



Planning Committee
Monday, 1st June, 2026 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. **Decision on applications** (Pages 2 - 56)

Presentation for Planning Committee on 1st June 2026

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

1 June 2026

Agenda Item 9

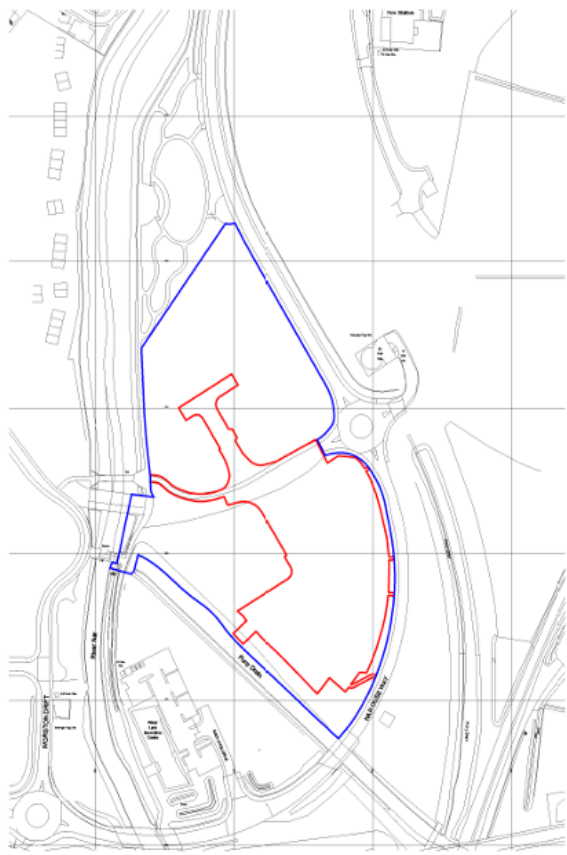
2



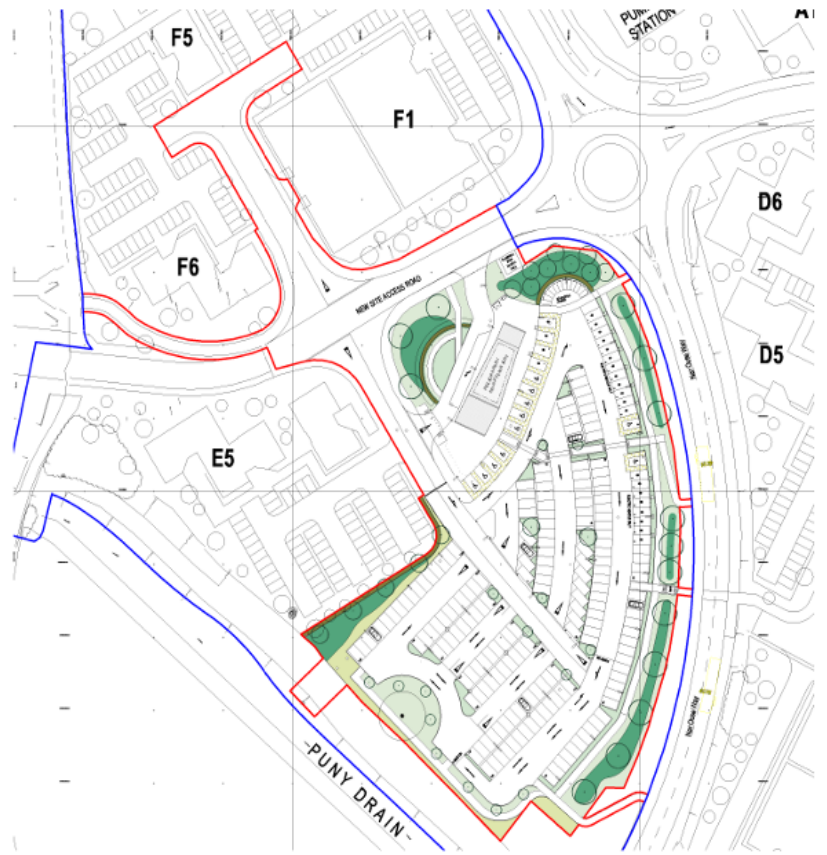
25/01783/FM

3





Site Location Plan
1:1250



Proposed Site Plan
1:500



Plan	Date	Drawn	Checked	Revision Description
001	14/01/2025	AM	AM	Initial design
002	14/01/2025	AM	AM	Revised design
003	14/01/2025	AM	AM	Final design
004	14/01/2025	AM	AM	Final design
005	14/01/2025	AM	AM	Final design
006	14/01/2025	AM	AM	Final design
007	14/01/2025	AM	AM	Final design
008	14/01/2025	AM	AM	Final design
009	14/01/2025	AM	AM	Final design
010	14/01/2025	AM	AM	Final design

Site Boundary - 1:43 Hedders
Other land owned by Applicant

MORGAN SINDALL
CONSTRUCTION

Fellden+Mawson

Client: Morgan Sindall	
Project: Active Travel Hub - King's Lynn Enterprise Park	
Phase: RIBA Stage 3	
Drawn: AM	Checked: AM
Date: 14/01/2025	Scale: 1:500
Drawing No: 3025-FM-XX-XX-D-A-100-P01.00	



5



NO.	DATE	BY	DESCRIPTION
001	15/01/2025	MM	Issue for Information
002	15/01/2025	MM	Issue for Information
003	15/01/2025	MM	Issue for Information

NO.	DATE	BY	DESCRIPTION
001	15/01/2025	MM	Issue for Information
002	15/01/2025	MM	Issue for Information
003	15/01/2025	MM	Issue for Information



- Key
- Phase 1
- Phase 2
- Road and Footpath to be included in Phase 1 works
- Site Boundary



