



Planning Committee
Monday, 27th July, 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 - 121)

Presentation

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

27 July 2026

Agenda Item 9

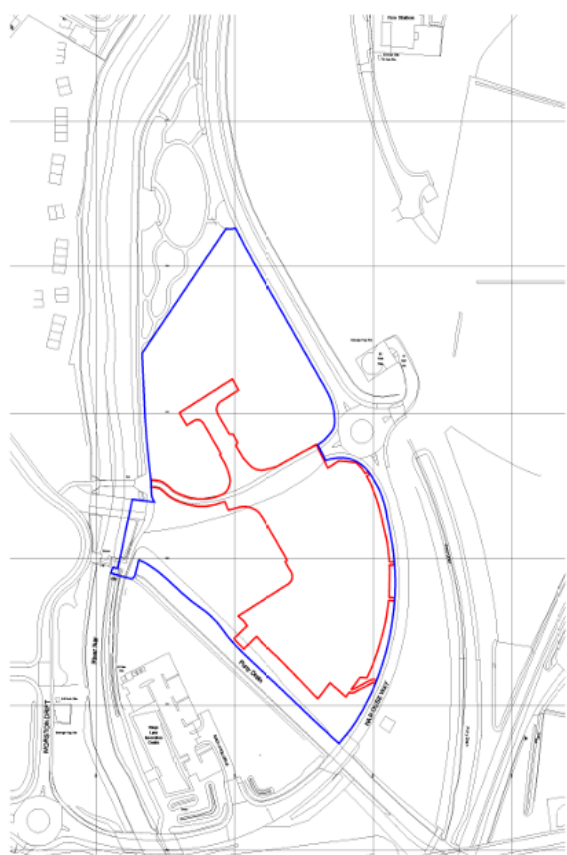


25/01783/FM

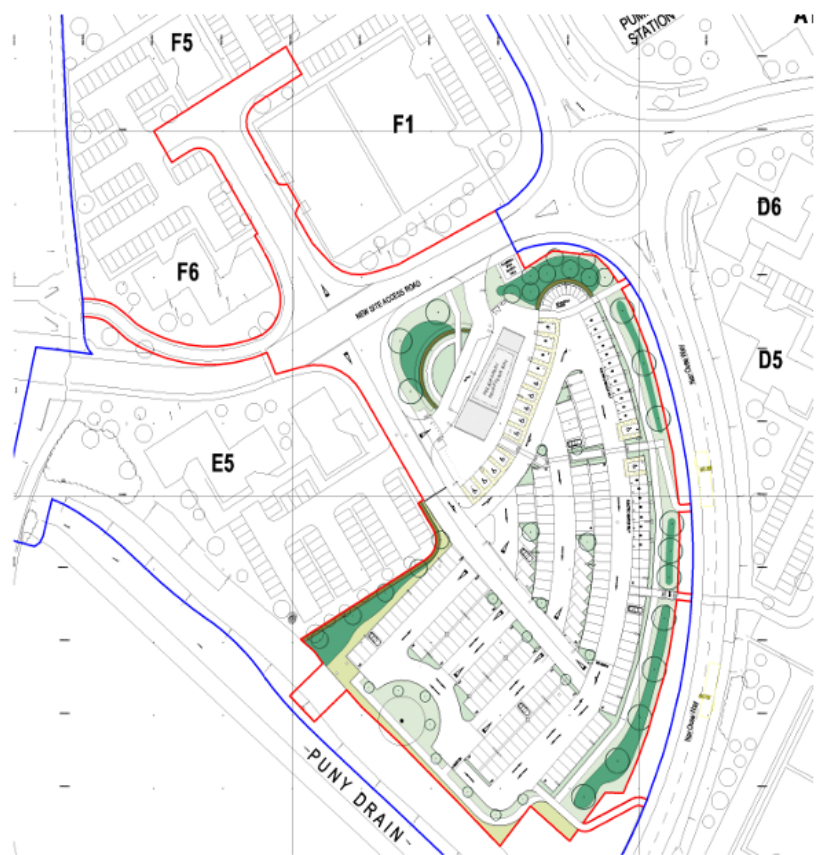
63



4



Site Location Plan
1: 1250



Proposed Site Plan
1: 500



Revision Schedule

Rev	Date	Drawn	Checked	Revised Description
001	15/01/2025	AM	AM	Initial design
002	15/01/2025	AM	AM	Site boundary and existing footpaths
003	15/01/2025	AM	AM	Site boundary and existing footpaths
004	15/01/2025	AM	AM	Site boundary and existing footpaths
005	15/01/2025	AM	AM	Site boundary and existing footpaths
006	15/01/2025	AM	AM	Site boundary and existing footpaths
007	15/01/2025	AM	AM	Site boundary and existing footpaths
008	15/01/2025	AM	AM	Site boundary and existing footpaths
009	15/01/2025	AM	AM	Site boundary and existing footpaths
010	15/01/2025	AM	AM	Site boundary and existing footpaths

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

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

MORGAN SINDALL
CONSTRUCTION

Feilden+Mawson
ARCHITECTS

Client: Morgan Sindall

REDA Stage 3	
02	02/01/2025
03	03/01/2025
04	04/01/2025
05	05/01/2025
06	06/01/2025
07	07/01/2025
08	08/01/2025
09	09/01/2025
10	10/01/2025

