



Planning Committee
Monday, 7th September, 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 - 53)

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

7 September 2026

Agenda Item 9

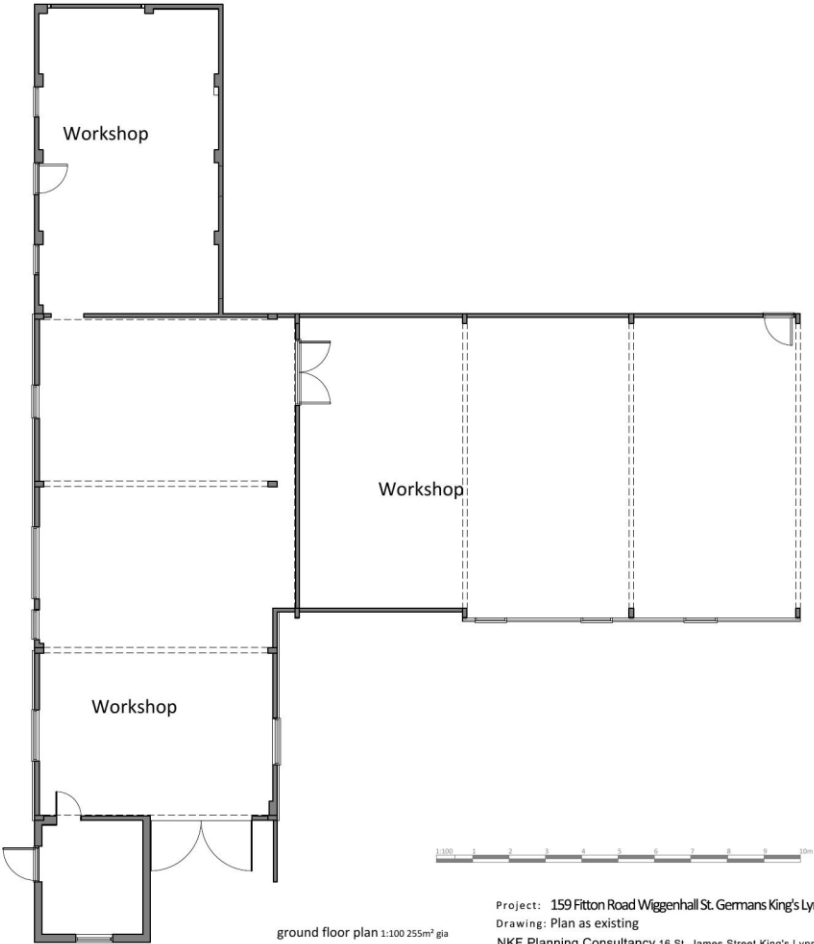


25/02010/CU

3



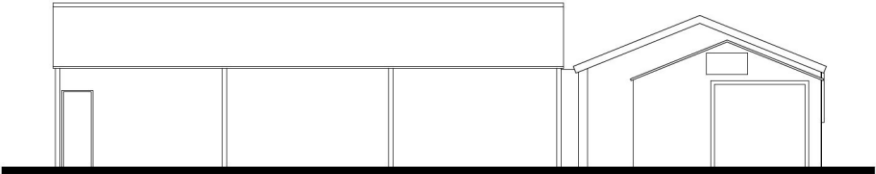
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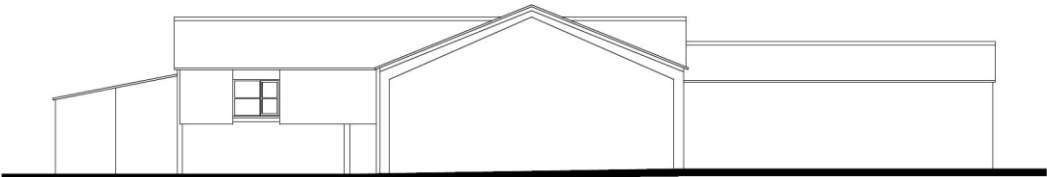
all dimensions to be checked on site - scaling only permitted for planning purposes