DATE	15/01/2025
BY	MM
DESCRIPTION	Issue for Information

SITE PHASING PLAN			
NO.	DATE	BY	DESCRIPTION
001	15/01/2025	MM	Issue for Information
002	15/01/2025	MM	Issue for Information
003	15/01/2025	MM	Issue for Information





East Elevation



North Elevation



West Elevation



South Elevation

9



Rev	Date	Drawn	Checked	Revision Description
01	21/01/2024	AM	AM	Prepared for submission
02	21/01/2024	AM	AM	Site Planning team
03	21/01/2024	AM	AM	Final development
04	21/01/2024	AM	AM	Final development
05	21/01/2024	AM	AM	Final development
06	21/01/2024	AM	AM	Final development
07	21/01/2024	AM	AM	Final development
08	21/01/2024	AM	AM	Final development
09	21/01/2024	AM	AM	Final development
10	21/01/2024	AM	AM	Final development
11	21/01/2024	AM	AM	Final development
12	21/01/2024	AM	AM	Final development
13	21/01/2024	AM	AM	Final development

- LEGEND**
- 1. Cladding
 - 2. Polycarbonate panels
 - 3. Floor joists
 - 4. Public realm
 - 5. Sliding wall mechanism
 - 6. Area of floor PV panels
 - 7. Dry brick wall base
 - 8. Sub-vented steel roofline edge
 - 9. Wind & water gable
 - 10. Sub-vented timber frame
 - 11. Dry metal door
 - 12. 100mm insulated sub-panels, 100mm slab and timber floor sub-panels
 - 13. Sliding window door



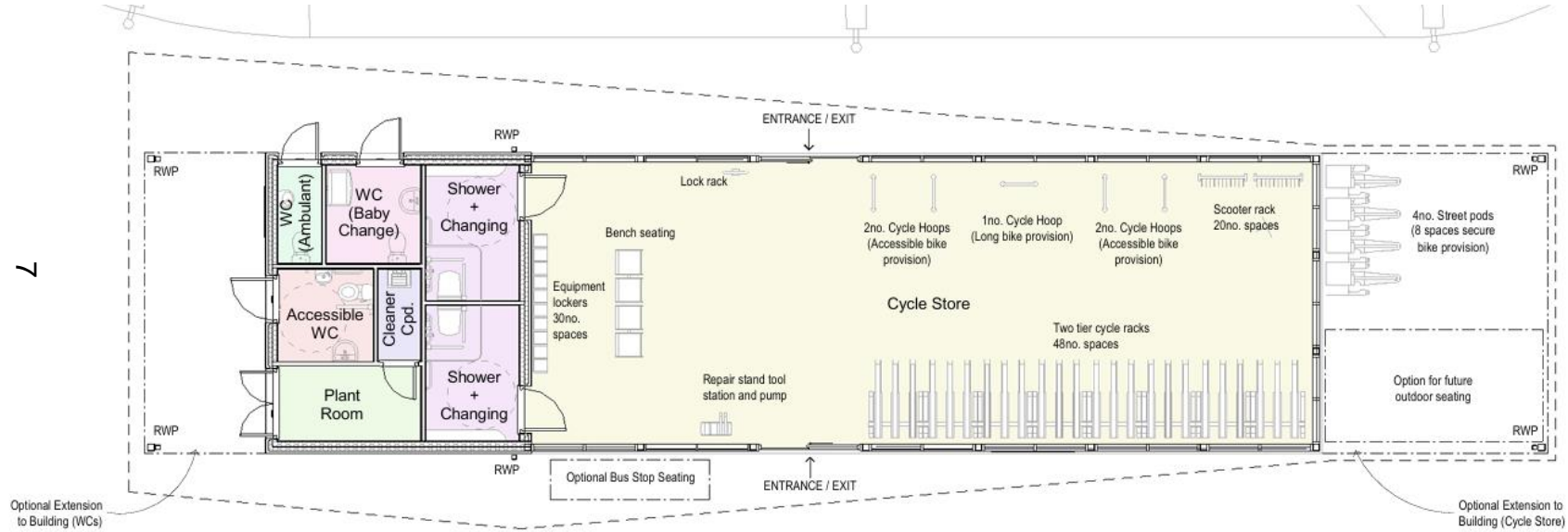
Client: Morgan Sindall

108 Active Travel Hub - King's Lynn Enterprise Park

DATE	NO	REVISED	BY
2024-01-21	01	01	AM

3825- FM- XX- XX- C- A- 701- P61.07

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.