5



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

PROPOSED WORKS TO BE COMPLETED BY 15/03/2025

PROPOSED WORKS TO BE COMPLETED BY 15/03/2025

KEY

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

Scale Boundary

Scale

Scale

Client: Morgan Sindell

Project: Active Travel Hub - NO22

Site Phasing Plan

9825 - FM - XX - XX - D - A - 101 - P01.03

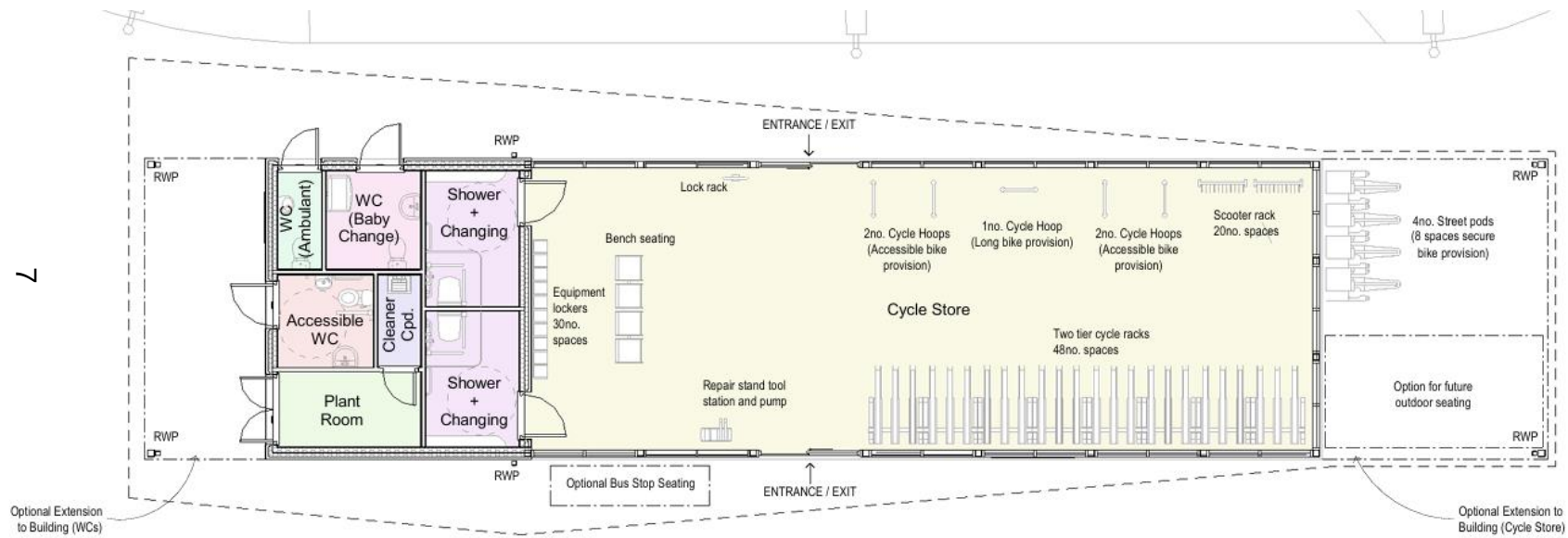




North Elevation



South Elevation





00





Entrance to the application site

10



Roundabout on Nar Ouse Way



11



View of site from north-east – towards KLIC building



View of site from the west

13



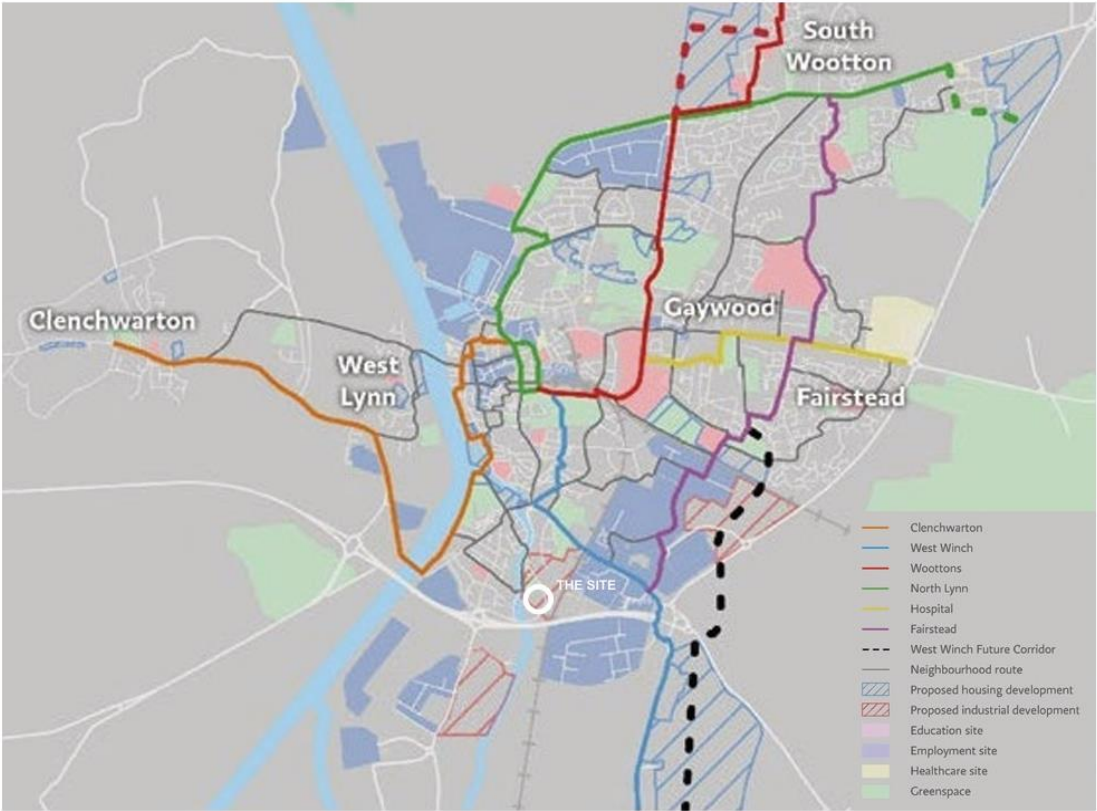
14



KLIC building

KLEP ACTIVE TRAVEL HUB : STRATEGIC CYCLE NETWORK (LCWIP)

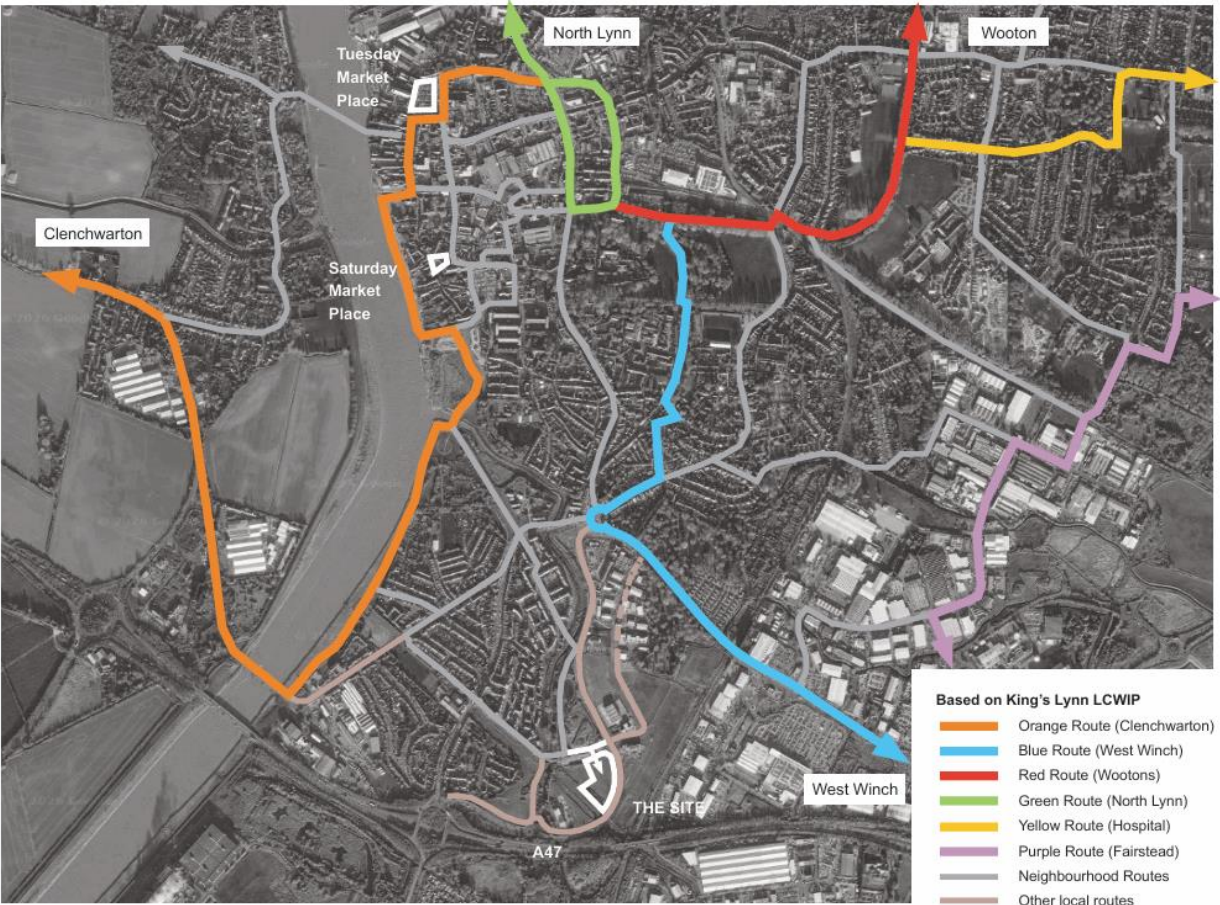
The KLEP Active Travel Hub is strategically located within the local cycle network. This plan is based on the one contained in the Kings Lynn Local Cycling and Walking Infrastructure Plan (LCWIP).



KLEP ACTIVE TRAVEL HUB : STRATEGIC CYCLE NETWORK

This diagram shows the proposed KLEP Active Travel hub and the town centre with the Saturday and Tuesday marketplaces shown. The most direct route from the KLEP ATH to the town centre will be via the Orange (Clenchwharton) Route.

It shows information from the LCWIP plan, with additional more recently completed cycle-paths in the vicinity of the site added.



KLEP ACTIVE TRAVEL HUB : LOCAL CYCLE NETWORK (ACTUAL)

This illustration shows the actual cycle network in the vicinity of the site, including the many off-road cycle-paths that are not shown on the LCWIP. Again, new links associated with the development are shown in white.



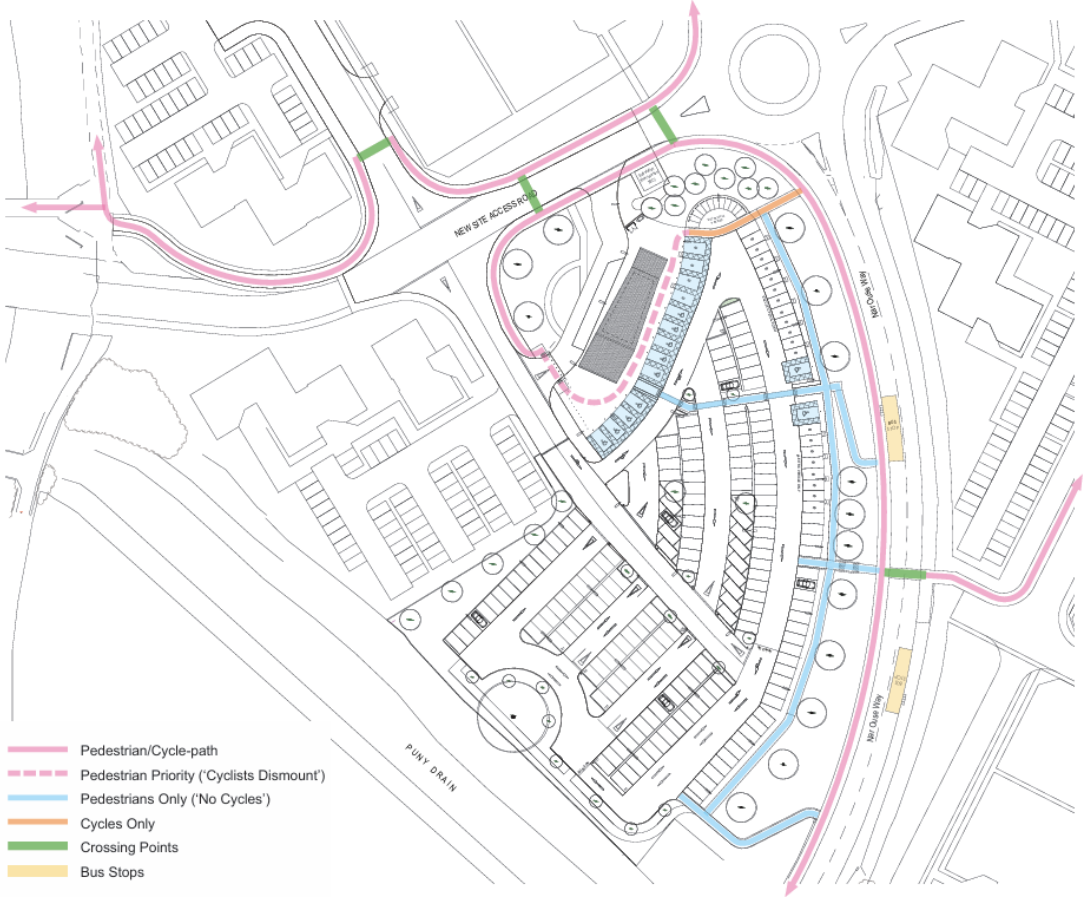
This plan shows the circulation of pedestrians and cycles around the site.