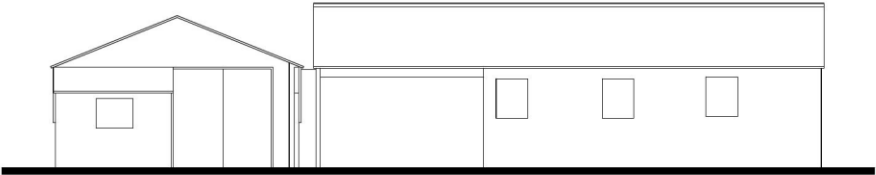
west elevation 1:100



north elevation 1:100



east elevation 1:100



south elevation 1:100



Project: 159 Fitton Road Wickenhall St. Germans King's Lynn PE34 3AY
Drawing: Elevations as existing
NKF Planning Consultancy 16 St. James Street King's Lynn PE30 5DA
© NKF Planning Consultancy M : 07982 653 378 E: info@nkfplanning.co.uk

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

7



View north to the front of the site



00



View north to the front of the site

6



View to the north along Fitton Road



11



View east along site access track



View to the south along Fitton Road

13



View southwest, along the south boundary



View north to the rear of the site

15



View along the east boundary

25/02/2010/CU

16



Photo provided by the Planning Agent inside the building



26/01054/F



18



Unit 12 Grove Orchards, Thorman Road,
Horse-ree-the-Sea, Norfolk, PE36 6LS
Tel: 01208 738239 Web: www.strataarchitecture.com

Project:
Little Massingham Manor
King's Lynn
PE32 2JU

Title:
Retrospective Shepherd's Hut

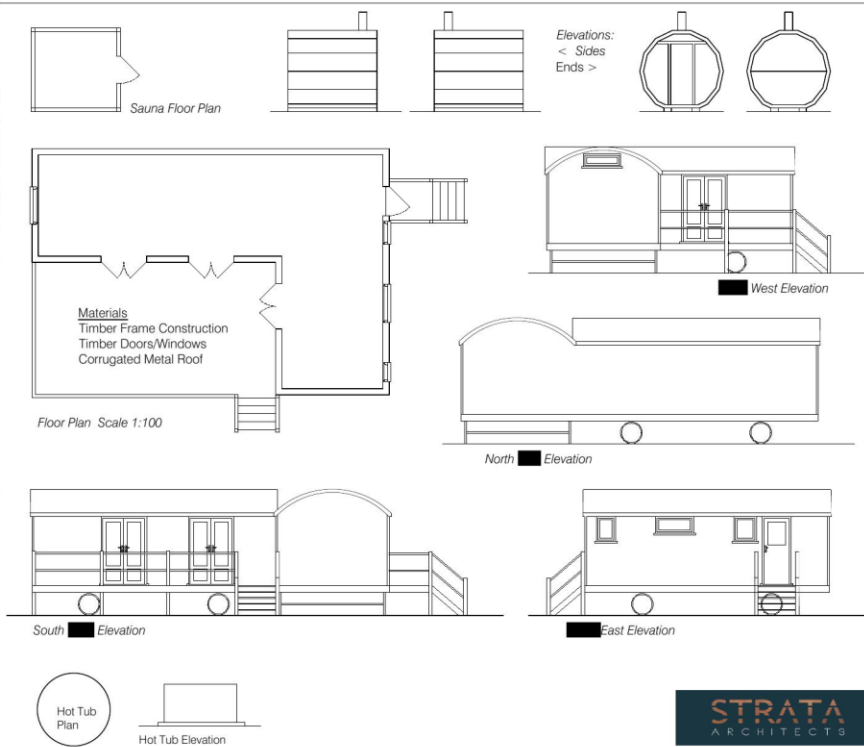
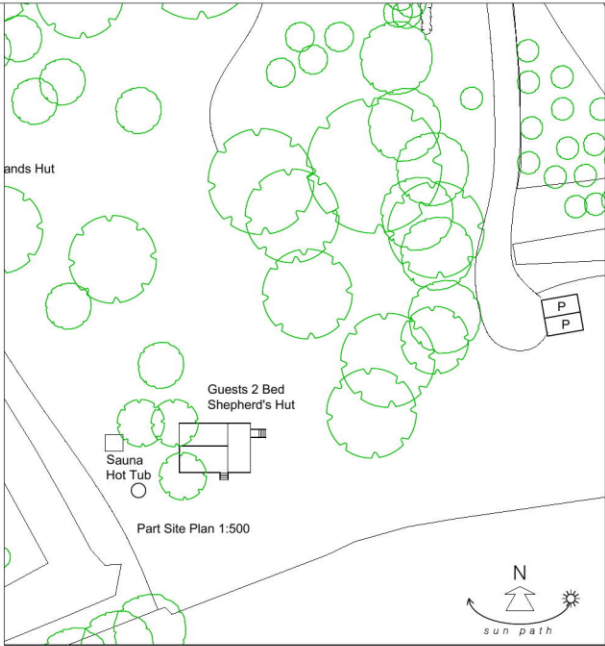
Location Plan
Scale: As Shown @ A2 Date: 06/04/2026

