



**Planning Committee**  
**Monday, 26th October, 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 - 55)

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](mailto:democratic.services@west-norfolk.gov.uk)

# Planning Committee

## 26<sup>th</sup> October 2026

Agenda Item 9

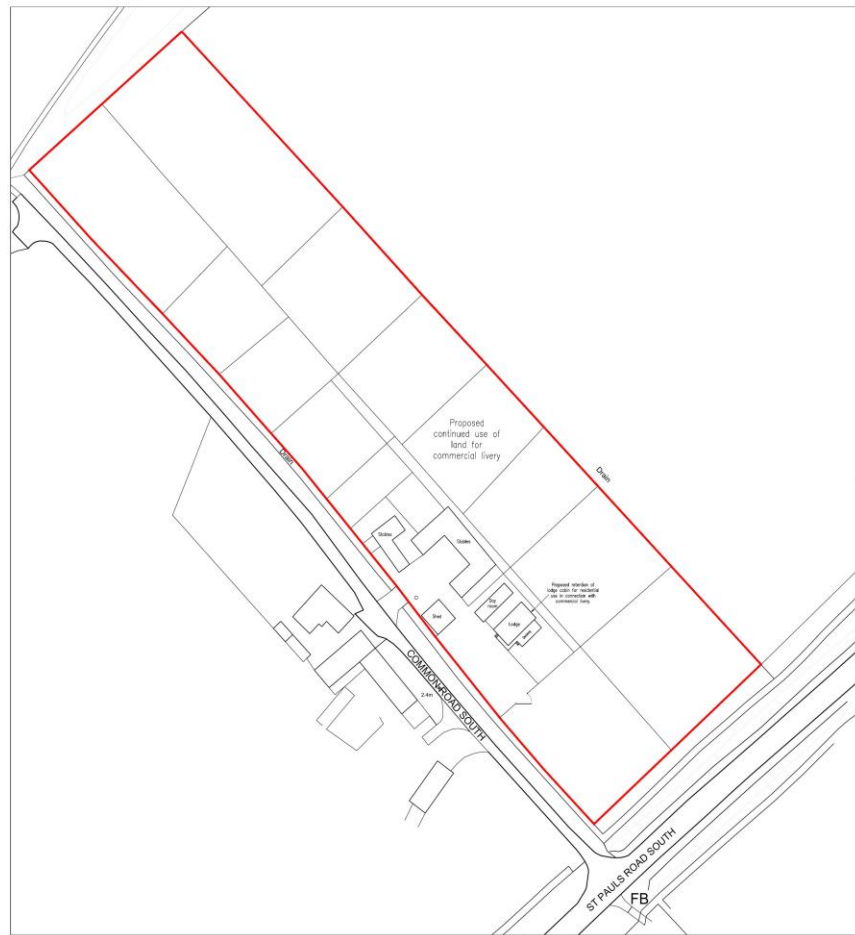


**26/01426/FM**

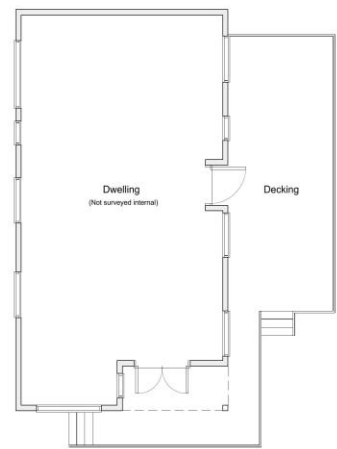
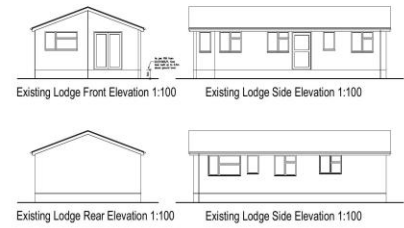
63