8





Entrance to the application site

10





11





View of site from the west



14

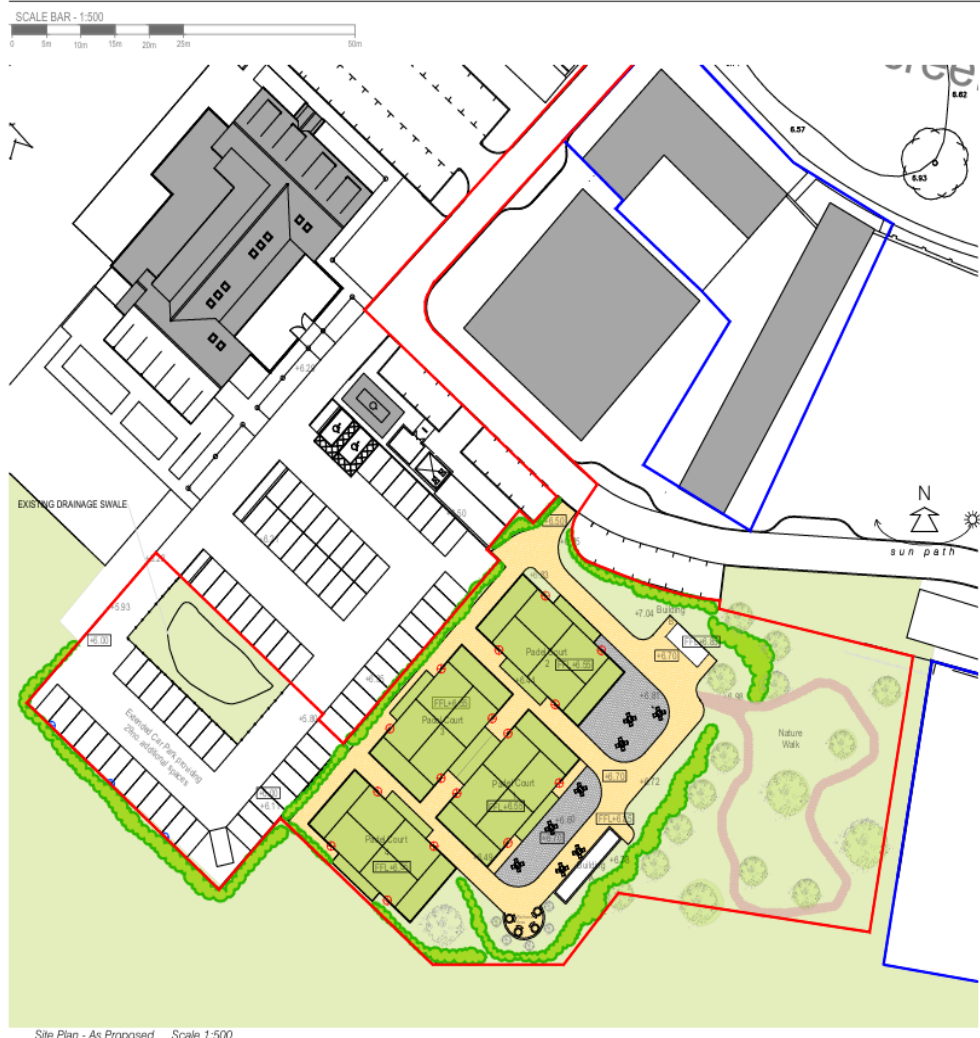


25/01420/F

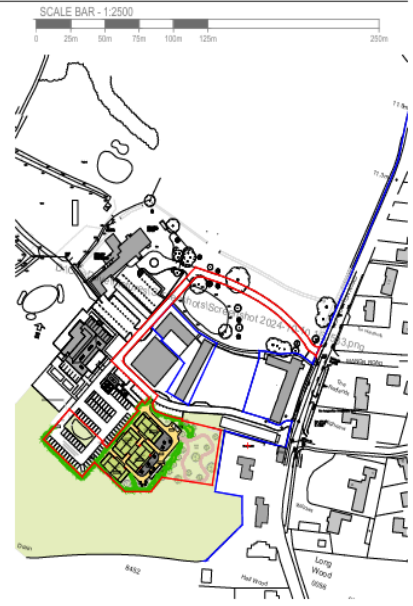
15



16



Site Plan - As Proposed Scale 1:500



Site Plan - As Proposed Scale 1:2500

- KEY:
- +6.00 Existing Level
 - █+6.00 Proposed Level
 - ⊕ Location of Lamp Post
 - ⊕ Location of Floodlighting (see also sheet)
 - ⊗ Seating
 - ⊙ Coat Tub
 - Grass
 - Artificial Grass
 - Resin Bonded gravel path
 - Shingle



Unit 102, Drove Orchards, Thrimham Road,
Hingham, West of the Sea, Norfolk, PC20 6LS
Tel: 01305 738239 Web: www.strataarchitecture.com

Project:
Heacham Manor
Heacham
Padel Courts

Title:
Site Plan Proposed

Scale(s): 1:500/2500 @ A3 Date: 18-09-24

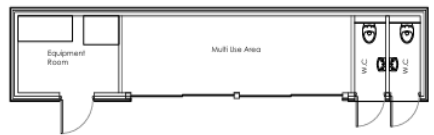
Drawn: RS Checked: JL

Drawing issued for: PLANNING

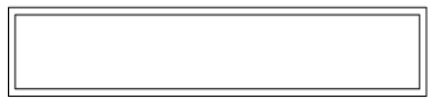
Dwg No: 750-P101 Rev: L

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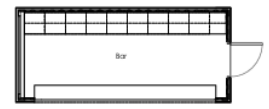
Rev	Date	Description	Drawn
A	28-03-25	Building B Added	RS
B	28-03-25	Staircase changed	RS
C	04-07-25	Unit Size Amended	RS
D	20-07-25	Labelling amended	RS
E	07-11-25	Tables Removed	RS
F	04-12-25	Terrace Removed	RS



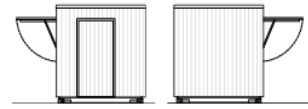
Building A Ground Floor Plan - As Proposed Scale 1:100



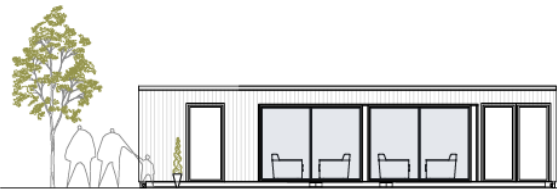
Building A Roof Plan - As Proposed Scale 1:100



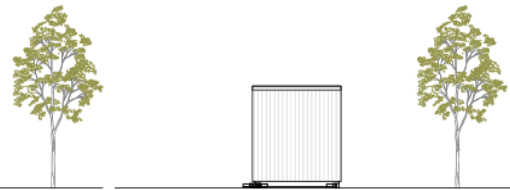
Building B Ground Floor Plan - As Proposed Scale 1:100