Drawn: JL Checked: JL

Drawing issued for: Planning

Dwg No: 691 - 115 Rev: -

Copyright of this drawing is retained by Strata Architecture
All dimensions must be checked on site by the Contractor





Hut, sauna and hot tub, photograph taken facing northeast



Sauna and hot tub, photograph taken facing west



Hut, photograph taken facing north from access track



View from hut, sauna and hot tub, photograph looking west



Access track to south of hut, sauna and hot tub.
Site boundary to the right of the photograph

25



Southern site boundary





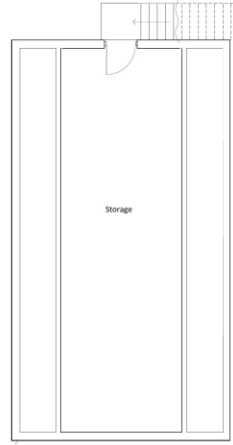
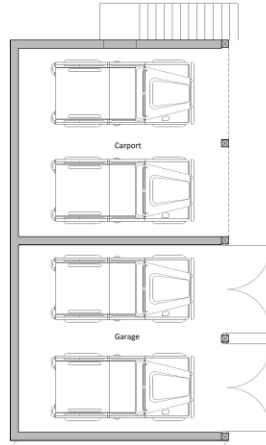
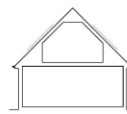
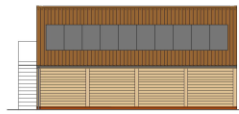