4



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



Existing Lodge Plan 1:100  
- Proposed retention of existing dwelling.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                  |                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-----------------------------------------------------------------------------------|
| PROJECT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                  | CLIENT<br>D GLOVER                                                                |
| JOB NO.<br>7248PL02A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | FRAME SIZE<br>A1 | DATE<br>OCT 2025 | PROJECT<br>CONTINUED USE OF LAND                                                  |
| Notes:<br>This drawing is the property of Peter Humphrey Associates (P) and may not be<br>reproduced or used in any way without the written permission of Peter Humphrey Associates (P).<br>All dimensions shown on this drawing are in millimetres unless otherwise stated.<br>The Client is responsible for ensuring that the information provided in this drawing is accurate and<br>complete. The Client is responsible for ensuring that the information provided in this drawing is accurate and<br>complete. |                  |                  | 2018<br>BUDDIESYARD<br>COMMON ROAD SOUTH<br>WALTON HIGHWAY<br>NORFOLK<br>PE14 7ER |
| The Client is responsible for ensuring that the information provided in this drawing is accurate and<br>complete. The Client is responsible for ensuring that the information provided in this drawing is accurate and<br>complete.                                                                                                                                                                                                                                                                                 |                  |                  | Site plan<br>PROPOSED SITE PLAN                                                   |



**PETER HUMPHREY  
ASSOCIATES**

ADDRESS: 2 CHAPPEL ROAD, WISBECH, CAMBS, PE10 1PL  
TELEPHONE: 01454 68880  
EMAIL: info@peterhumphrey.co.uk  
WEB: www.peterhumphrey.co.uk

5



Access track, lodge & stabling to right

9



Access track, lodge & stabling to right



7



View of proposed dwelling from south west corner of site



∞



View of site boundary from St Pauls Road to the North  
East

26/00860/O

6





Notes

Site Area 0.362 Ha

Root Protection Area

Same ownership  
4 house site boundary  
FOUL WATER

Do not scale

Peter Gidney

West End Cottage Graydon Kings Lynn PE32 7FD  
Telephone 01553 63888

Up to 4 Sustainable Homes  
Custom and Builtfall Project  
Land east of Braemore  
Station Road  
East Wootton  
King's Lynn  
Norfolk  
PE32 1NP

Applicant: Jasvir Singh Anand  
Meadow View  
Sandhills Road  
Bakon  
Doncaster: DN9 1PH

Title:  
Proposed Site, updated

Scale: 1:500  
Date: PG

Date: 23/09/2026  
Issued For: Planning

Dwg No. 00: JA/36026  
A1

Two d

Location Plan (and Indicative Site Plan)



View west along A47, application site to north.



12



View east along A47, application site to north.



13



View across application site to north.



14



View across application site to north.



15



View across application site to north.



16



View across application site to east.





View west along A47, including junction to Station Road.



18



Access to application site, looking west to Station Road.





Proposed access on Station Road.



20



Proposed access on Station Road





Aerial view of application site.



# Speaker- Peter Gidney

22





26/00860/O Proposed Site Showing an Indicative Layout



**26/01265/F**

24





Rear Elevation (East)



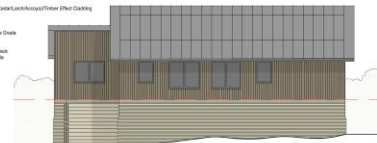
Side Elevation (South)

**ROOF:** Zinc Roof with Standing S  
P.V. Panels

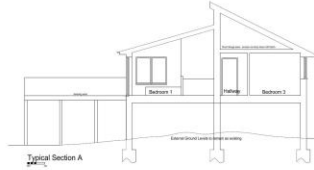
**WALLS:** Vertical Timber (Cedar,  
Brickwork

**WINDOWS & DOORS:**  
Aluminium Framed (Marine Grade  
Timber) or plastic

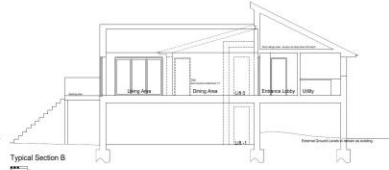
**DECKING:** Timber Effect deck  
Glass balustrade