Cycle access to the Cycle Hub from Nar Ouse Way is via a dedicated connecting path (shown in orange) and the extended off-road cyclepaths along the new access road around the north of the site (pink). Cycles heading north for the town centre or west to the waterfront will use these cyclepaths and crossing points on the new access road (green).

Pedestrians moving between the parking area and the bus stops on Nar Ouse Way will head directly towards the perimeter path (blue) with its three stepped/ramped connections out onto Nar Ouse Way.

A dedicated pedestrian route with crossing points connects the disabled parking area adjacent to the Cycle Hub with the bus-stops on Nar Ouse Way, via the northern-most pedestrian-only connecting path.

This strategy will minimise the interaction between cycles and pedestrians across the site. The strategy and use of each section of path will be reinforced by appropriate signage.



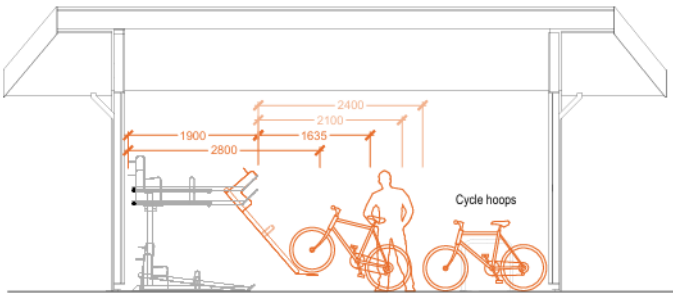
KLEP ACTIVE TRAVEL HUB : CYCLE RACK OPERATING SPACE

To maximise cycle storage capacity, two-tier racks are proposed. A product manufactured by The Bike Storage Company is currently specified. The racks are 1900mm deep, and the manufacturer recommends a minimum aisle width, between the tip of the stowed racks and a wall or other solid obstruction, of 1635mm. Other manufacturers of very similar products, recommend a more generous aisle width. The most generous identified to date gives a minimum width of 2100mm and an ideal width of 2400mm.

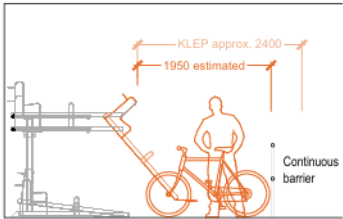
The layout of the proposed hub would accommodate even this most generous dimension, and it is worth noting that the racks face not a solid wall, but a row of Sheffield stands, which will give additional manoeuvring space in between the pairs of parked bikes. The Sheffield stands and lower tier of the two-tier racks (57% of the total) will give more accessible parking.

The Bike Storage Company have reviewed the proposed layout and have confirmed that it meets their requirements.

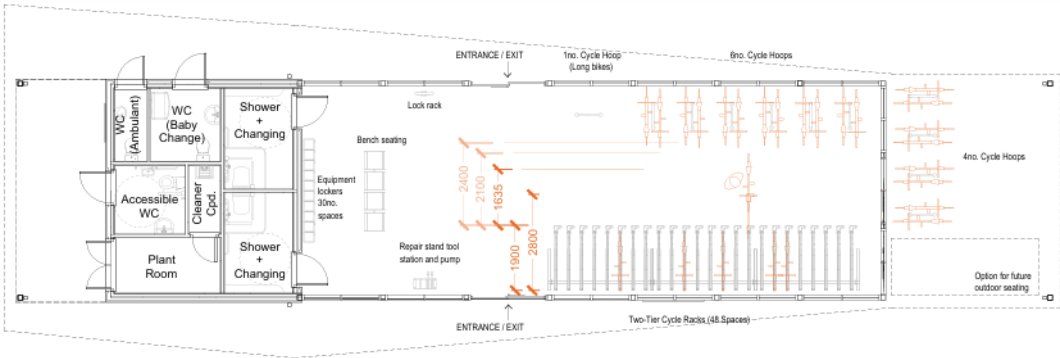
For comparison, the problematic installation of two-tier cycle racks at King's Lynn Transport Interchange appears to have had an aisle width of around 1900-2000mm (substantially less than proposed for the KLEP Cycle Hub) and the racks faced a continuous fixed obstruction.



Cross-Section Through Proposed KLEP Cycle-Hub



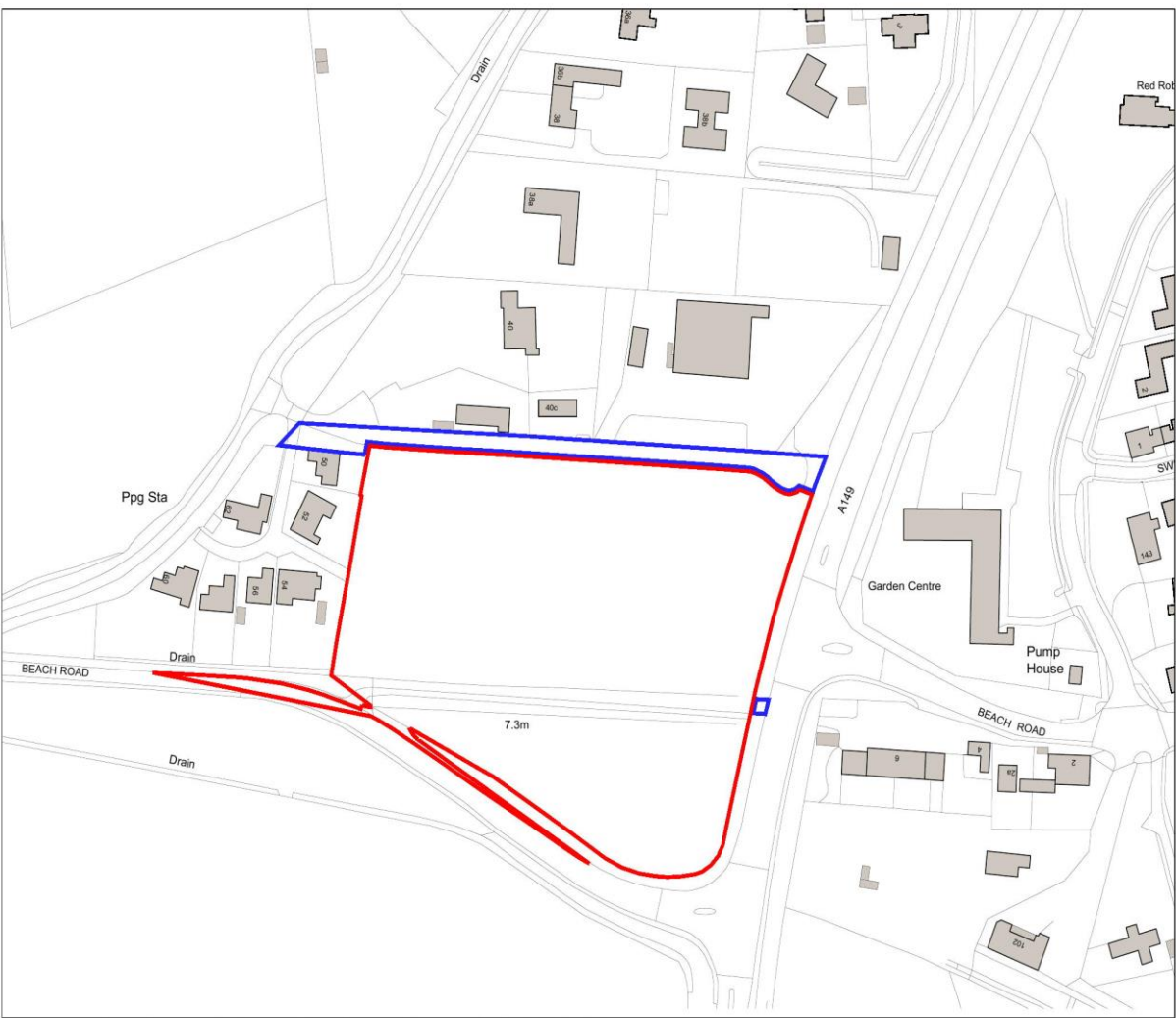
Problematic Installation at KL Transport Interchange



26/00366/OM

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SCALE 1:1250

NORTH

0 12.5 25 62.5m

REV	DATE	DESCRIPTION
P1	10/12/25	Preliminary Issue
P2	15/01/26	Red line revised to include visibility splays. Blue line amended.

CLIENT
Pigeon (Snettisham) Ltd

PROJECT
Residential Development

ADDRESS
Beach Road, Snettisham

DRAWING USE		STATUS
PLANNING		A3
DRAWING TITLE		SIZE
Site Location Plan		A3
DRAWING NO.		REVISION
7057-CF-ZZ-XX-DR-A-0500		P2
CREATED	CHECKED	APPROVED
DJG	DJG	DJG

12 Knapwell Road,
Snettisham
NR21 3JG
01493 819999
office@chaplinfoarrant.com

Also at
Cambridge and York

www.chaplinfoarrant.com

JOB NO.
7057



23



Stood at south of site looking east along Beach Road.

24



Stood at south of site looking east .



