

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



Planning Committee

Agenda

**Monday, 13th April, 2026
at 9.30 am**

in the

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

Also available to view at:

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



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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Monday, 13th April, 2026

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 (Pages 6 - 14)

To confirm as a correct record the Minutes of the Meeting held on 2nd March 2026 (previously circulated).

3. DECLARATIONS OF INTEREST (Page 15)

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 16)

The Committee is asked to note the Index of Applications.

9. DECISION ON APPLICATIONS (Pages 17 - 71)

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

10. PLANNING ENFORCEMENT REPORT (Pages 72 - 103)

To receive an update on service performance for planning enforcement during the financial year 2025 - 2026 (April 2025 to March 2026).

11. DELEGATED DECISIONS (Page 104)

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

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, 16 April 2026** (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 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

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**PLANNING COMMITTEE**

Minutes from the Meeting of the Planning Committee held on Monday, 2nd March, 2026 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor F Bone (Chair)
Councillors T Barclay, R Blunt, A Bubb, M de Whalley, T de Winton,
P Devulapalli, S Everett, J Fry, S Lintern, J Moriarty (sub), C Rose, A Ryves,
Mrs V Spikings and M Storey

PC95: **APOLOGIES**

Apologies for absence had been received from Councillor Anota (Cllr Moriarty sub).

The Chair thanked Councillor Moriarty for being a substitute at the meeting.

PC96: **MINUTES**

The minutes of the meeting held on 2 February 2026 were agreed as a correct record and signed by the Chair.

PC97: **DECLARATIONS OF INTEREST**

Councillor Lintern declared that she had called in application 9/2(d) – Wretton / Stoke Ferry and would speak under Standing Order 34 but would not take part in the debate or vote on the item.

Councillor de Winton declared that he had called in applications 9/2(b) and 9/2(c) – Ringstead and would speak under Standing Order 34 but would not take part in the debate or vote on the items.

PC98: **URGENT BUSINESS UNDER STANDING ORDER 7**

There was no urgent business under Standing Order 7.

The Planning Control Manager reminded the Committee that application 9/1(b) – East Winch had been withdrawn from the agenda at the applicant's request.

PC99: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

There were no Members present under Standing Order 34.

PC100: **CHAIR'S CORRESPONDENCE**

The Chair reported that any correspondence received had been read and passed to the appropriate officer.

PC101: **RECEIPT OF CORRESPONDENCE RECEIVED AFTER THE PUBLICATION OF THE AGENDA**

A copy of the correspondence received after the publication of the agenda, which had been previously circulated, was received. A copy of the agenda would be held for public inspection with a list of background papers.

PC102: **DECISION ON APPLICATIONS**

The Committee considered schedules of applications for planning permission submitted by the Assistant Director for Planning and Environment (copies of the schedules were published with the agenda). Any changes to the schedules will be recorded in the minutes.

RESOLVED: That the applications be determined, as set out at (i) – (vi) below, where appropriate to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

- (i) **25/01391/FM**
Docking: Land east of Bennet Mews, south and west of Sandy Lane: Full planning application: Erection of 5 no. single storey dwellings, garages, vehicular / pedestrian access, landscaping, and associated infrastructure; together with change of use of parts of site to residential curtilages (for existing dwellings): Vello Ltd

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The case officer reminded the Committee that this application had been deferred from the Planning Committee on 2 February 2026 in order to seek further information in relation to Anglian Water's objection relating to foul water drainage capacity at Heacham Water Recycling Centre, and whether alternative options for foul drainage would be appropriate. The report had been updated and included the comments in the 'Receipt of correspondence received after the publication of the agenda.'

The case officer advised that full planning permission was sought for the erection of five single storey dwellings together with change of use of parts of the site to residential curtilages (for existing dwellings) at land adjacent to, but outside of the development boundary of Docking.

It was explained that the development would see four open market dwellings and one affordable dwelling constructed.

The proposal had been amended since its original submission from 6 dwellings to 5 dwellings. This would now result in a total of 9 dwellings using the existing private access, which was the maximum allowed under NCC Highways policy.