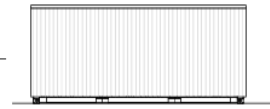
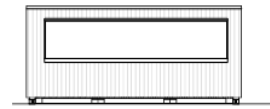
Building B Elevations - As Proposed Scale 1:100



Building A North West Elevation - As Proposed Scale 1:100



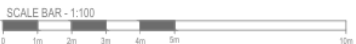
Building A South West Elevation - As Proposed Scale 1:100



Building A South East Elevation - As Proposed Scale 1:100



Building A North East Elevation - As Proposed Scale 1:100



Unit 100, Dove Orchards, Tranterham Road,
Hilme near the Dale, Norfolk, PE36 6LS
Tel: 01328 738759 Web: www.strataarchitecture.com

Project:

Heacham Manor
Heacham
Padel Courts

Title:

Padel Building
Plans Sections and Elevations
Proposed

Scale(s) 1:100 @ A3 Date 29-11-24

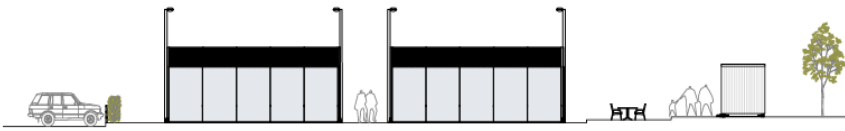
Drawn RS Checked JL

Drawing issued for: PLANNING

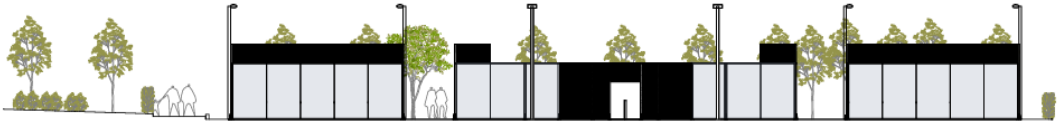
Dwg No. 750-P120 Rev. F

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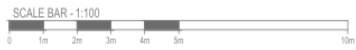
17



Site Section A-A- As Proposed Scale 1:200



Site Section B-B- As Proposed Scale 1:200



Site Plan - As Proposed Scale 1:500



Unit 100, Dove Orchard, Thorman Road,
 Hainewick, King's Lynn, Norfolk, PE36 6LS
 Tel: 01553 786298 Web: www.strataarchitects.com

Project
 Heacham Manor
 Hecham
 Padel Courts

Title
 Site Elevations
 Proposed

Scale(s) 1:100 @ A3 Date 03-10-25

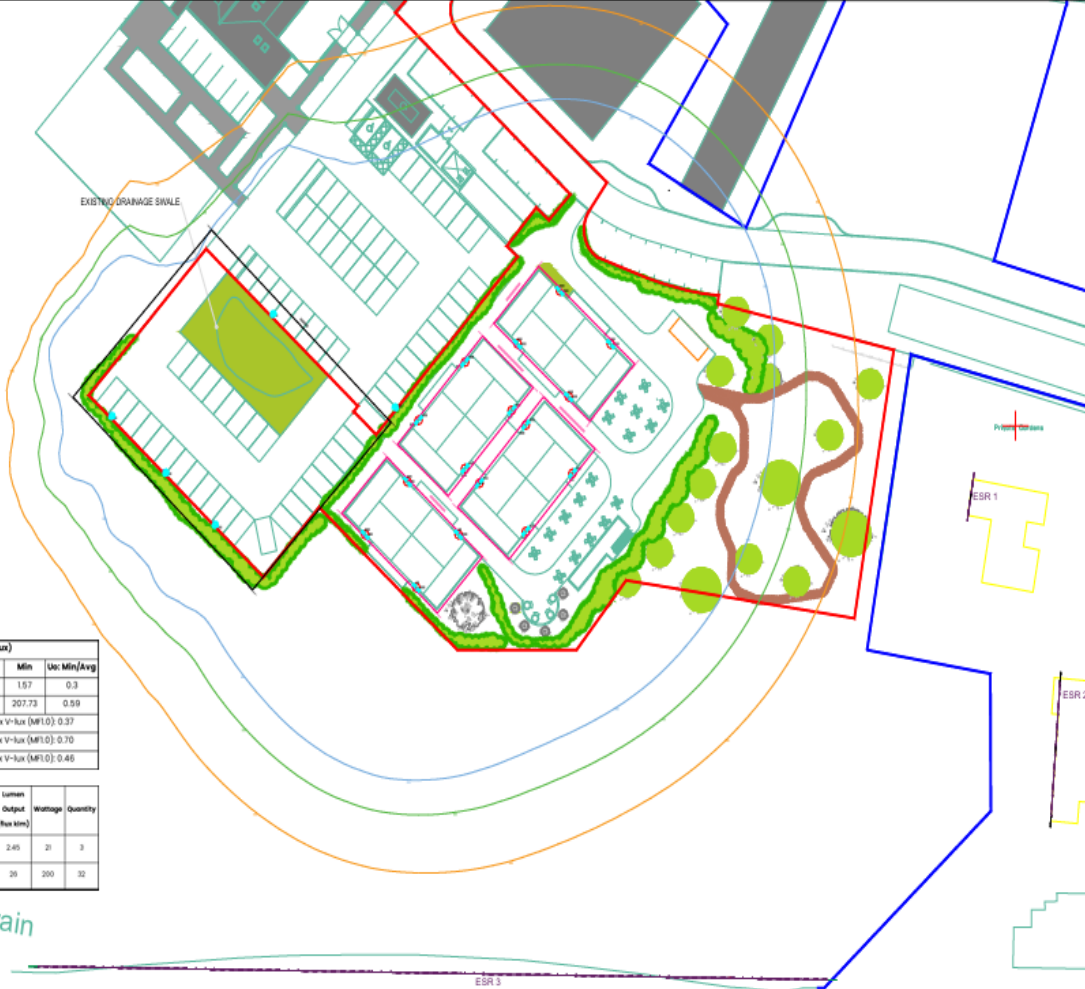
Drawn RS Checked JIL

Drawing issued for: PLANNING

Drawn No. 750-P122 Rev A

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Statistics (lux)			
Grid Number	Task Area	Avg	Min/Avg
1	Parking Area	5.3	1.97
2	Pavil Court (per)	353.83	207.73
3	ESR 1 - Dwelling	Max V-lux (M1.0)	0.37
4	ESR 2 - Dwelling	Max V-lux (M1.0)	0.70
5	ESR 3 - Woodland	Max V-lux (M1.0)	0.46