25



26



Stood at southwest of site looking northwest



27



Stood on site looking north



28



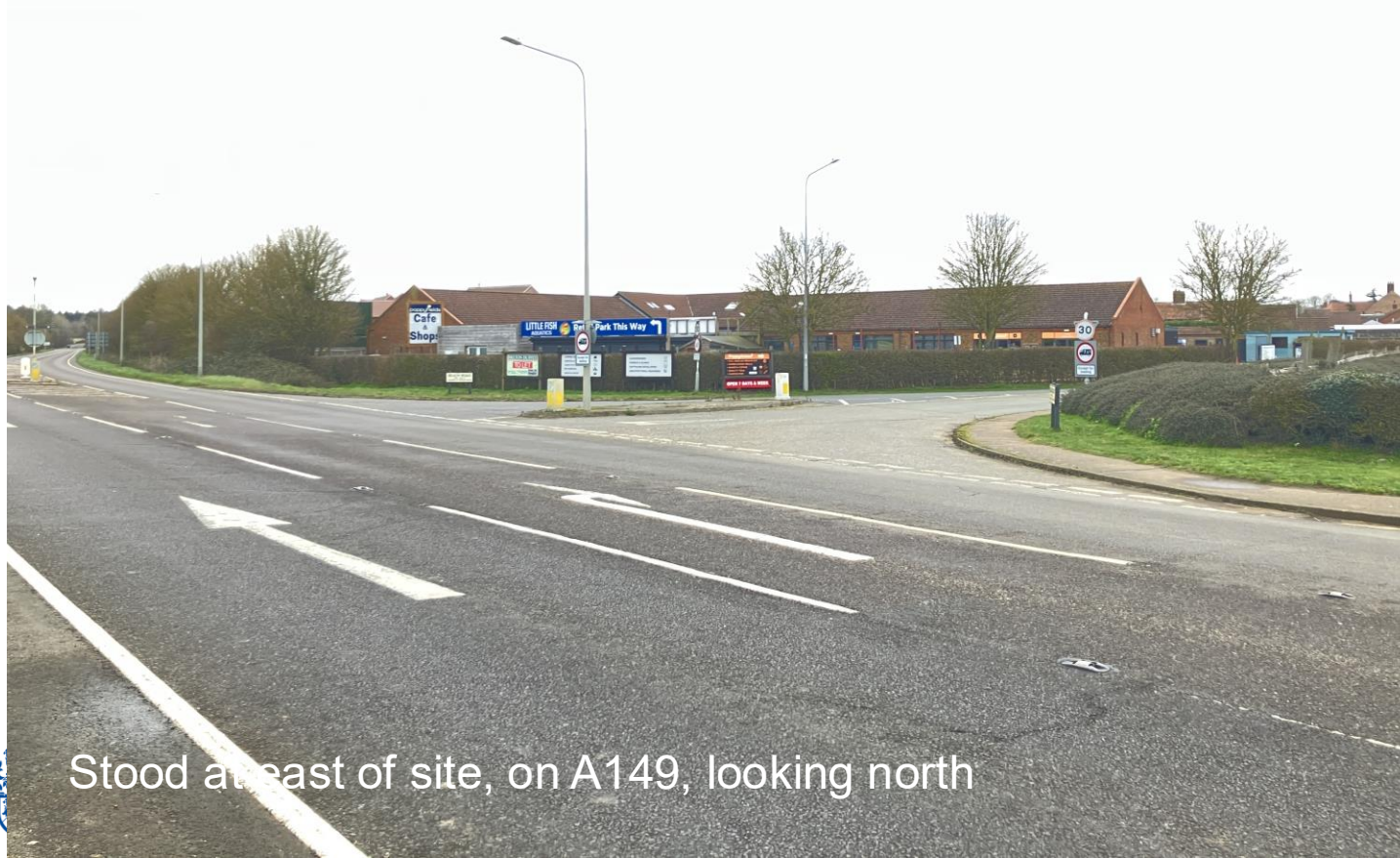
Stood on site looking northeast



29



30



Stood at east of site, on A149, looking north



31



Stood at east of site, on A149, looking south



32



Stood on PROW looking southwest



33



34



Adjacent neighbouring use to north



35



Adjacent neighbouring use to north



36



Adjacent neighbouring use to north



37



Adjacent neighbouring use to north



38



Adjacent neighbouring use to north



SPEAKER STUART DARK



On behalf of the residents of Common Road I would like to extend our thanks to Councilor Stuart Dark for his efforts in resolving the recent FLOODING issues in Common Road his efforts in getting Ken Hill Estates to clear the drainage ditch were much appreciated, hopefully Norfolk County Council can take more notice of the Drainage Problems in Common Road as of now!

The Fire Service also played their part in pumping away both surface water and sewerage from several gardens!

Rod Mackenzie
Snettisham Parish Council
Common Road Resident



4.1



42



26/00508/F



Date Produced: 18-Mar-2026

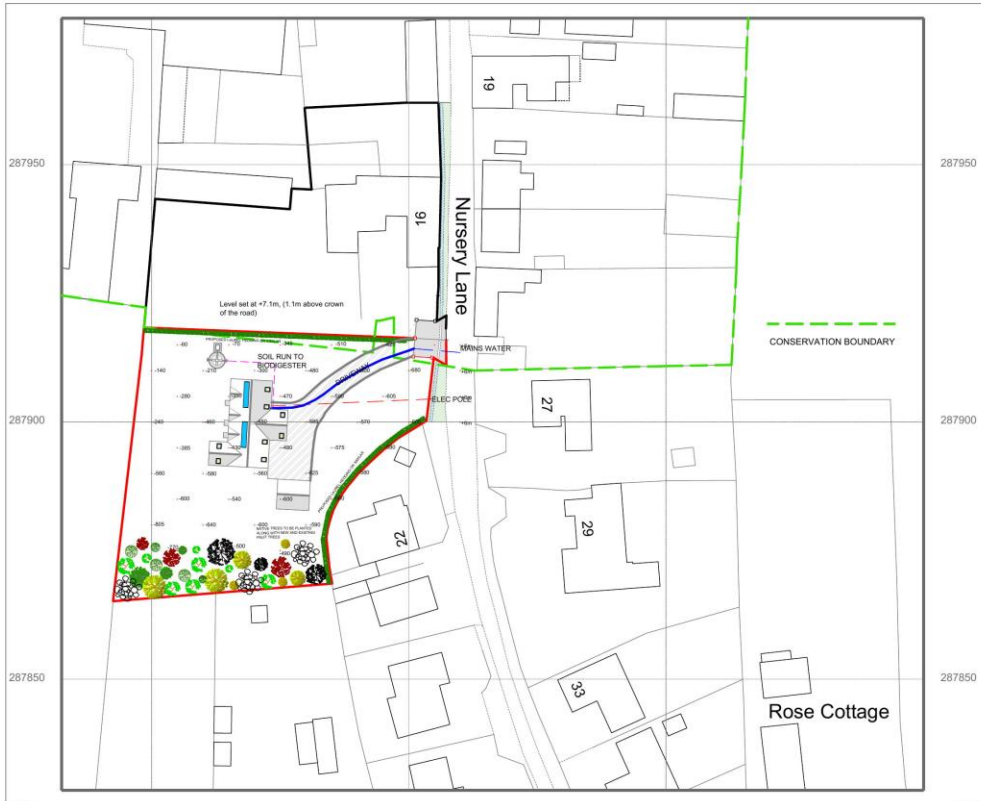
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44

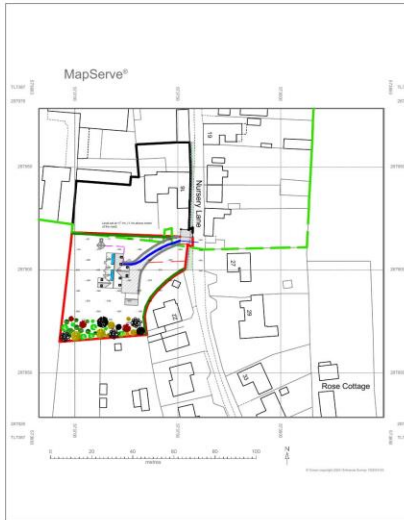
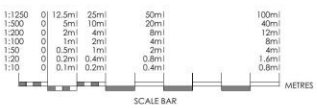


Planning Portal Reference: PP-14791144v1

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Site plan Proposed 1:500
AS PROPOSED



Location plan Proposed 1:1250
AS PROPOSED

General Note:

The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & DESIGN solutions as soon as possible.

Any construction work carried out prior to receiving all necessary approvals is entirely at the Contractor's / client's risk.

All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and/or such traditional enforcement building works may be required on site.

The Contractor shall inspect all adjoining properties which may be affected by the work prior to commencement of work and record and report with the owner any defects.

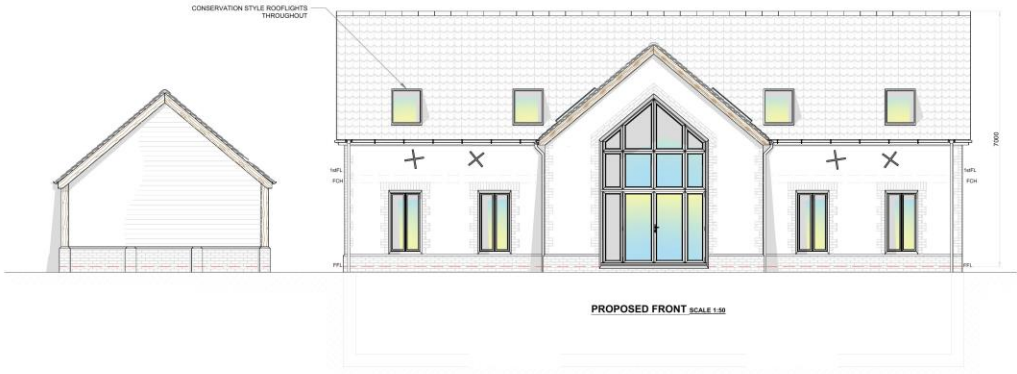
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings submitted for the purposes of obtaining Building Regulations approvals only and do not constitute full working drawings.