Foul water drainage would be to the public sewer.

The application had been referred to the Committee for determination originally by the Planning Sifting Panel and it had been deferred from the previous meeting.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

The case officer explained that since the deferral of the application, officers had consulted the applicant and Environment Agency, who advised that due to proximity to the public sewer, package treatment plants were unlikely to be permitted, recommending connection to the public system.

The case officer drew the Committee's attention to the late correspondence in which explained that Anglian Water indicated dry weather flow rates already exceeded permitted levels, but officers had been unable to clarify the meaning or context of these figures, as the information had been received late in the process prompting the recommendation to defer for further investigation.

Councillor de Whalley raised questions about the Environment Act 2021 and the precautionary principle, with officers confirming the need for more information to ensure prevention of environmental harm and proper decision-making.

After extensive discussion, including concerns about Anglian Water's responsiveness and the broader impact on planning across the Borough, it was proposed by the Chair and seconded by the Vice-Chair that the application be deferred until technical information could be clarified. This was agreed by the Committee with a show of hands.

RESOLVED: That the application be deferred.

(ii) 25/00590/O
East Winch: Braemore, Lynn Road: Outline application with some matters reserved for the construction of 5 new self / custom build sustainable homes: Mr Jasbir Singh Anota

This application had been withdrawn from the agenda.

- (iii) **25/01782/F**
King's Lynn: Car Park at Granary Court, Baker Lane: Re-development of the Baker Lane car park comprising the refurbishment of the single storey toilet block and the erection of a new single storey building to form a Travel Hub comprising cycle parking, storage, repair and changing facilities. Development to include the re-organisation of the existing car park to provide new external vehicle and cycle parking facilities alongside hard and soft landscaping:

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The case officer introduced the report and explained that the application site related to the northern of the two Baker Lane car parks within King's Lynn Town Centre. The car park currently provided 35 operational uncovered car parking spaces, three of which were disabled bays. The building accommodating public toilets to the southern side of the car park, whilst outside of the red line was connected to the proposed development.

Full planning permission was sought for the redevelopment / re-organisation of the Baker Lane car park in connection with the refurbishment of the single storey toilet block and the erection of a new single storey building to form a Travel Hub, comprising cycle parking, storage, repair and changing facilities, alongside hard and soft landscaping.

The application had been referred to the Committee for determination as it was a Borough Council application.

The Committee noted the key issues for consideration whilst determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, M J Ray (objecting) and Matthew Blythin (supporting) addressed the Committee in relation to the design of the scheme.

In response to comments raised by the objector, the Planning Control Manager advised that the Local Highway Authority raised no objection to the application.

Some Members questioned whether the internal layout of the travel hub met manufacturer specifications and debated the adequacy of proposed conditions to address these concerns.

The Planning Control Manager advised that Condition 12 could be amended to include full details of the cycle racks. This was proposed by Councillor Moriarty and seconded by Councillor Storey.

Councillor Blunt raised concerns about the reduction in car parking spaces and its effect on town centre accessibility and revenue.

The Assistant Director clarified the overall parking numbers and emphasised the policy support for sustainable transport.

Several Councillors argued that the hub's location was unsuitable, citing lack of direct links to cycle routes, potential conflicts between cars and cyclists, and the impact on accessibility for local users.

Councillor Ryves proposed that the application should be refused on the grounds that the application was poor design, safety concerns, and unsuitable location. This was seconded by Councillor Fry.

The Assistant Director advised that there were no technical objections to the application.

The Council's Legal Advisor reminded the Committee that the application was in-line with policy. In terms of the cycle racks, condition 12 could be amended to mitigate this issue and in terms of land use the application was acceptable.

In terms of the advice given, Councillor Ryves advised that he still considered that the development was in the wrong location, and that was his reason for refusal. Councillor Fry added that there was no direct link to a cycle route.

The Democratic Services Officer then carried out a roll call on the proposal to refuse the application and, after having been put to the vote, was carried (10 votes for refusal and 5 votes against).