View from the east

26/01089/F

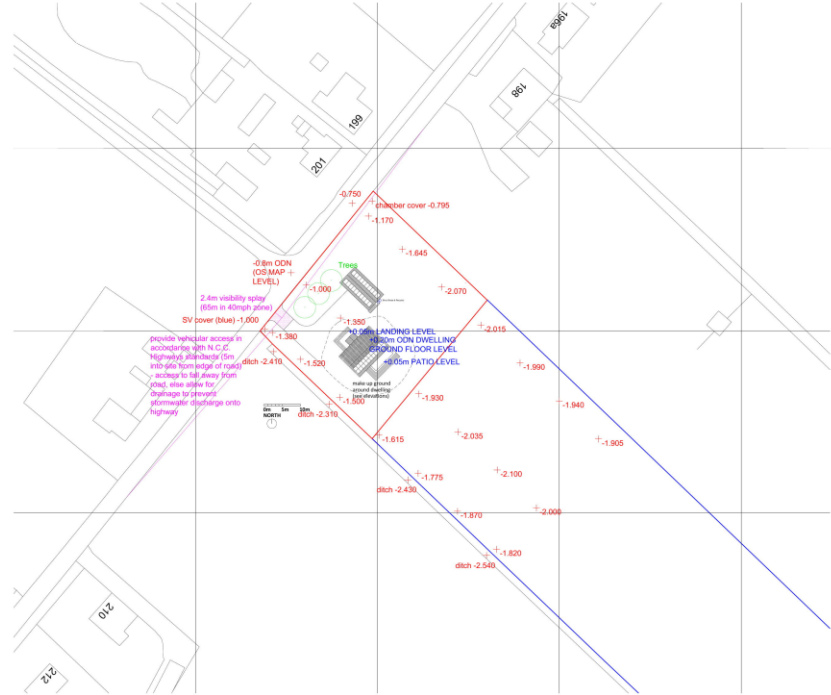
28





Garage / Cartshed Floor Plan

Garage/Cartshed First Floor Plan

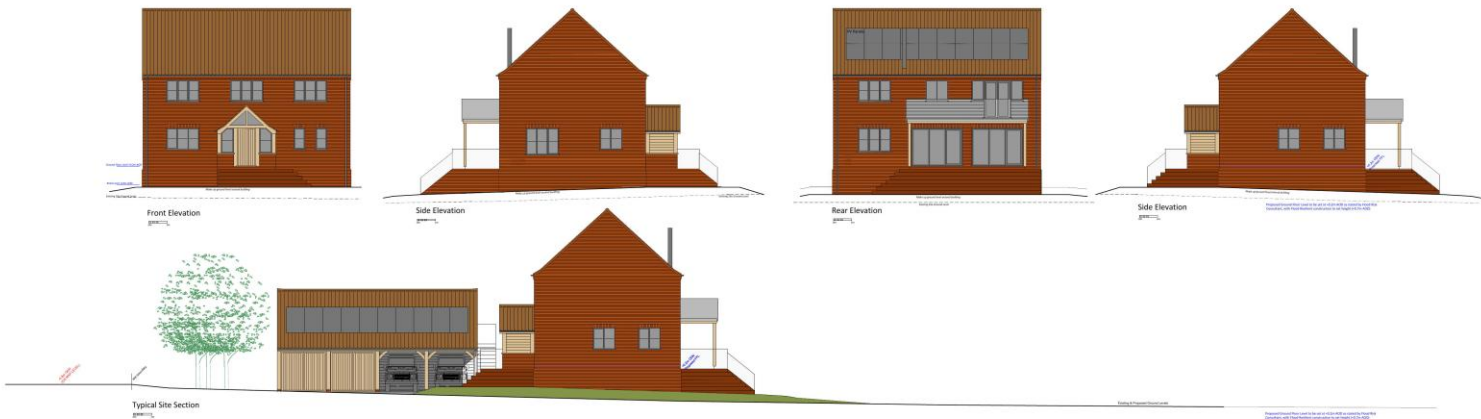


Site Plan 1:500

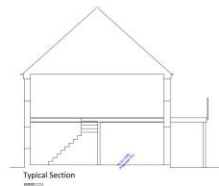
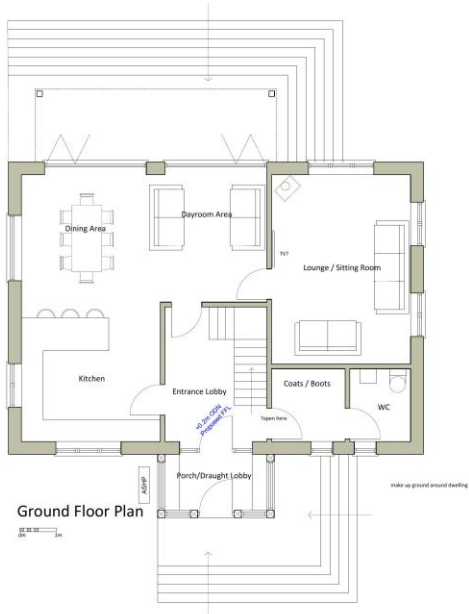
Darren French Architect
4041 Ltd www.architect4041.co.uk
(t) 07788721087
(e) darren.french@architect4041.co.uk

@4041 Architect

New Dwelling @ The Drove, Barroway Drove PE38 0AN
Proposed Sketch Drawing - Garage/Cartshed
Drawing No. : 4041_512/02 Rev D a1paper



30





Application site from the roadside (northern corner)



32



Application site with field and dwelling to the south-west of site



33



Agricultural building and dwellings to the north-west of site.