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 FBI Cad & Design Solutions <i>Far Beyond Imagination</i> <i>"Your Dream is our Passion"</i>	
Email address: a.fiddell@fbi.com	Phone: 07900 954472
Title: New "Barn Style" Build (Rev2b)	
Drawn By: Paul Soffley	
Address: The Orchard, 20 Nursery Lane, Hookwood Cum Willon, West Norfolk	
Date: June 2026	PTS 166
Planning : Drawing B Rev 1: Scale As Shown	

East and North Elevations



- NOTES**
1. HEIGHT REDUCED BY 670mm. (ORIGINAL HEIGHT 7670mm)
 2. BRICKS: RECLAIM/TIMBERED RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
 3. WINDOWS: LIGHT OAK STYLED
 4. WINDOWS RECESSED BACK INTO BLOCKWORK
 5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
 6. NATURAL SLATE ROOF
 7. 1st FLOOR WINDOWS IN GABLE SHOWN ARE "OBSCURED" GLAZING

General Note:
The Contractor is responsible for checking all dimensions on site prior to commencement of the work, with any errors being reported to the CAD & DESIGN solutions team as soon as possible.
Any construction work carried out prior to receiving all necessary approvals is a breach of the Homeowner's terms and conditions.
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and all work addresses of firework building works may be required on site.
The Contractor shall inspect all adjoining properties which may be affected by the work prior to commencement of work and record and report with this same any defects.
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the work.
Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.
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ALL LAND LEVELS REMAIN THE SAME



For Beyond Inspiration
"Your Dream is our Passion"

Email address: info@fbicad.co.uk Phone: 07800 954472

Title: New "Farm Style" Build (Rebuild)

Drawn By: Paul Soffley

Address: The Orchard, 20 Nursery Lane, Hockwold Cum Wilton, IPSWICH, IP8 4ND

Date: June 2026 PTS 166

Planning : Drawing 1 Rev 3; Scale: As Shown

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General Notes:
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & Design Solutions as soon as possible.
Any construction work carried out prior to receiving all necessary approvals is entirely at the responsibility of the client.
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the Current Building Regulations and/or such additional enforcement building works may be required on site.
The Contractor and Inspector of building work shall be responsible for the safety and stability of the building during the course of the works.
Drawings are intended for the guidance of planning building Regulations approval only and do not constitute full working drawings.
All drawings are the copyright of FBI CAD & Design Solutions. This drawing may not be copied by any third parties without prior permission.

- NOTES
1. HEIGHT REDUCED BY 670MM (ORIGINAL HEIGHT 2670MM)
 2. BRICKS: RECLAM/TUMBLED RED MULTI THROUGHTOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
 3. WINDOWS: LIGHT OAK STYLED
 4. WINDOWS RECESSED BACK INTO BLOCKWORK
 5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIAL, REPLACED WITH VELUX
 6. NATURAL SLATE ROOF
 7. 1st FLOOR GABLE WINDOW WILL BE OBSCURED GLAZING

ALL LAND LEVELS REMAIN THE SAME

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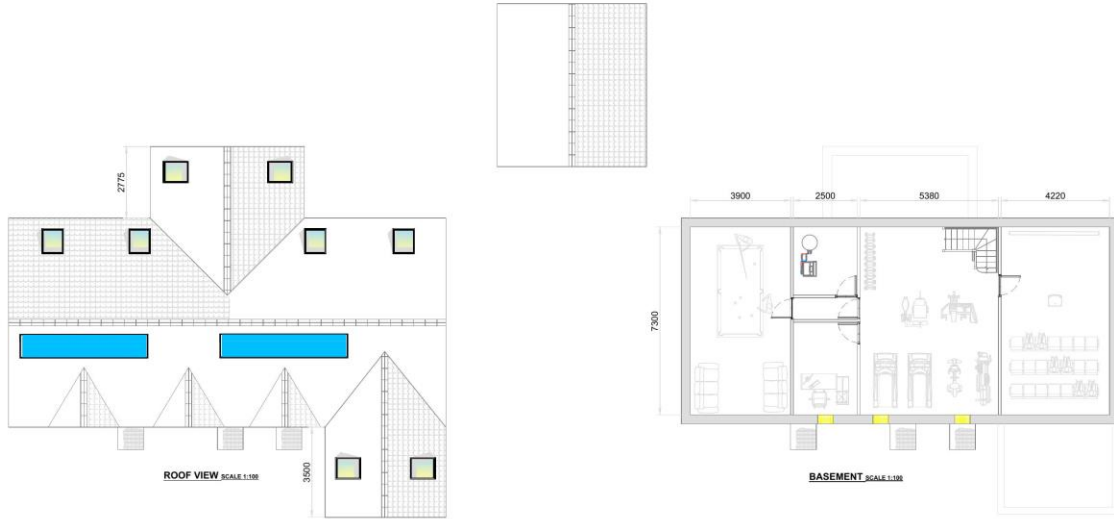
Title: New "Beam Style" Build (Rev02)

Drawn By: Paul Saffley

Address: The Central, 20 Ramsey Lane, Hockwold Cum Wilton, IPSWICH

Date: June 2026 PTS 166

Planning : Drawing 2 Rev 3: Scale: As Shown



General Notes:
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any areas being measured to the CAD & BESPOKE values as set out in the plans.
Any construction work carried out prior to receiving of necessary approvals is a breach of the Development Control Act.
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such compliance with the Building Regulations is a condition of the approval.
The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report with the owner any defects.
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.
Drawings produced for the purpose of obtaining building Regulations approvals only and do not constitute a building drawing.
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Roof View and Basement Plan

- NOTES**
- 1. HEIGHT REDUCED BY 2775MM, ORIGINAL HEIGHT 2775MM
 - 2. BRICKS: RECLAIMED/UNBURNED RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
 - 3. WINDOWS: LIGHT OAK STYLED
 - 4. WINDOWS RECESSED BACK INTO SIDEWALL
 - 5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM REPLACED WITH VELUX
 - 6. NATURAL SLATE ROOF

ALL LAND LEVELS REMAIN THE SAME

FBI Cad & Design Solutions
For Ground Improvement: "Your Dream is our Passion"

Email address: info@fbi-cad.com Phone: 07500 854472

Title: New "Barn Style" Build (Rev26)

Drawn By: Paul Saffery

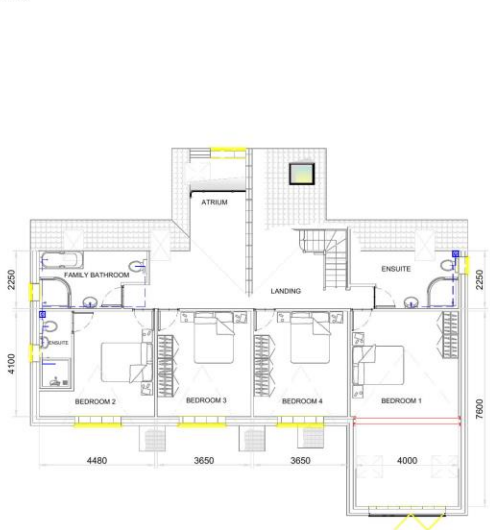
Address: The Orchard, 20 Nursery Lane, Haverhill Cam Cambs, CB23 7ND

Date: June 2026 PTS 166

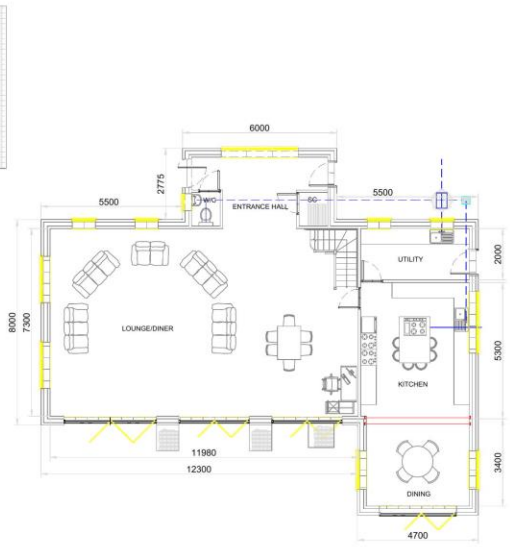
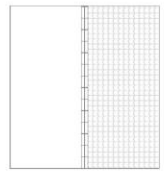
Planning : Drawing 2 Rev 3 Scale As Shown

49

General notes:
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & DESIGN solutions as soon as possible.
Any construction work carried out prior to receiving all necessary approvals is entirely at the responsibility of the householder / clients risk.
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.
The Contractor shall inspect all adjoining properties which may be affected by the work prior to commencement or works and record and report with the owner any defects.
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PROPOSED PLAN 1st FLOOR SCALE 1:100



PROPOSED PLAN GROUND FLOOR SCALE 1:100



First and Ground Floor Plans

- NOTES**
1. HEIGHT REDUCED BY 670mm, (ORIGINAL HEIGHT 7670mm)
 2. BRICKS: RECIAM/TUMBLED RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
 3. WINDOWS: LIGHT OAK STYLED
 4. WINDOWS RECESSED BACK INTO BLOCKWORK
 5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
 6. NATURAL SLATE ROOF

ALL LAND LEVELS REMAIN THE SAME

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Far Beyond Imagination
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Email address: pt.saffery@fbi.com Phone: 07900 954472

Title: New "Barn Style" Build (Rev3b)