RESOLVED: That the application be refused, contrary to recommendation for the following reason:

The development would be in an unsuitable location creating potential conflict between cyclists and users, and the facilities would therefore constitute poor design contrary to LP13 of the Local Plan, and the NPPF.

The Committee adjourned at 11.00 am for a comfort break and reconvened at 11.15 am.

(iv) 25/01758/F

**Wretton: Chalk Pit Farm, Lynn Road, Stoke Ferry:
Retention of existing structures for agricultural use and
retention of earth bund: Country Contractors (Norfolk) Ltd**

[Click here to view a recording of this item on You Tube](#)

Councillor Lintern withdrew from the meeting and addressed the Committee under Standing Order 34.

The case officer introduced the report and explained that the application sought retrospective planning consent for the 'retention of existing structures for agricultural use and retention of earth bund' at Chalk Pit Farm on Lynn Road. The site was located within the parish of Wretton but was located on the approach to the village of Stoke Ferry. Access was via an existing vehicular access off Lynn Road.

The site was located approximately 300m from the development boundary of Stoke Ferry on land designated as open countryside in the adopted Local Plan. Stoke Ferry (the closest) settlement was categorised as a Key Rural Service Centre in Policy LP01 of the Local Plan.

The site was located between a former quarry to the northeast and a former landfill site to the northwest.

The application had been referred to the Committee for determination at the request of Councillor Lintern.

The Committee noted the key issues for consideration whilst determining the application, as out in the report.

In accordance with Standing Order 34, Councillor Lintern addressed the Committee in relation to the application.

The case officer explained that concerns about biodiversity loss had been addressed through amended planning conditions requiring ecological enhancements, including hedgerow planting and habitat management, with input from the ecology officer.

The case officer explained the historic landfill and contamination risks, with environmental quality teams having investigated and found the site acceptable, and conditions ensuring ongoing suitability for animal keeping.

Councillor Spikings requested tighter wording for condition 6 to specify implementation timelines. The case officer referred to Condition 6 and advised that this could be amended '... carried out in full in accordance with the approved details within 3 months ...' This was proposed by Councillor Spikings and seconded by Councillor Bone and agreed by the Committee.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application with amendments to conditions 6 and 7 as detailed in the correspondence received after the publication of the agenda and the further amendment to condition 6 agreed by the Committee, and after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved, as recommended, subject to amendments to conditions 6 and 7, as detailed in the correspondence received after the publication of the agenda, and the further amendment to condition 6 agreed by the Committee.

- (v) **25/01678/F**
Ringstead: April Cottage, 2 Chapel Lane: Single storey extension to replace existing: Mr & Mrs Skinner

[Click here to view a recording of this item on You Tube](#)

Councillor de Winton withdrew from the meeting and addressed the Committee under Standing Order 34.

The case officer introduced the report and explained that the application was for a single storey extension to replace an existing extension / porch.

The application site was located within Ringstead development boundary as seen within the policies map as defined by the Local Plan 2021-2040 and Figure 13 of Ringstead Neighbourhood Plan. Ringstead was classified as a Tier 6: Smaller Villages and Hamlets under Policy LP01 of the Local Plan.

The surrounding area was residential, with a designated local green space, allocated by Policy 8 of Ringstead Neighbourhood Plan, to the south of the site. The site accommodated a white painted clunch two-storey dwelling, with brick and timber extension / porch to the west. On site there was a detached mono-pitched outbuilding to the north-west corner. The site and surroundings fell within Ringstead Conservation Area and the Norfolk Coast National Landscape.

The application had been referred to the Committee for determination at the request of Councillor de Winton.

The Committee noted the key issues for consideration whilst determining the application, as out in the report.

In accordance with Standing Order 34, Councillor de Winton addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

- (vi) **25/02119/F**
Ringstead: Mary-Lyn, 9 Burnham Road: Variation of conditions 2, 3 and 10 attached to planning permission 24/01813/F: Self Build: Demolition of existing bungalow

and replacement with a new 1.5 storey property: Mr R Hutchinson

[Click here to view a recording of this item on You Tube](#)

Councillor de Winton withdrew from the meeting and addressed the Committee under Standing Order 34.

