bedroom 1 E/S	1	FP Bathroom	
Bedroom 2 E/S	1	Master Bedroom E/S	
Bedroom 3 E/S	1	Bedroom 4 E/S	
TOTAL	4	TOTAL	4



ACS ARCHITECTURAL

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Project
Proposed Replacement Dwelling
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

info@acs-architectural.co.uk

Title
Proposed Floorplans

Date
(First Issue) 30.01.25
(Last Revision) 19.08.25

Drawing No.
895/24/03

Paper
A1

Rev.
C



West Elevation 1:100
0 1 5m



North Elevation



South Elevation



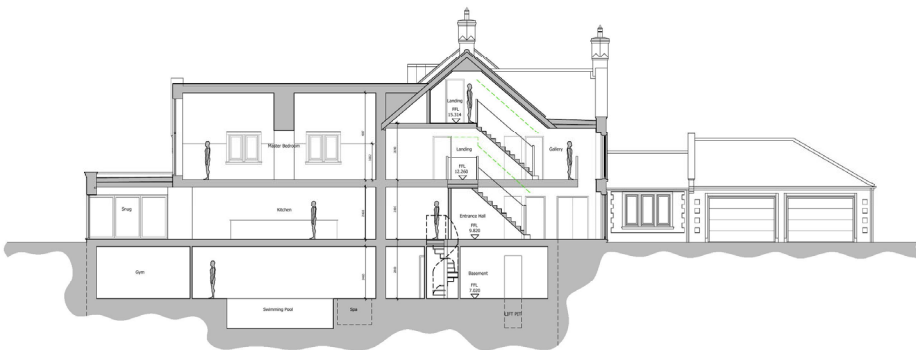
East Elevation

Proposed Materials

- Norfolk Red facing brickwork with flint infill
- Lead-faced dormer
- Natural clay pantiles
- Natural clay peg/pin tiles
- Grey flat roof system
- Natural stone window surrounds and mullions
- Natural stone parapet copings
- Dark grey/black powder coated aluminium doors
- Dark grey/black aluminium windows
- Black Aluminium gutters and downpipes



West Elevation & Section 1:100
0 1 5m



Section A-A 1:100
0 1 5m



ACS ARCHITECTURAL

UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7PR
01485 532112
info@acs-architectural.co.uk

Project
Proposed Replacement Dwelling
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

Title
Proposed Elevations & Sections

Date
(First Issue) (Last Revision)
30.01.25 23.07.25

Drawing No.
895/24/04 B

Paper
A1

Rev.
B



Front Elevation



85



Front Elevation – Northern boundary





Front Elevation – Southern boundary





Site Access





Rear Elevation





Rear Garden



06



Rear Southern boundary

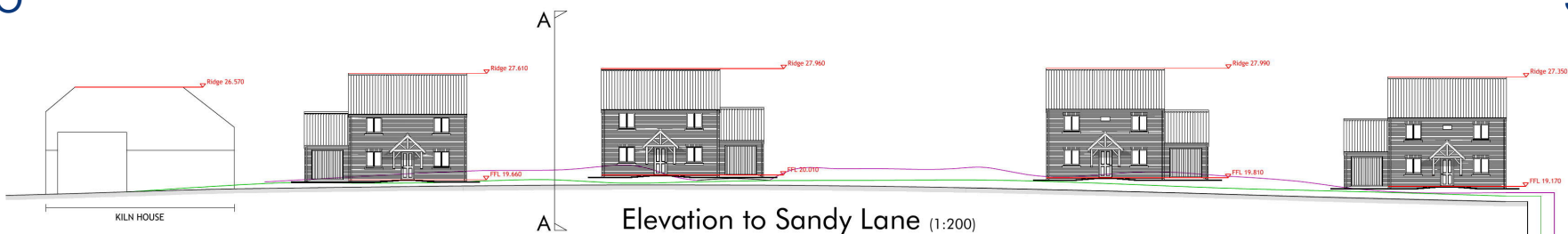


Rear northern boundary

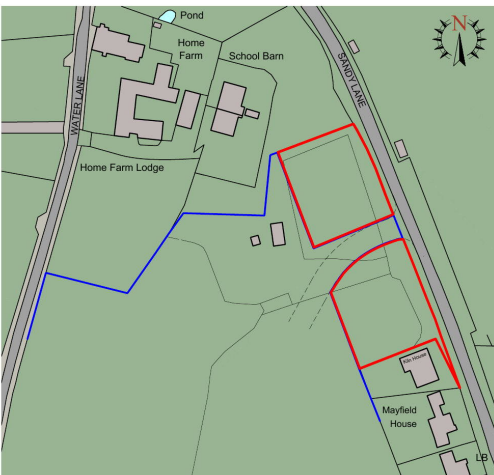


25/00256/O





Site Plan (1:500)