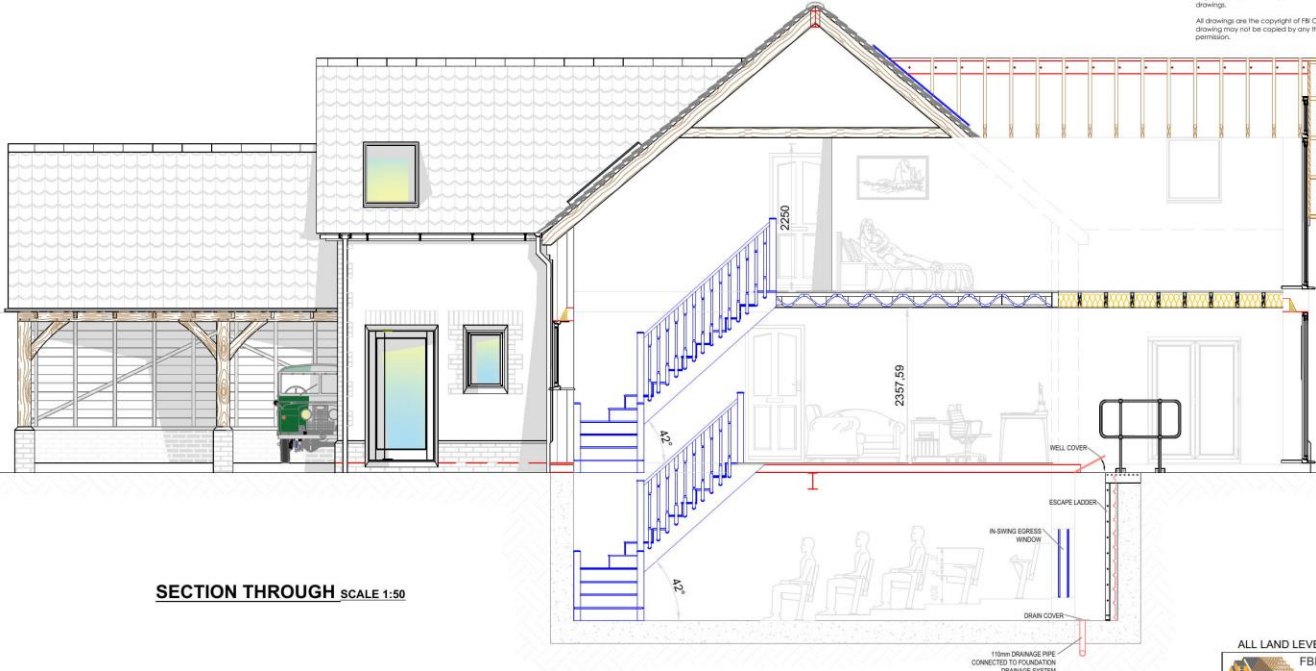
Drawn By: Paul Saffery

Address: The Orchard, 20 Nursery Lane, Hookwood Gun Wilton, IPSWICH

Date: June 2026 PTS 166

Planning : Drawing 4 Rev 3: Scale As Shown

50



SECTION THROUGH SCALE 1:50

General Notes:
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Any construction work carried out prior to receiving all necessary approvals is entirely at the householder's / client's risk.
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.
The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement or works and record and report with the owner any defects.
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.
Drawings produced for the purposes of obtaining Building Regulations approvals only and do not constitute full working drawings.
All drawings are the copyright of FBI CAD & DESIGN solutions. This drawing may not be copied by any third parties without prior permission.

- NOTES
- 1. HEIGHT REDUCED BY 670mm. (ORIGINAL HEIGHT 7670mm)
 - 2. BRICKS: RECTANGULAR TILED RED MULTI THROUGHOUT. FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
 - 3. WINDOWS: REHAU TURNER OAK
 - 4. WINDOWS RECESSED BACK INTO BLOCKWORK
 - 5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
 - 6. NATURAL SLATE ROOF

ALL LAND LEVELS REMAIN THE SAME

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Email address: info@fbicad.co.uk	Phone: 07900 954472
Title: New 'Barn Style' Build (Rev3b)	
Drawn By: Paul Sotley	
Address: The Orchard, 20 Nursery Lane, Hockwold Cum Wilton, (PE26 4ND)	
Date: June 2026	PTS 166
Planning : Drawing 5 Rev 2; Scale: As Shown	

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





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Street Scene View



- NOTES**
1. HEIGHT REDUCED BY 670mm. (ORIGINAL HEIGHT 7670mm)
 2. BRICKS: RECLAM/TUMBLER RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
 3. WINDOWS: LIGHT OAK STYLED
 4. WINDOWS RECESSED BACK INTO BLOCKWORK
 5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
 6. NATURAL SLATE ROOF
 7. **THIS STREET SCENE SHOWS No22 AND PROPOSED No20 BEING CLOSE TOGETHER, THIS IS NOT THE CASE AS PROPOSED No20 SITS BACK ON THE PLOT AS SHOWN IN THE SITE PLAN**

ALL LAND LEVELS REMAIN THE SAME	
 FBI Cad & Design Solutions Far Beyond Imagination "Your Dream is our Passion"	
Email address: pt.sottley@sky.com	Phone: 07900 954472
Title: New "Barn Style" Build (Rev3b)	
Drawn By: Paul Sottley	
Address: The Orchard, 20 Nursery Lane, Hockwold Cum Wilton, IP26 4ND	
Date: June 2026	PTS 166
Planning : Drawing 7 Rev 1: Scale: 1:100	

53



View from Nursery Lane looking south

54



55



56



57



View from site looking southwest



58



59



69



View at rear of site looking west



61



62



63



64



65



65



67

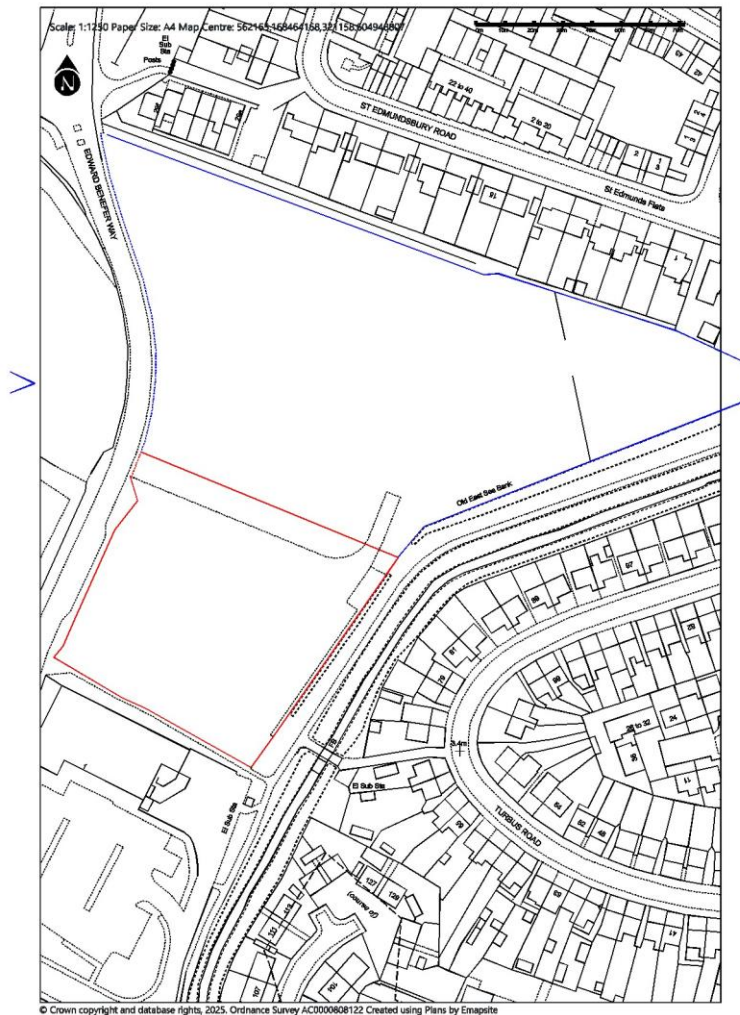


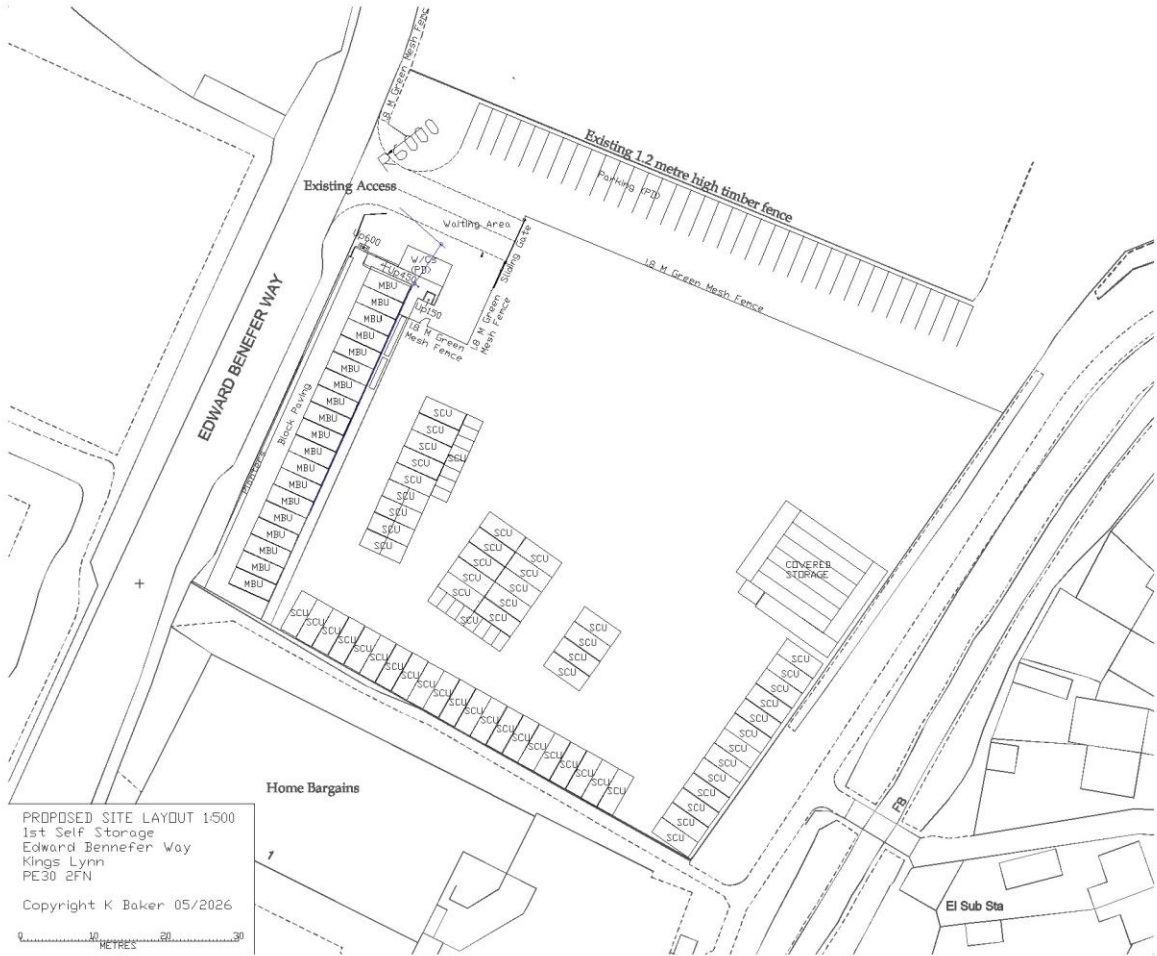
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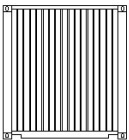
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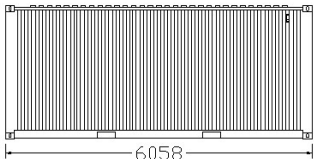