Dwellings north of site on opposite side of road



35



Bungalow directly north of site

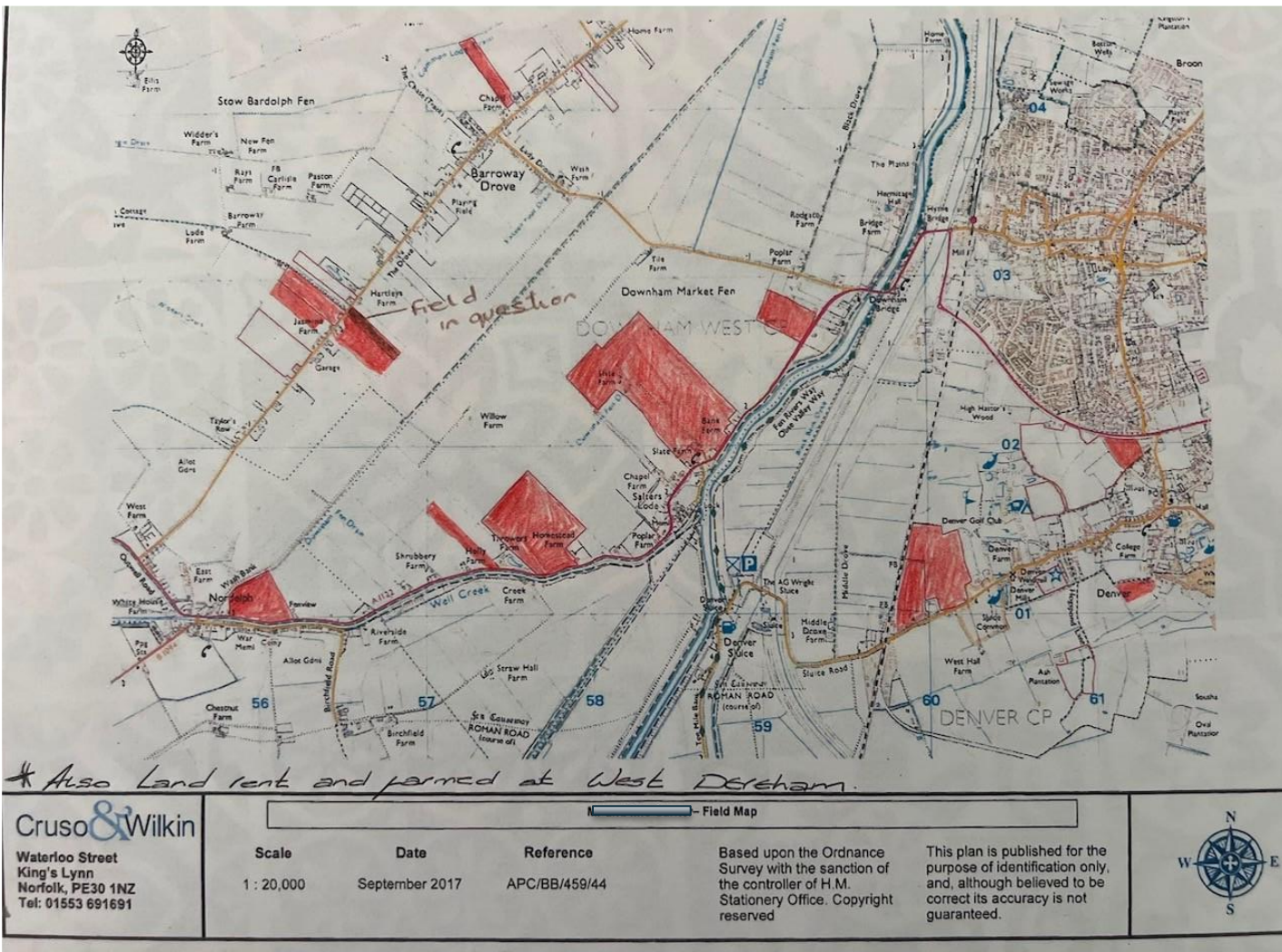


Speaker Daniel Garner

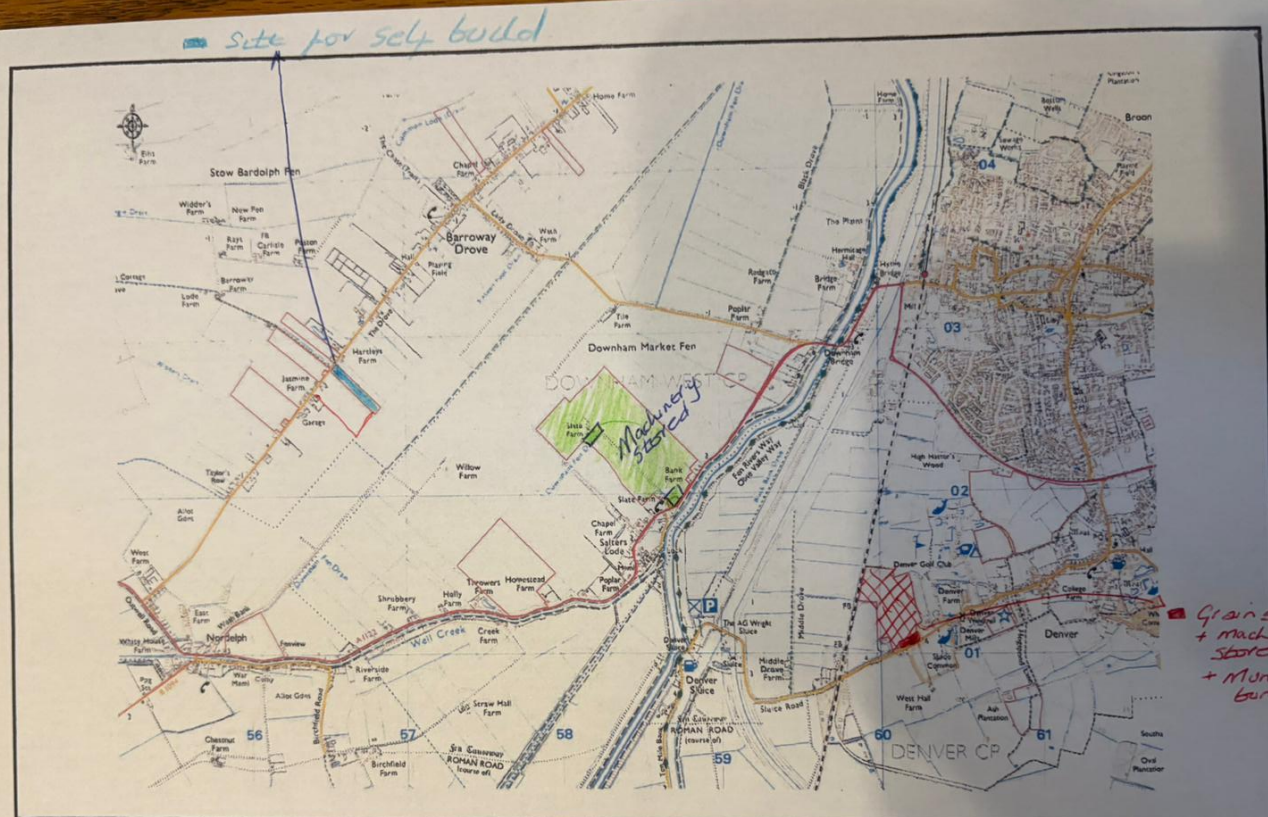
36



37



38



Cruso & Wilkin

Waterloo Street
King's Lynn
Norfolk, PE30 1NZ
Tel: 01553 691691

Scale Date Reference
1 : 20,000 September 2017 APC/BB/459/44