The case officer introduced the report and explained that planning permission was granted on 4 March 2026 for the demolition of an existing bungalow that stood on site and its replacement with a new 1.5 storey dwelling (24/01813/F).

The application sought to vary the design of the proposed dwelling (Condition 2). The applicant had discharged Conditions 3 (materials) and 10 (foul and surface water drainage) of the original planning consent (24/01831/F) and wished for these conditions to be amended in line with the details which had already been agreed within the discharge of conditions applications.

The application site was within the development boundary of Ringstead, approximately 0.08 ha in size, and located along the north side of Burham Road. The site was approximately 51.6m to the east of Ringstead's Conservation Area and within the National Landscape.

The application had been referred to the Committee for determination at the request of Councillor de Winton, and it was noted that the Parish Council objected to the proposal which was at variance with the officer recommendation.

The Committee noted the key issues for consideration whilst determining the application, as out in the report.

In response to Councillor De Winton's comment regarding the removal of permitted development rights, the Planning Control Manager explained that Condition 10 took away any alterations to the roof of the dwelling and guidance was clear regarding the removal of permitted development rights which should only be done in exceptional circumstances. The main issues were to keep the height low and was the main reason for Condition 10.

Councillor Moriarty drew the Committee's attention to the conservation team's arguments which were strong.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried (12 votes for and 2 against).

RESOLVED: That the application be approved as recommended.

PC103: **DELEGATED DECISIONS**

The Committee received schedules relating to the above.

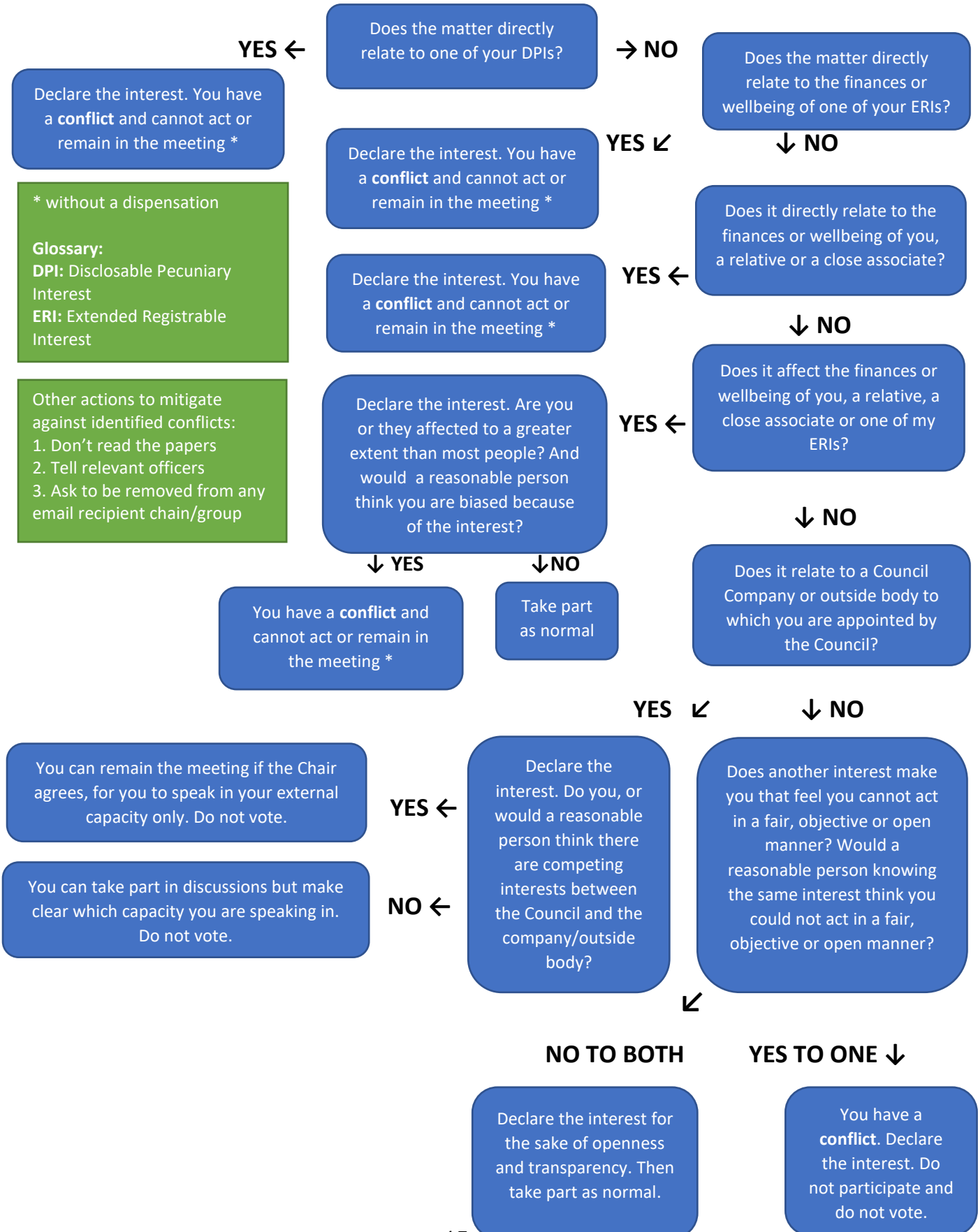
RESOLVED: That the reports be noted.