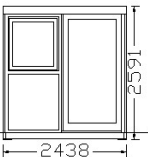
72



Rear Elevation 1:100



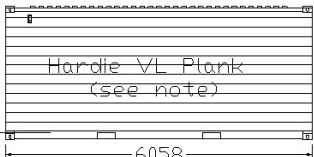
Side Elevation 1:100



GL at front and exposed sides

Front Elevation 1:100

GL at front and exposed sides

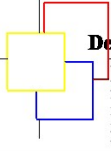


Side Elevation 1:100

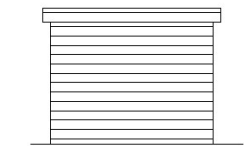


Floor Layout 1:100

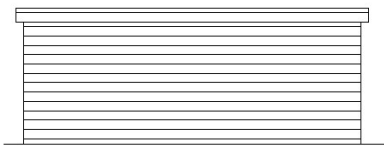
Hardie VL Plank anthracite grey to Public Facing surfaces
Dark Grey Powder Coated Aluminium Doors, Windows and Facias

 Design & Management.co.uk 7 West Fen Frithville Boston Lincs PE22 7EX Tel 01205 750775	SCALE BAR METRES 0 1 2 3 4 5		NOTES
	JOB TITLE Proposed Layout & Elevations 1st Self-Storage Edward Benefer Way Kings Lynn, Norfolk, PE30 2FN	SCALE 1:100 on A3 DESIGNED & DRAWN BY Design and Management.co.uk which is a trading name of Planning and Property Consultants.com which is a trading name of Keith Baker-Sale Traders TEL 01205 750775 ALL DRAWINGS ARE SUPPLIED SUBJECT TO D and M.co.uk STANDARD CONDITIONS WHICH ARE AVAILABLE ON REQUEST. © COPYRIGHT KEITH BAKER 04/2025	

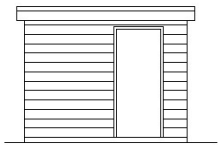
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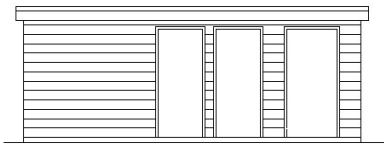
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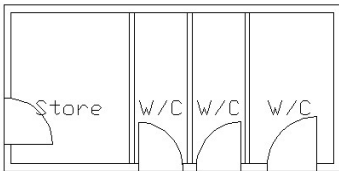
Side Elevation 1:100



Front Elevation 1:100

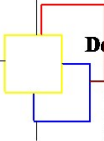


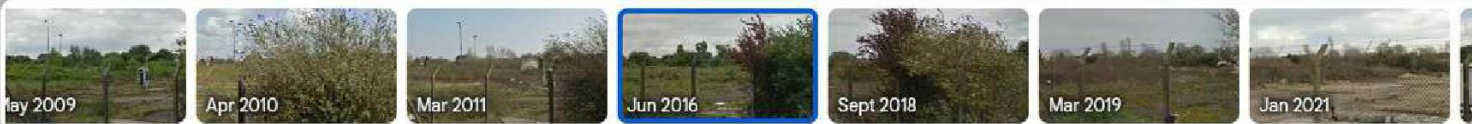
Side Elevation 1:100



Floor Layout 1:100

Hardie VL Plank anthracite grey Walls and Facias
Dark Grey Doors

	SCALE BAR METRES		0 1 2 3 4 5		NOTES
	JOB TITLE		SCALE	DATE	
	W/Cs Layout & Elevations 1st Self-Storage Edward Benefer Way Kings Lynn, Norfolk, PE30 2FN		1:100 on A4	April 2025	
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75



View from SW corner of the site





76



View S from access point towards town

77



View N from access point away from town

78



View from access point into the self-storage facility

79



Toilet block



80



View of car parking back towards EBW

81

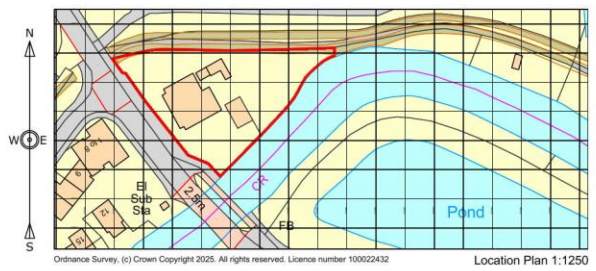
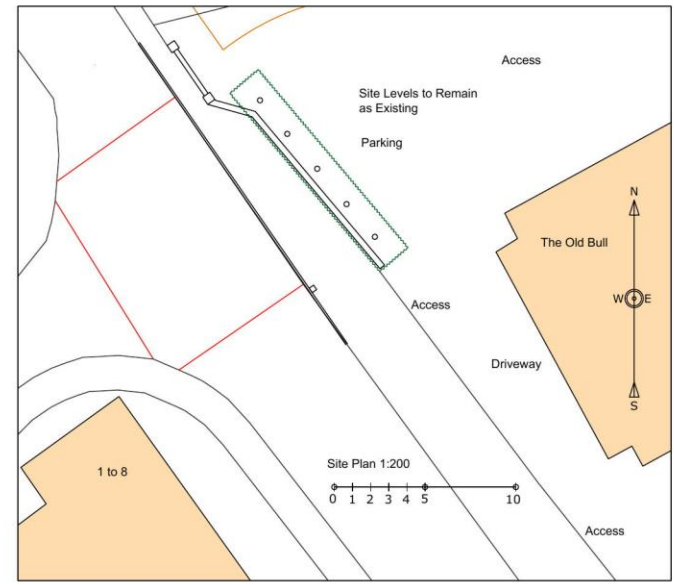
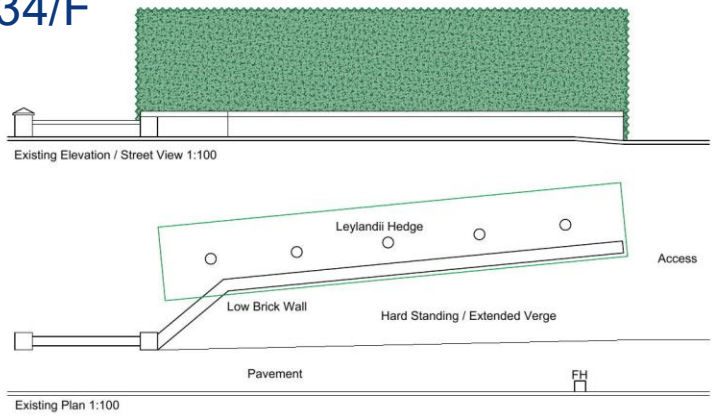


View W of northern boundary

26/00934/F

82





STRATA ARCHITECTS

Unit 181, Drove Orchards, Thorp Road,
Holmeville, The Vale, North Wales, PE33 6LS
Tel: 01328 780339 Web: www.strataarchitecture.com

Project:
The Old Bull
Bridge Road - Stoke Ferry
PE33 9TB

Title:
Existing Drawings
Replace existing low brick wall with
sleeper planter wall - climbing plants -
timber closed boarded fence / trellis