Location Plan (1:1250)

DRAINAGE STRATEGY	
FOUL WATER -	To discharge into self contained sewage treatment system e.g. septic tank or package treatment plant discharging into soakways complying with AD H of the Building Regulations.
STORM WATER -	To discharge into soakways designed in accordance with AD H of the Building Regulations

The Ordinance Survey plan provided is as acquired via Promap and only provides physical features and not the Legal boundaries as a true fact and as a matter of law, it is used for the purpose of obtaining planning consent and is used for convenience, practice and identification purposes only.

This Ordinance Survey plan provides a level of accuracy to +/- 1.2m. Section 60 of the Land Registration Act 2002 contains general boundary rules which makes it clear that boundaries shown on land registry / Ordinance Survey plans are not precise but only an indication of where the boundary lies.

This plan is supplied for planning purposes only and is not to be relied upon in a court of law for matters regarding cases of Boundary Disputes, Adverse Possession, Conveyance or relied upon as Evidence other than for its intended purpose.

*Site layouts & Elevations are indicative only,
All matters except Scale reserved at this stage*

WAITE & Wallage
ARCHITECTS LTD.

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Land North of Kiln House, Sandy Lane, Balckborough End Site & Location Plans	Paper Size: A2	PLANNING
	Drawn: DCRW	3/509/1C
	Date: Feb. '25	
info@wwaltd.co.uk	(01553) 772656	www.wwaltd.co.uk



Survey Notes

- 1. All levels and coordinates relate to a GPS derived datum. Control was established using Ordnance Survey's Active GPS Network. OSGB32(36). Translated from ETR58 using OSGB02 and OSTN02 models. Control station information may not be shown on this drawing, please contact Planted Ltd should you require assistance.
- 2. All levels shown adjacent to bank lines have been taken at channel face unless stated otherwise.
- 3. Not all existing services are necessary shown on this drawing. All services that could be located at the time of the survey have been positioned but should be taken as approximate and used as a guide to their presence. Clarification of all underground routes should be confirmed by the individual service provider and prior to project construction.
- 4. Land ownership boundaries and legal title extents have not been identified in this survey. Fences have been surveyed at post positions and changes of direction. Hedges located at face or line of main stem, see drawing note to specify.
- 5. Not all trees have been surveyed, trees shown as below have been fixed by trunk position. Level relates to ground at base of trunk.
- 6. Example of surveyed tree, species not recorded unless stated. Trunk diameter shown to scale, average canopy spread surveyed and plotted to scale. Dimensions stated in metres.
- 7. Areas of dense trees and vegetation have been shown by the approximate ground coverage and have no trunk positioning.
- 8. Areas of non surveyed planting, positions shown indicatively only, or perimeter surveyed where level information is present.
- 9. This survey has been merged with Dotham Survey Master Map Data. Boundaries and physical objects have only been fixed where level information is present. See Licence details No. AL10005917 All Ordnance Survey mapping is subject to their own accuracy and tolerances.
- 10. The information presented in this survey is a recording of what was present and accessible at the time of survey. Areas of the site not surveyed are represented by Ordnance Survey mapping.

Survey Control Station Table

Station Ref.	Eastings	Northings	Level m. AD	Description
PD01	566491.757	315012.507	18.108	Survey Nail
PD02	566497.530	315071.165	18.389	Survey Nail
PD03	566498.696	315113.361	18.919	Survey Nail

See notes for description of site datum and value

0	14.03.25	-	CSJ	First Issue
Rev	Date	Rev By	Chkd	Description

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Client
Mr P Jackson
Project
**Land North of Kiln View
Sandy Land
Blackborough End PE32 1SE**

Drawing Title
Topographical Survey

Scale	U.N.O.	Date	Drawn By
1:250(A1)		March 2025	SJS
Drawing No.	30272/001	Rev	0

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South of site on Sandy Lane looking north

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Kiln House south of application site





Dwellings to the south of Kiln House on the west of Sandy Lane





Footpath on Sandy Lane opposite the application site.
Joining Blackborough End to Middleton





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Southern section of application site



Looking across plots 1 and 2 towards Kiln House





Side elevation of Kiln House





Looking across plots 3 and 4 to north of existing access





Plots 3 and 4 looking north





Plots 3 and 4 looking towards Bramble Barn







Within Plot 3 looking towards the road



End of Presentation

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