Product	Symbol	Height (m)	Type & Optic	Lumen Output (lm)	Wattage	Quantity
Hilum One		5	Point-to-point, Asymmetrical Area	245	21	3
Flux F1200 (P 2144)		8	Strip bracket, Symmetrical	26	200	32

Miller Goodall Ltd
 Address: House 4
 Datchet Business Park
 Egham
 Surrey
 TW20 2EP
 Tel: 01252 881555
 E-mail: info@mlg-goodall.co.uk
 www.mlg-goodall.co.uk

The lighting design has been prepared for the development planning application. The design is subject to comment and approval by the local authority under controlling legislation. It is a preliminary design and for consultation.
 It is subject to technical approval and sign off.

The design has been prepared in accordance with Construction Design Management Regulations 2015, Part 2 Health and Safety Cases and Plans, Dates of Designer.

See the accompanying lighting impact assessment and Faculty Certificate for contact for details of relevant CDM roles and technical details of the proposed lighting design.

Installation certificates associated with all electrical and engineering supplies require Letter consideration prior to installation and before installation. Installation and commissioning must be identified in accordance with specific standards. Refer to standards relevant to the design.

The lux drawing shows the output of the calculated luminaire use based on 1000 lux per sqm, 0.8 glare control.

Lighting Standard
 Light level of 80 lux @ 2.0m
 Average Horizontal lux: 15
 Uniformity: 0.25 (50%)

Recommended use point count (Class 01.000 01.000.010)
 Average Horizontal lux: 200
 Uniformity: 0.50 (50%)

Specifications
 Point count: F1200 (P 2144) (Symmetrical optic)
 Specification: 2000, 1000, 8 in colour, strip bracket
 T8 range, 8 degree

Calculation: Kick One (Asymmetrical Area optic)
 Specification: 2700K, 1000, 8000, 8 in point-to-point
 T8 range, 8 degree

Note: The design includes two existing car park luminaires, included to produce a realistic calculation of roadway (see 06, 08)

1	Revised	1	1	1	1
2	Issue	1	1	1	1
3	Issue	1	1	1	1
4	Issue	1	1	1	1
5	Issue	1	1	1	1

MILLER GOODALL
 Acoustics - Air Quality - Lighting
 Project: Lural at Houlton Manor
 Client: Seaside Camping Ground Ltd
 No. 001 1.0
 Project Number: 1818

20



Internal access road within Heacham Manor complex



21



View of holiday cottages to north east corner of site,
position of Padel Court 2



22



View to rear of houses fronting Hunstanton Road





View to the south east corner of the site, tree belt outside of the red line area



24



Holiday cottages (left) and closest permanent residences to rear



25



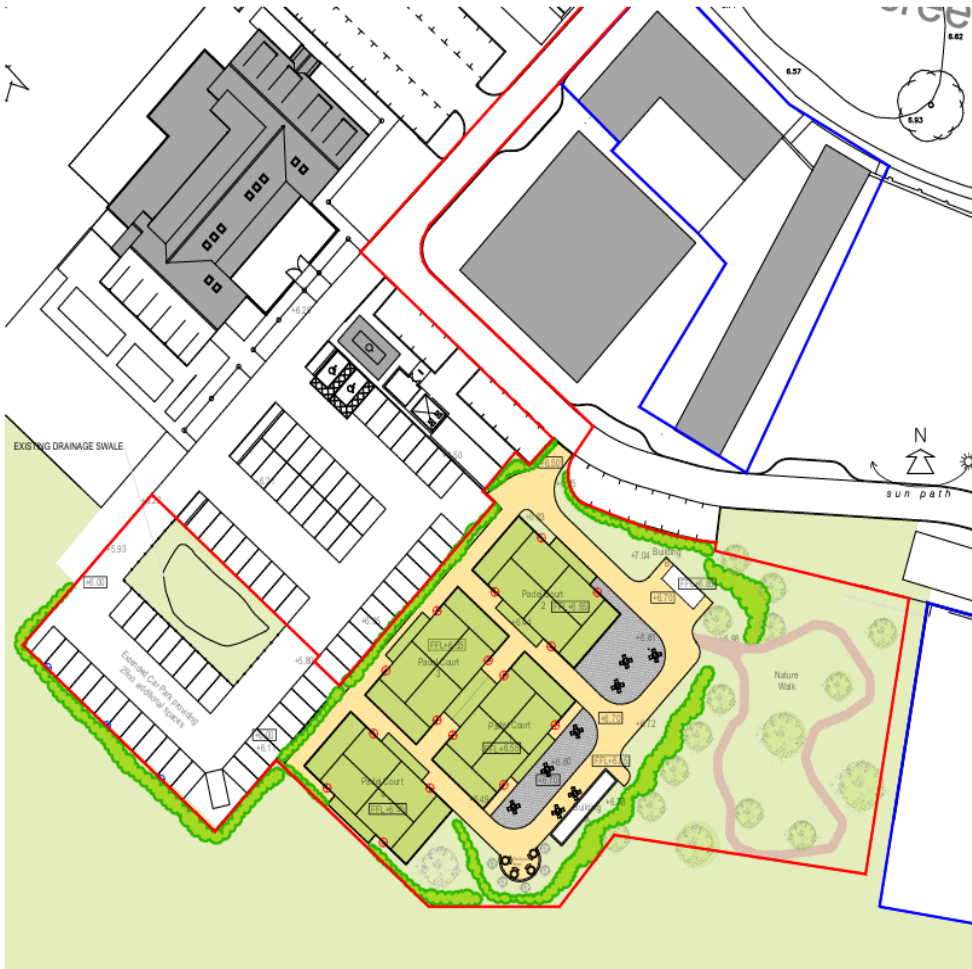
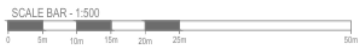
View towards area for proposed car park expansion



