



# **Planning Committee**

## **Agenda**

**Monday, 1st December, 2025**  
at 9.30 am

in the

**Assembly Room  
Town Hall  
King's Lynn**

Also available to view at:

<https://www.youtube.com/user/WestNorfolkBC>





King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX  
Telephone: 01553 616200  
Fax: 01553 691663

**PLANNING COMMITTEE AGENDA**

**Please ensure that all mobile phones are switched to silent**

**DATE: Monday, 1st December, 2025**

**VENUE: Assembly Room, Town Hall, Saturday Market Place, King's  
Lynn PE30 5DQ**

**TIME: 9.30 am**

**1. APOLOGIES**

To receive any apologies for absence and to note any substitutions.

**2. MINUTES FROM THE PREVIOUS MEETING (Pages 6 - 15)**

To confirm as a correct record the minutes from the meeting held on 3<sup>rd</sup> November 2025.

**3. DECLARATIONS OF INTEREST (Page 16)**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

Councillor appointed representatives on the Internal Drainage Boards are noted.

**4. URGENT BUSINESS UNDER STANDING ORDER 7**

To consider any business, which by reason of special circumstances, the Chair proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

**5. MEMBERS ATTENDING UNDER STANDING ORDER 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

**6. CHAIR'S CORRESPONDENCE**

To receive any Chair's correspondence.

**7. RECEIPT OF CORRESPONDENCE RECEIVED AFTER THE PUBLICATION OF THE AGENDA**

To receive the Correspondence received since the publication of the agenda.

**8. INDEX OF APPLICATIONS (Page 17)**

The Committee is asked to note the Index of Applications.

**9. DECISION ON APPLICATIONS (Pages 18 - 53)**

The Committee is asked to consider and determine the attached Schedules of Planning Applications submitted by the Assistant Director.

**10. DELEGATED DECISIONS (Page 54)**

To receive the Schedule of Planning Applications determined by the Executive Director.

**11. UPDATE ON TREE MATTERS (Pages 55 - 58)**

To receive the update report on Tree Matters.

**To: Members of the Planning Committee**

Councillors B Anotá, T Barclay, R Blunt, F Bone (Chair), A Bubb, M de Whalley, T de Winton, P Devulapalli, S Everett, J Fry, S Lintern, C Rose, A Ryves, Mrs V Spikings (Vice-Chair) and M Storey

## **Site Visit Arrangements**

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 4 December 2025** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

### **Please note:**

- (1) At the discretion of the Chair, items may not necessarily be taken in the order in which they appear in the agenda.
- (2) An Agenda summarising Correspondence Received After the Publication of the Agenda received by 5.00 pm on the Wednesday before the meeting will be emailed. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is before 5.00 pm two working days before the meeting. Please contact [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk) or call (01553) 616818 or 616234 to register. Please note that you need to have made representations on an application to be able to register to speak.

### **For Major Applications**

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

### **For Minor Applications**

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

For Further information, please contact:  
[democratic.services@west-norfolk.gov.uk](mailto:democratic.services@west-norfolk.gov.uk)