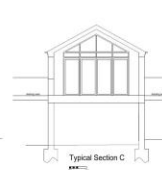
Front Elevation (West - Towards Beach Road)



Typical Section A



Typical Sects

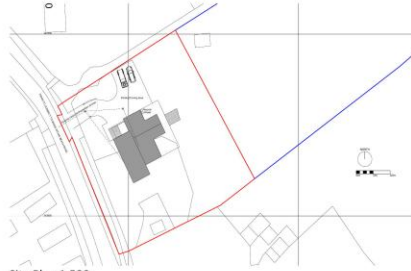


Typical Set  
\*\*\*

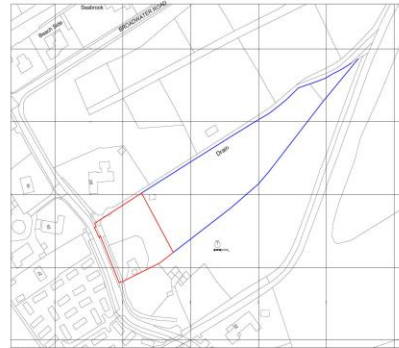


Side Elevation (North)
\*\*\*

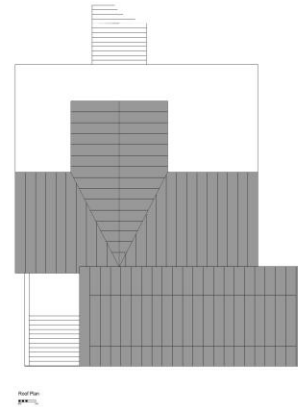
EXTERNAL/INTERNAL, LIFT  
Ground Floor Door (external under building)  
up to First Floor Door (internal to Living Area)