Speaker- Michael Delany

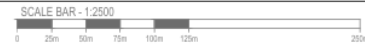
26





Site Plan - As Proposed Scale 1:500

27



Site Plan - As Proposed Scale 1:2500

- KEY:
- +6.00 Existing Level
 - +11.00 Proposed Level
 - ⊕ Location of Lamp Post
 - ⊕ Location of Floodlighting (see also sheet)
 - ⊗ Seating
 - ⊙ Coat Tub
 - Grass
 - Artificial Grass
 - Resin Bonded gravel path
 - Shingle



Unit 102, Grove Orchards, Thornham Road,
Thornham near the Sea, Norfolk, PC20 6LS
Tel: 01305 738239 Web: www.strataarchitecture.com

Project:
Heacham Manor
Heacham
Padel Courts

Title:
Site Plan Proposed

Scale(s): 1:500/2500 @ A3 Date: 18-09-24

Drawn: RS Checked: JL

Drawing issued for: PLANNING

Dwg No: 750-P101 Rev: L
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26/00382/F

28





Date of Production: March 4th, 2024

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The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP46200

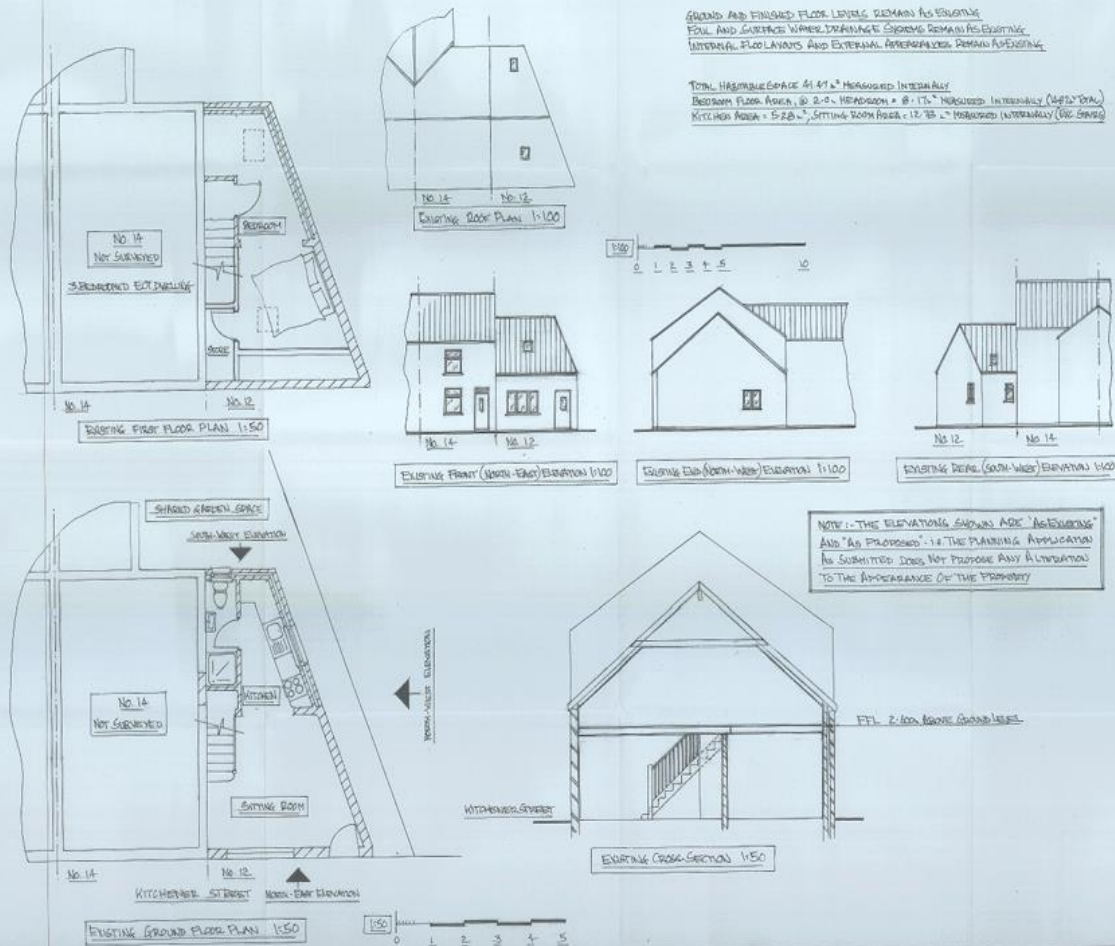


Ground Scale: 1:500
Bottom Left: 561941 318637 Top Right: 562031 318727
Center: 561985 318682
Area: 90m x 90m



14, KITCHENER STREET, KING'S LYNN, PE30 5BJ





NOTES:

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No. 14 AND No. 12, KITCHENER STREET, KINGS LYNN, NORFOLK, PE30 5BS

DATE: 20th FEBRUARY 2021
08:46 JESTIS

RESOURCES:

SCALE: 1:50, 1:100
DATE: 1 FEB 2021
Dwg No: 1799

31



Application site and neighbouring dwelling (no.14)

32



Application site



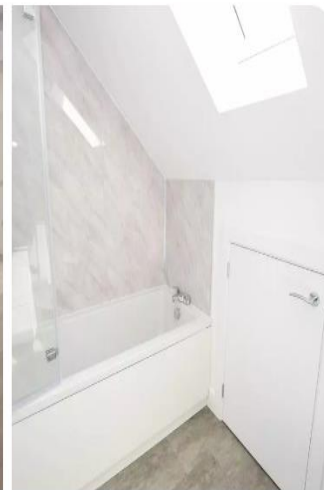
33



Side access to shared rear yard.



34



Internal photographs (taken from letting details)



26/00521/F

35



36



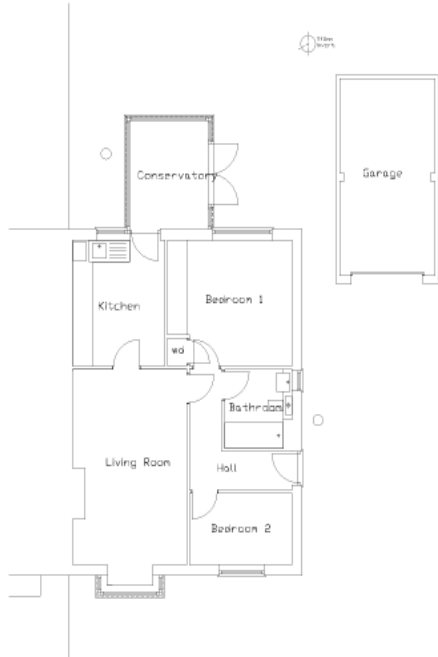
SOUTH ELEVATION 1:100.



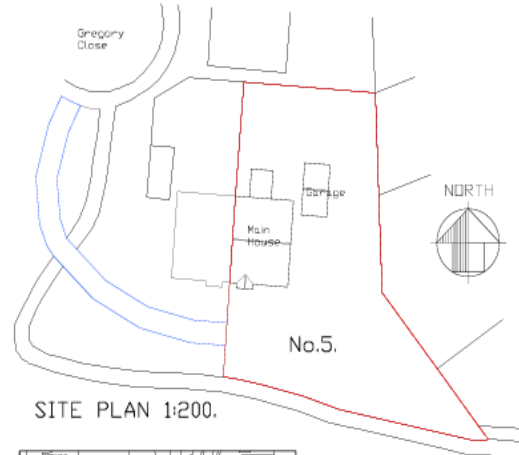
EAST ELEVATION 1:100.



NORTH ELEVATION 1:100.



GROUND FLOOR PLAN 1:50.



SITE PLAN 1:200.



LOCATION MAP 1:250.

0m 5m 10m 15m 20m

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Matt Sturgeon Ltd.
BUILDING CONSULTANCY
WIMBORNE - WIMBORNE - NORTH WOOTTON
WIMBORNE - WIMBORNE - WIMBORNE - WIMBORNE

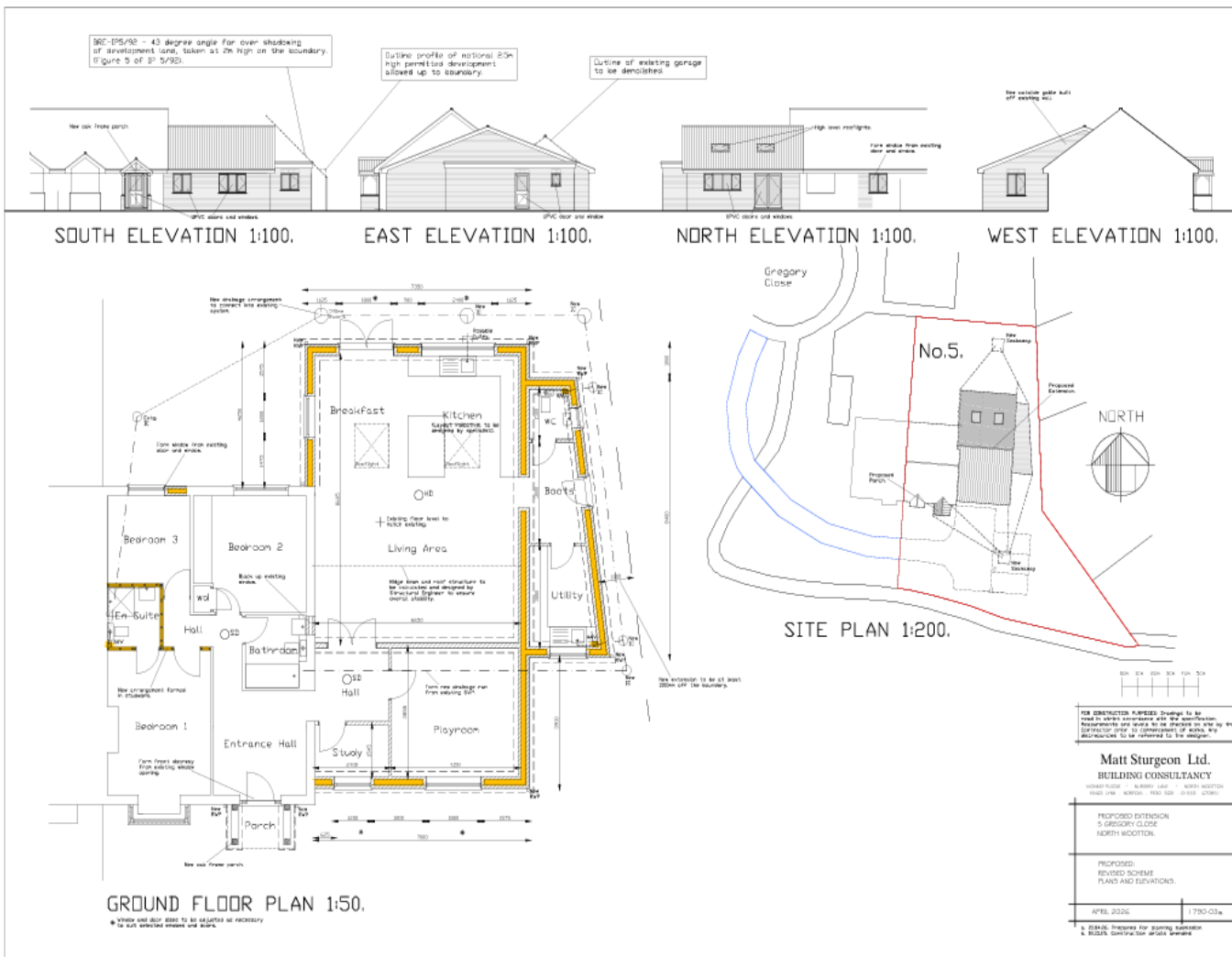
PROPOSED EXTENSION
5 GREGORY CLOSE
NORTH WOOTTON.