Based upon the Ordnance Survey with the sanction of the controller of H.M. Stationery Office. Copyright reserved

This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

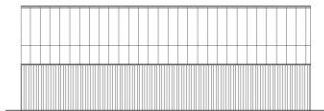


26/00780/F

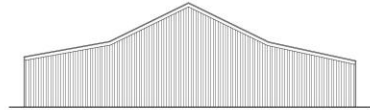




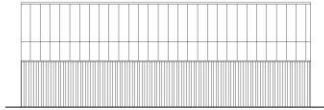
Existing Front (North-West) elevation 1:100



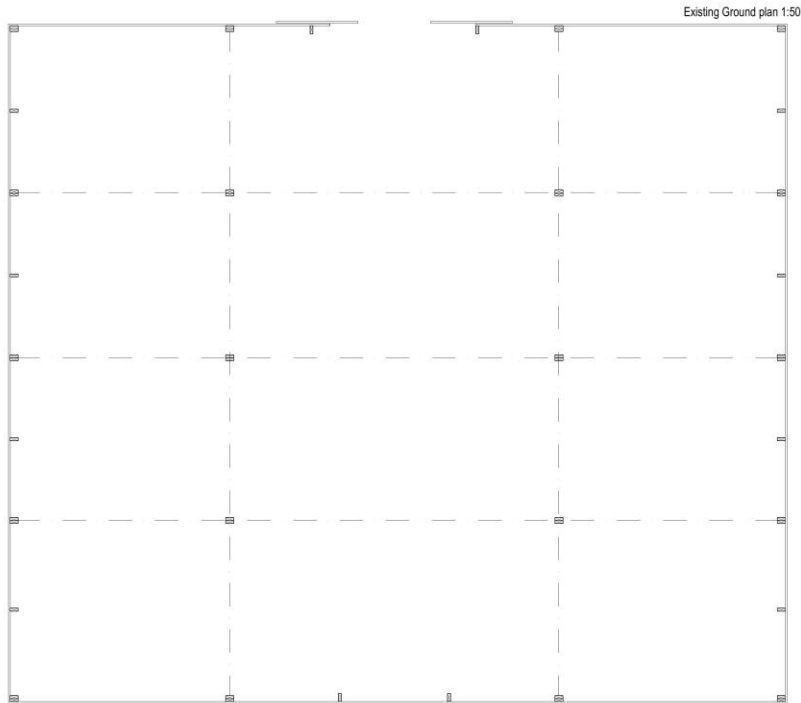
Existing Side (North-East) elevation 1:100