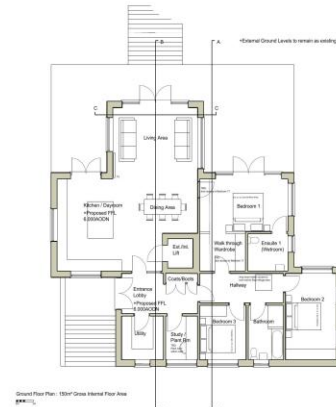
Site Plan 1:500



**Location Plan 1:1250**



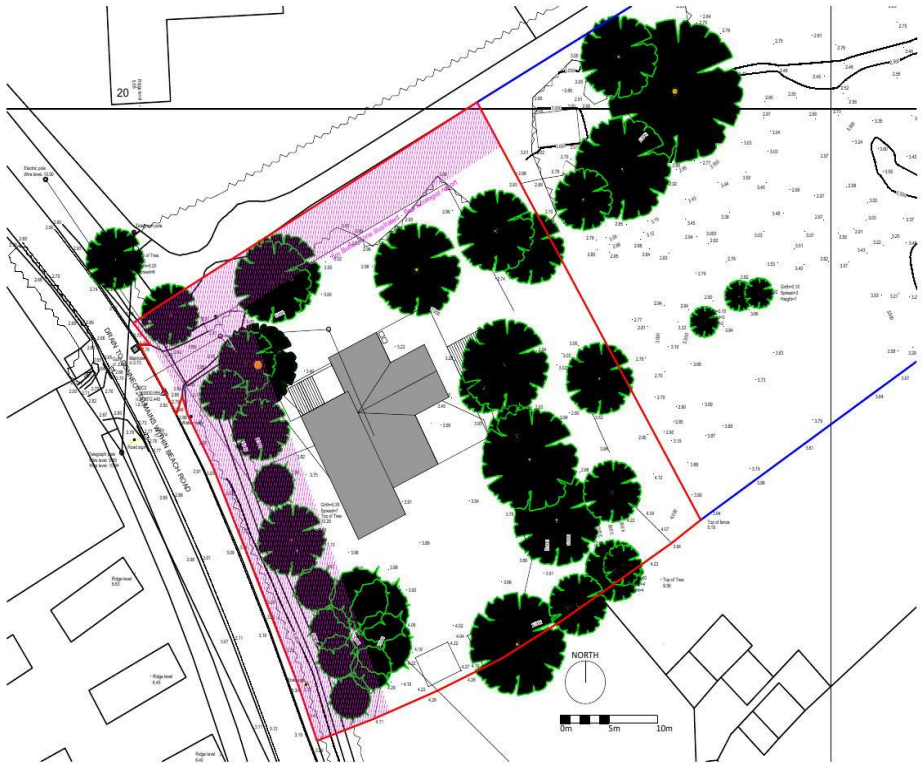
Real Plus  
\*\*\*



Ground  
000







28



Site access



29



North of site access



30



South of site access



31



Further south with site behind vegetation





View southwards coming out of site access

33



View northwards coming out of site access





View eastwards just inside site entrance



35



View further eastwards inside site



36



View south-eastwards inside site



37



Wider context – view south-eastwards towards site



38



Wider context – view north-eastwards towards  
site

39



Wider context – view north further along Beach  
Road

40



4.1



Wider context – view north further along Beach Road



42



Wider context – view northwards from public  
footpath to the south

43



Wider context – view southwards from  
Broadwater Road to the north



# 26/00900/F

44



45



Location Plan 1:1250

| Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Revision:                 | Description: |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|
| <div><div></div><div><div>Vertex</div><div>Architecture</div></div></div> <div>Planning / Architectural Design / Consultancy</div> <div><div>100% COMPLETE</div><div>100% COMPLETE</div><div>100% COMPLETE</div></div> <div><div>info@vertexarchitecture.co.uk</div><div>2 - 3 Northgate Precinct, Hunstanton, Norfolk PE36 6EA</div><div>10 Queen Street, Norwich, Norfolk NR2 4SQ</div></div> |                           |              |
| Project:<br>House On The Green, Ling Common Road,<br>North Wootton                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |              |
| Subject:<br>Proposed Extraction<br>Location Plan                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |              |
| Date:<br>May 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Scale:<br>1 : 1250<br>@A3 |              |
| Project No.:<br>1812                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Drawing No.:<br>10        | Revision:    |



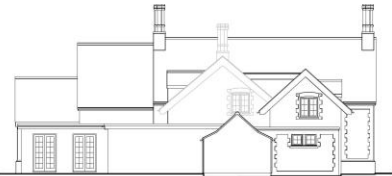
Site Plan 1:200



West Elevation 1:100



North Elevation



East Elevation



South Elevation

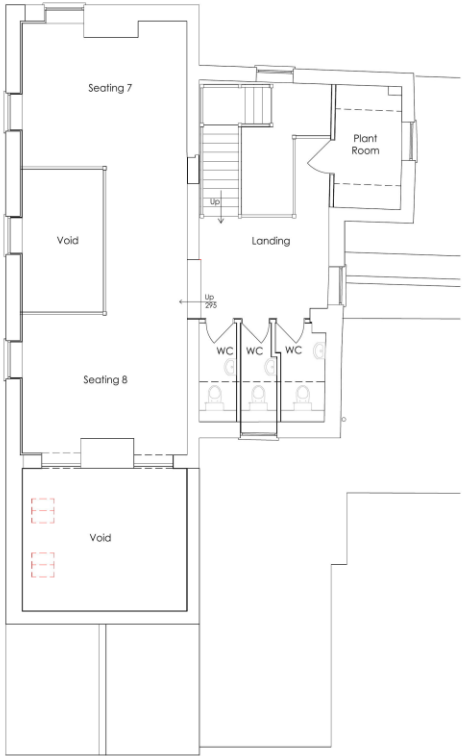


|                                                                                                                           |                            |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Vertex<br>Architecture                                                                                                    |                            |
| Planning   Architectural Design   Consultancy                                                                             |                            |
| info@vertex-arch.co.uk<br>2 - The Grange, Pines, Northwold, Norfolk NG20 9JH<br>10 Queen Street, Norwich, Norfolk NR2 1ED |                            |
| Project:<br>House On The Green, Ling Common Road,<br>North Woodton                                                        |                            |
| Subject:<br>Proposed Extraction<br>Existing Elevations & Site                                                             |                            |
| Date:<br>June 2026                                                                                                        | Scale:<br>1:100, 1:200 @A1 |
| Project No:<br>1812                                                                                                       | Drawings No:<br>12         |