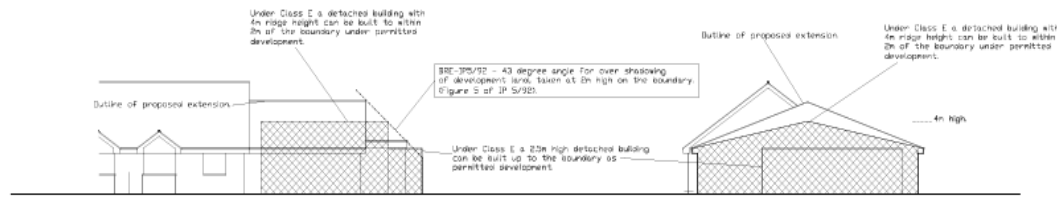
EXISTING:
PLANS AND ELEVATIONS.

FEBRUARY 2026 | 1700-01



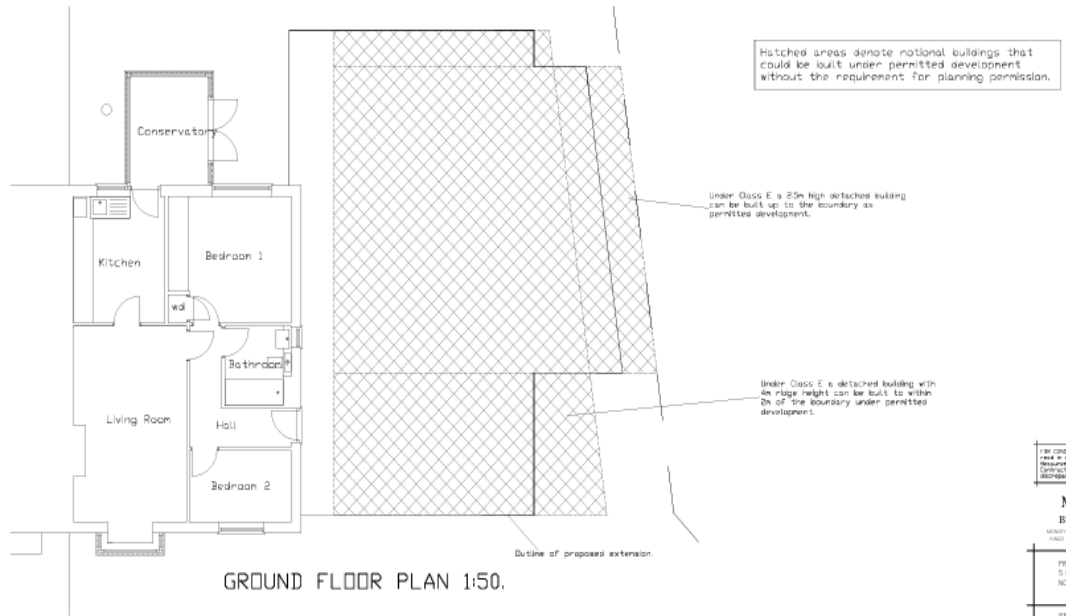
37





SOUTH ELEVATION 1:100.

EAST ELEVATION 1:100.



GROUND FLOOR PLAN 1:50.

5m 4m 3m 2m 1m 0m

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Matt Sturgeon Ltd.
BUILDING CONSULTANCY
WIMBORNE - WIMBORNE LANE - NORTH WOOTTON
TASSEL - WIMBORNE - 1790 504 - 01263 273941

PROPOSED EXTENSION 5 GREENS CLOSE NORTH WOOTTON	
PROPOSED PERMITTED DEVELOPMENT OVERLAY	
16/11/2026	17/06/04



39



View looking east from
end of cul-de-sac



40



Front of numbers 5 and 6 Gregory Close



41



Front of number 5 and
garage



42



Proposed Parking
Area



43



Rear of 5 and existing conservatory

44



Rear of number 5 and
garage



45



Looking north toward 4 Gregory Close

46



Looking east towards Julian Road



47



Rear of existing garage at number 5



48



Looking West to turning head



49



View from open space looking north-west



50



Rear garden of 4 Gregory Close

51



52



Inside conservatory of 4 Gregory Close



53



Rear of 9 Julian Road

54



55



Rear of 9 Julian Road



End of Presentation

56