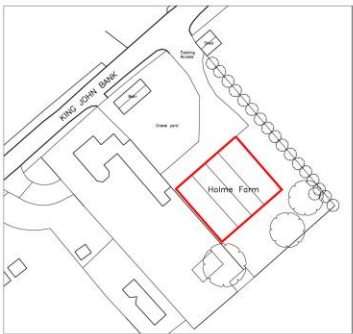
Existing Rear (South-East) elevation 1:100



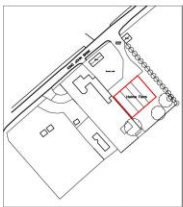
Existing Side (South-West) elevation 1:100



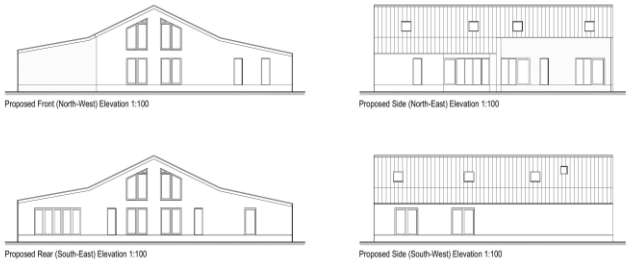
Existing Ground plan 1:50



Existing site Plan 1:500



Location Plan 1:1250



Approved plans under 23/01301/PACU3

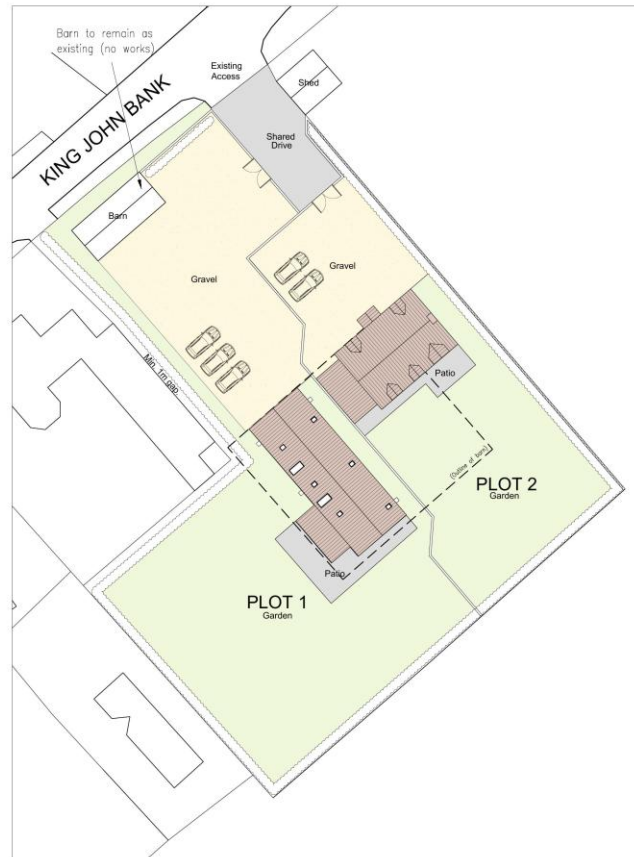
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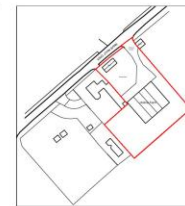
42



Existing Site Plan 1:200



Proposed Site Plan 1:200 - *Site levels to remain as existing.



Location Plan 1:1250



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ASSOCIATES

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1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

MR W. CODONA

J. W. COOPER

INTRODUCTION

PROPOSED BARN

878

HOLME FARM

KING JOHN BANK

NORFOLK

PE14.7JS

Drawing

SITE PLANS & LOCATION MAPS

Country	Year	Value
USA	1990	1.00
USA	1991	1.00
USA	1992	1.00
USA	1993	1.00
USA	1994	1.00
USA	1995	1.00
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USA		

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Notes

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All demographic figures are for those who
are eligible to vote and are non-Hispanic.

ensure it is placed in the correct position by connecting with an arrow.