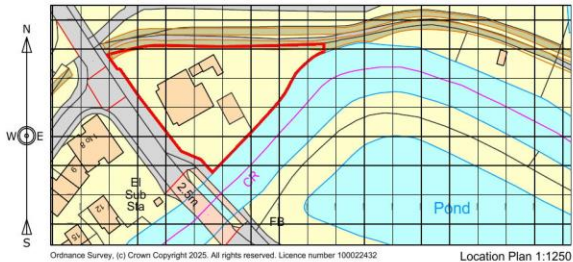
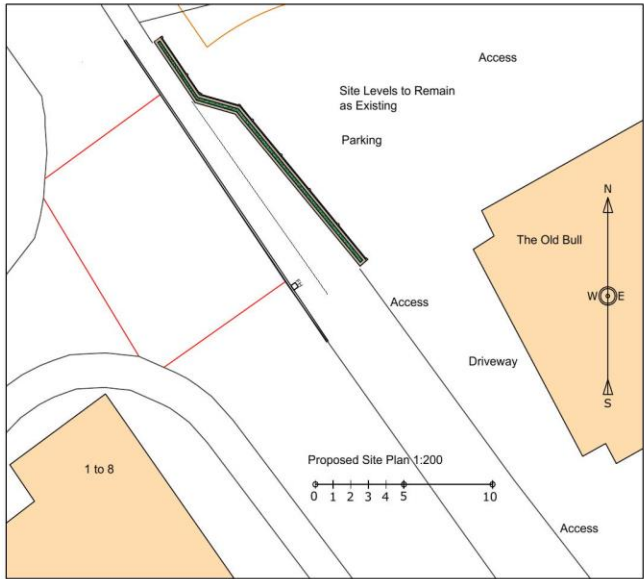
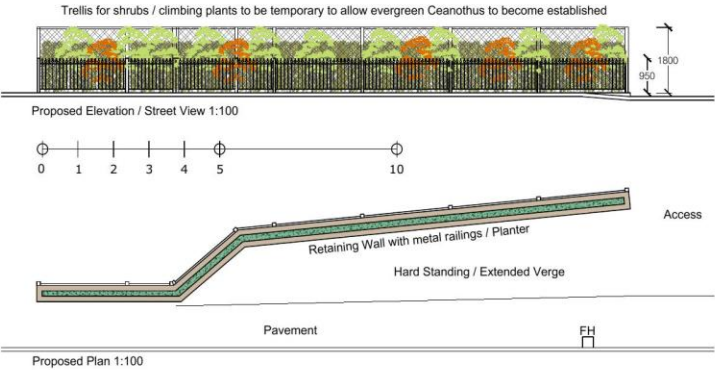
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as shown @A3 Date: 11.05.26

Drawn: jf Checked:

Drawing issued for: Planning

Draw No: SL-001 Rev: A

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STRATA
ARCHITECTS

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Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
The Old Bull
Bridge Road - Stoke Ferry
PE33 9TB

Title:
Proposed Drawings
Replace existing low brick wall with
sleeper planter wall - climbing plants -
timber closed boarded fence / trellis

Scale(s): as shown @A3 Date: 11.05.26

Drawn: jf Checked:

Drawing issued for: Planning

Dwg No: SL-002 Rev: A

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85



View south along Bridge Road

86



View east at Bridge Road, towards The Old Bull

87



View east at Bridge Road, towards The Old Bull and existing boundary treatment



88



View north-east up Bridge Road





06



View west to The Mooring and Bridge Road junction, directly opposite the application site



View south-west down Bridge Road



26/00559/O



Date Produced: 27-Mar-2026

Scale: 1:2500 @A4

92





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Land to the west of 74 Hay Green Road, Terrington St Clement, PE34 4PU



95



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FOR PLANNING

Rev	24.03.26	MS	First Issue
	(Date)	(Check)	(Description)

NSD
NORFOLK SURVEYING & DESIGN

norfolksurveying@gmail.com - 07595 470367

Client
Mr. Nick Lewis

Project
**Land off of Hay Green Road,
Terrington St Clement,
Norfolk, PE34 4NU**

Drawing Title
Visibility plays

Scale	U.N.O.	Date	March 2026	Drawn	MG
Drawing No.	502/003	Rev	-		

96



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PROVISIONAL

B	17.04.26	MS	Bin collection points added.
A	24.03.26	MS	Bin collection points added.
Rev	10.08.25	MS	Final issue
Date		Drawn	
		Description	

NORFOLK SURVEYING & DESIGN
norfolksurveying@gmail.com - 07595 470367

Client
Mr. Nick Lewis

Project
**Land off of Hay Green Road,
Terrington St Clement,
Norfolk, PE34 4NU**

Drawing Title
Indicative site layout

Scale: 1:1250 Date: August 2025 Drawn: MG
Drawing No: 502/002 Rev: B





The site



Defined development area





Proposed Site Plan 1:500

Borough Council of
King's Lynn &
West Norfolk



Outline approval opposite 25/02105/O

66



View westwards across the site from in front of No.74



100



View NW along road frontage



101



View from proposed access point SW showing property
opposite



102



103



104



View of western end of the site



105



25/02010/CU

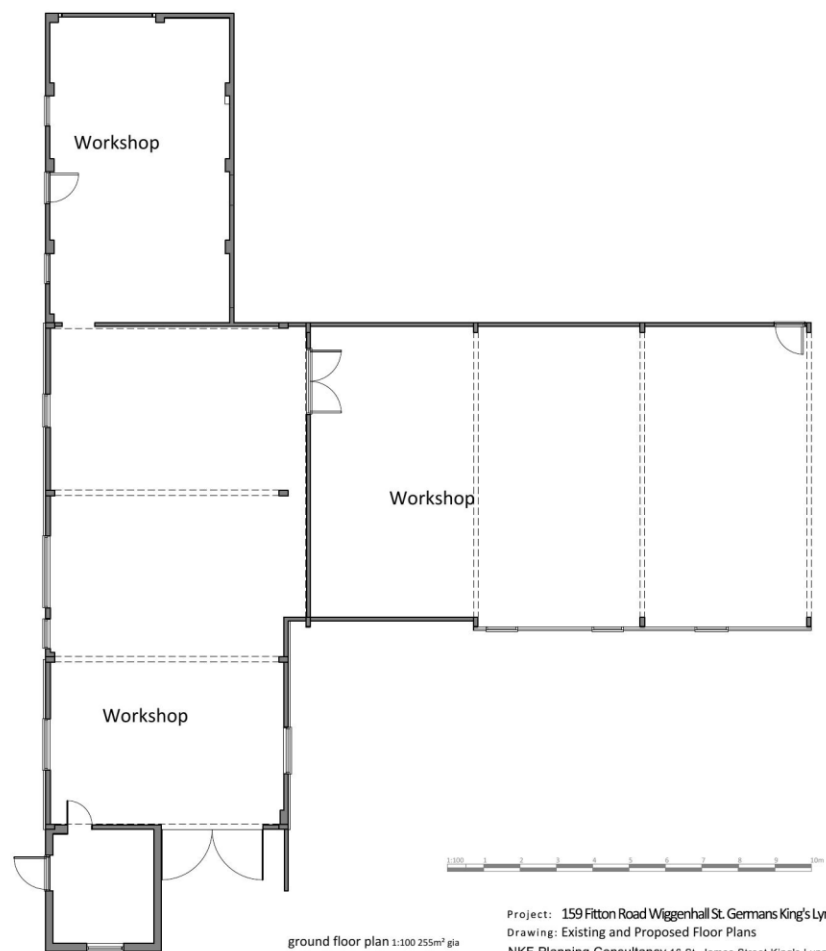
106





FIGURE 2: BLOCK PLAN SCALE 1:500

108



ground floor plan 1:100 255m² gja

Project: 159 Fitton Road Wigganhall St. Germans King's Lynn PE34 3AY
Drawing: Existing and Proposed Floor Plans
NKF Planning Consultancy 16 St. James Street King's Lynn PE30 5DA
© NKF Planning Consultancy M : 07982 653 378 E: info@nkfplanning.co.uk

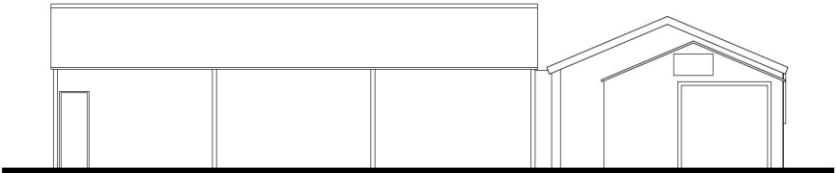
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Drawing No: 311 2024 02
Date: 02/2022



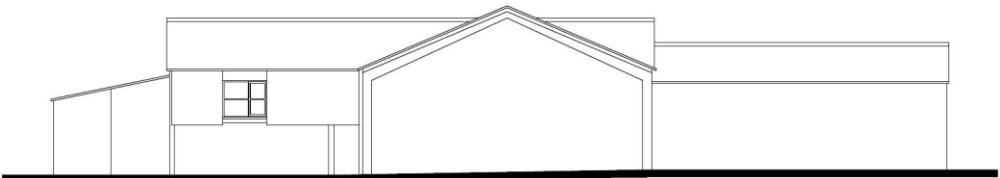
all dimensions to be checked on site - scaling only permitted for planning purposes



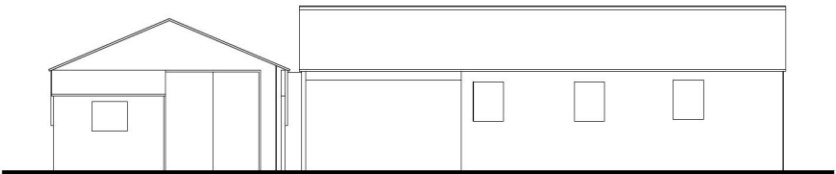
west elevation 1:100



north elevation 1:100



east elevation 1:100



south elevation 1:100



Project: 159 Fitton Road Wigganham St. Germans King's Lynn PE34 3AY
Drawing: Elevations as existing
NKF Planning Consultancy 16 St. James Street King's Lynn PE30 5DA
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Scale A3: as noted
Drawing No: 311 2024 03
Date: 02/2022



all dimensions to be checked on site - scaling only permitted for planning purposes



110



View north up Fitton Road

111



View east to the access track from Fitton Road



112



113



114



View along east boundary



115



View north-east into the application site



116



View north-east into the application site and the workshop building



117



View north into the application site



118



View looking north of the south boundary and into the application site



119



120



View south-west into the application site

End of Presentation