The meeting closed at 11.45 am

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

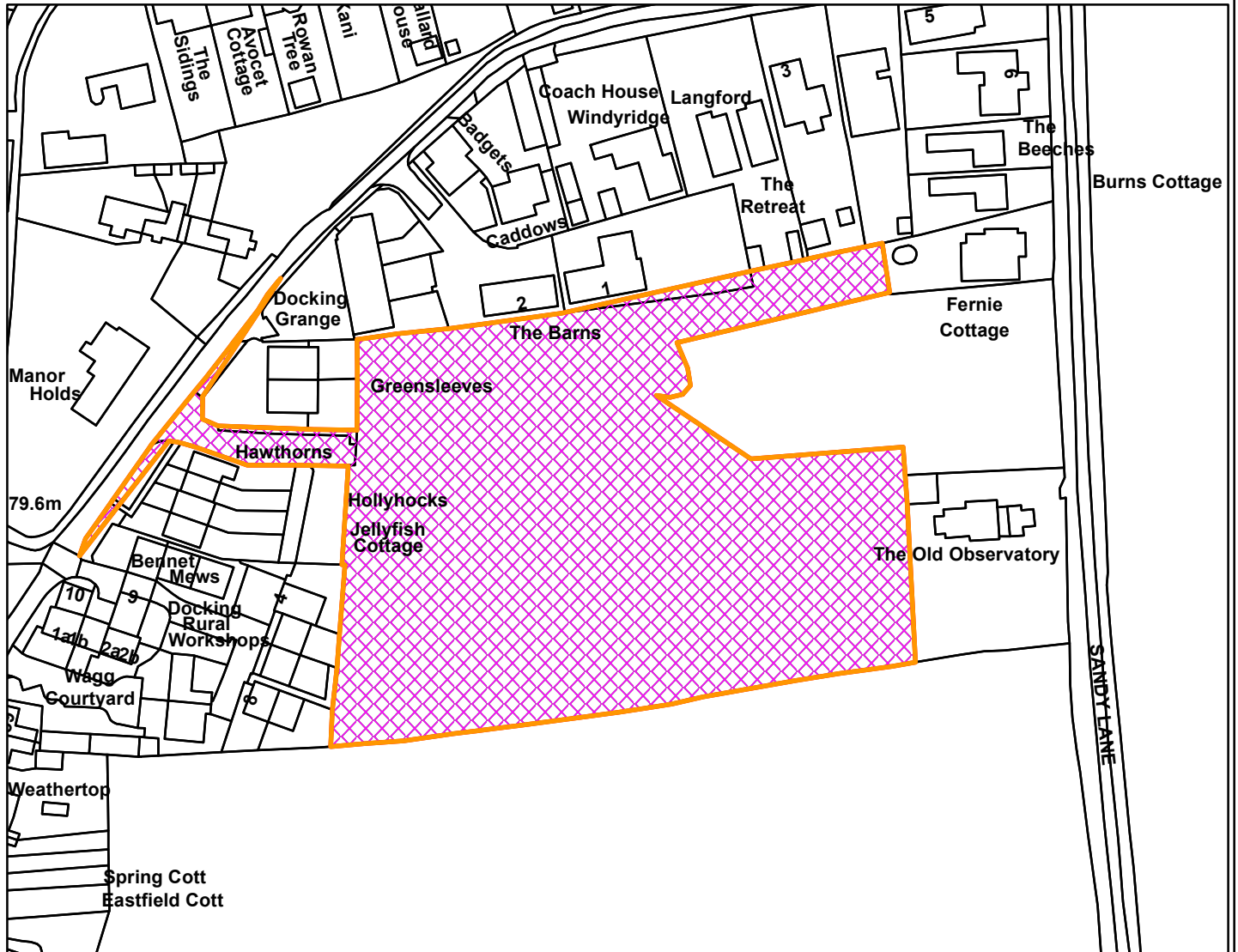
1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 13 APRIL 2026**