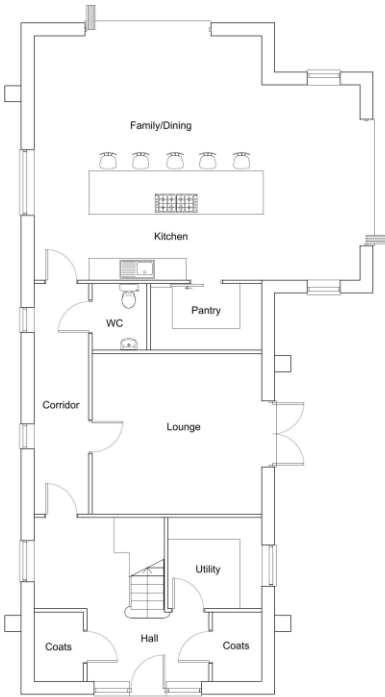
The CodeSifter (Design and M

Pease Humphrey Associates' firm on the spot is awarded as Designer.

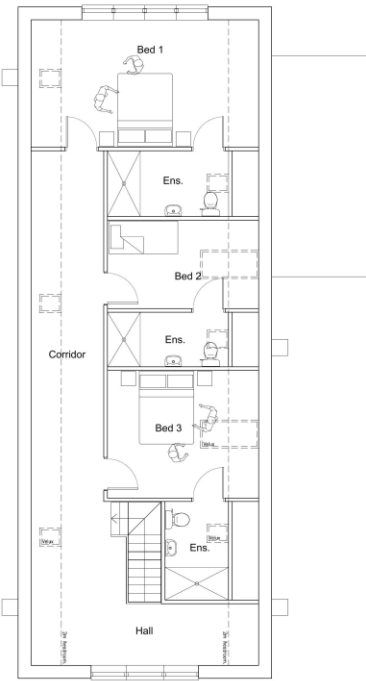
regulation, however, the first consideration is the safety during

the finished project. His extraordinary
the routine construction operations.

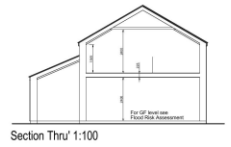
compulsory connector



Ground Floor Plan 1:50



First Floor Plan 1:50



PLOT 1

REFERENCE

PHA

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TELEPHONE: 01304 888888
EMAIL: info@peterhumphrey.co.uk
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CLIENT
MR W CODONA

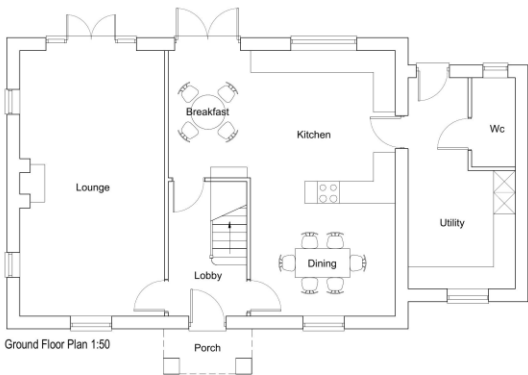
PROJECT
PROPOSED BARN CONVERSION

SITE
HOLME FARM
KING JOHN BANK
NORFOLK
PE14 7JS

DRAWING
PLOT 1 COMBINATION

DATE: 6/3/2024 PAPER SIZE: A1 DATE: MAR 2026

Notes:
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All dimensions shown on this drawing are in millimetres unless stated otherwise. If dimensions are stated in metres, they shall be rounded up to the nearest millimetre.
The client accepts that the client is responsible for the accuracy of the information provided to the architect and that the architect is not responsible for the accuracy of the information provided to the client.
The architect is not responsible for the accuracy of the information provided to the client.
The architect is not responsible for the accuracy of the information provided to the client.



PLOT 2

REVISIONS

PHA

PETER HUMPHREY ASSOCIATES

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TELEPHONE: 01454 48880

EMAIL: info@peterhumphrey.co.uk

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CLIENT

MR W CODONA

PROJECT

PROPOSED BARN CONVERSION

SITE

HOLME FARM
KING JOHN BANK
NORFOLK
PE14 7JS

DRAWING

PLOT 2 COMBINATION

DATE	REVISION	DATE
6/7/20	A1	MAR 2020



View S from access gateway towards the main building



View SW from access gateway towards Holme Farm House

48



View down NE side of main barn

49



Partial front elevation of main barn

50



Partial elevation of front of main barn

51



View back towards the road

52



View to NE along King John Bank

End of Presentation

53