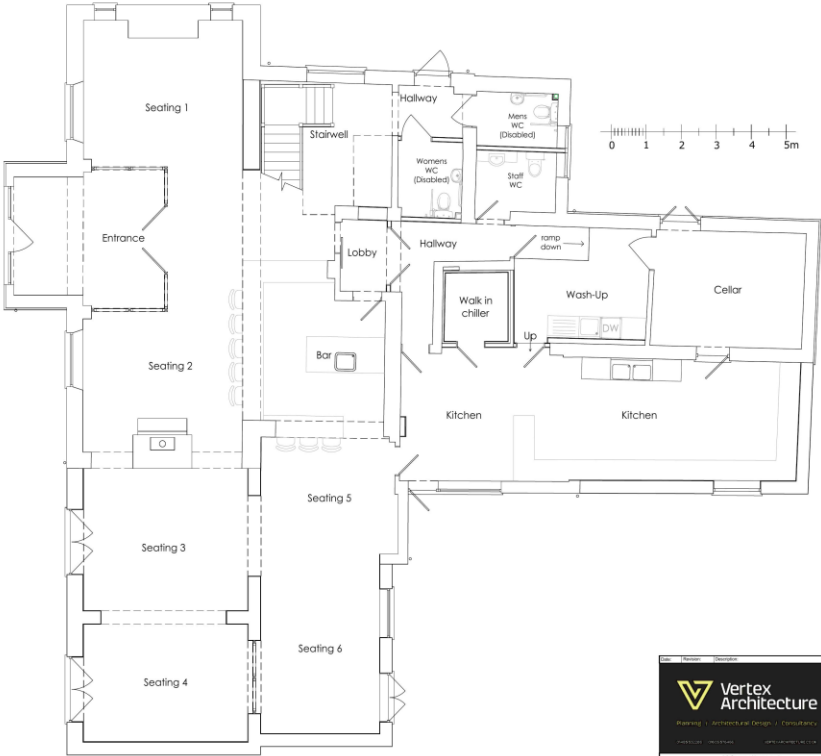


Site Plan 1:200

|                                                                                                                                                                                                               |  |              |  |             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|--|-------------|--|
| Date                                                                                                                                                                                                          |  | Revision     |  | Description |  |
|  <b>Vertex Architecture</b><br>Planning / Architectural Design / Consultancy<br>01493 822244 / 01493 822244 / 01493 822244 |  |              |  |             |  |
| info@vertexarchitecture.co.uk<br>2-3 Northgate Precinct, Hunstanton, Norfolk PE26 1EA<br>10 Queen Street, Norwich, Norfolk NR1 4SD                                                                            |  |              |  |             |  |
| Project:<br>House On The Green, Ling Common Road,<br>North Wootton                                                                                                                                            |  |              |  |             |  |
| Subject:<br>Proposed Extraction<br>Proposed Site                                                                                                                                                              |  |              |  |             |  |
| Date:                                                                                                                                                                                                         |  | Scale:       |  |             |  |
| July 2026                                                                                                                                                                                                     |  | 1:200 @A1    |  |             |  |
| Project No.:                                                                                                                                                                                                  |  | Drawing No.: |  | Revision:   |  |
| 1812                                                                                                                                                                                                          |  | 20           |  |             |  |



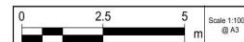
First Floor Plan 1:50



Ground Floor Plan 1:50

|                                                                                       |                 |
|---------------------------------------------------------------------------------------|-----------------|
| <b>Vertex Architecture</b><br>Planning   Architectural Design   Consultancy           |                 |
| 2-3 Newgate Street, Norwich, Norfolk NR1 1AA<br>01603 250000<br>info@vertexarch.co.uk |                 |
| Project: House On The Green, Ling Common Road, North Wootton                          |                 |
| Phase: Proposed Extraction Existing Floor Plans                                       |                 |
| Date: June 2026                                                                       | Scale: 1:50 @A1 |
| Project No: 1812                                                                      | Drawing No: 11  |





ISSUE PURPOSE / SUITABILITY  
FOR INFORMATION

50



Mid-renovations, prior to installation of flue



51



Flue to be retained, as viewed from car park access

52



Flue to be retained, as viewed from car park access

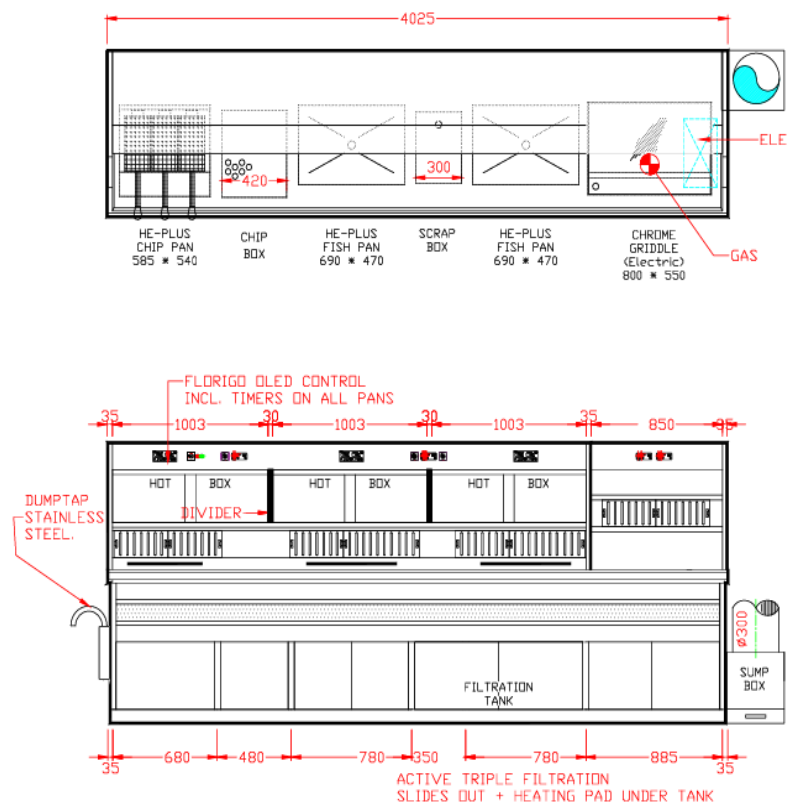


53



Flue to be retained, as viewed from car park





**HOT BOX:**  
**HALOGENS ONLY +**  
**LEXAN DOORS +**  
**MIRRORED BACK**

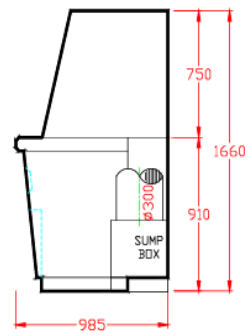
**INCL. CRUMB FILTERS**  
**IN CHIP + SCRAP BOX**

**HALO LIGHTING**

**BASKET RAILS ON ALL PANS**

**SUMPBOX RHS**

**DUMPTAP STAINLESS STEEL**



|                                                  |                |
|--------------------------------------------------|----------------|
| STATUS: First Concept                            |                |
| CREATION DATE: 18-11-2025                        | BY: M.Woelders |
| 6 Units Florigo Wallrange<br>Electronic Ignition |                |
| <b>FLORIGO</b><br>Frying Equipment               |                |
| DRAWING NR:<br>2527042-W5                        |                |

54



# End of Presentation