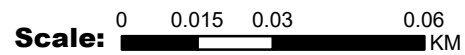
Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
DEFERRED ITEMS				
9/1(a)	25/01391/FM Land E of Bennet Mews S And W of Sandy Lane Sandy Lane Docking PE31 8FS Full Planning Application: Erection of 5 no. single storey dwellings, garages, vehicular/pedestrian access, landscaping, and associated infrastructure; together with change of use of parts of site to residential curtilages (for existing dwellings)	DOCKING	APPROVE	17
MAJOR DEVELOPMENTS				
9/2(a)	25/00627/FM Former North Lynn Community Centre Lawrence Road King's Lynn PE30 2DW Full Planning Permission for a Proposed residential development of 22 affordable dwellings following demolition of former community centre building	KING'S LYNN	APPROVE	43
OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE				
9/3(a)	26/00048/F Land At E575146 N297997 Inghams Lane Northwold IP26 5NL Retrospective application (Section 73A) to retain agricultural building and hardstanding	NORTHWOLD	APPROVE	60



Land E of Bennet Mews S and W of Sand Lane Docking Norfolk PE31 8FS



Legend

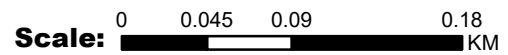
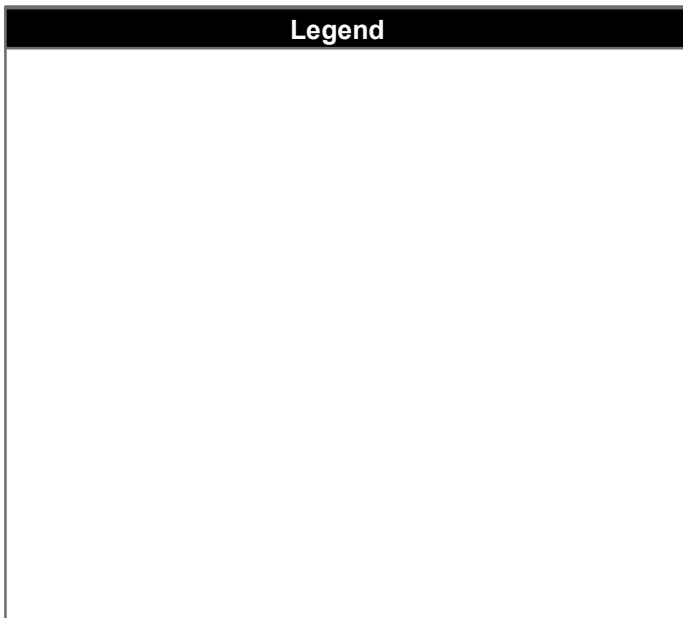
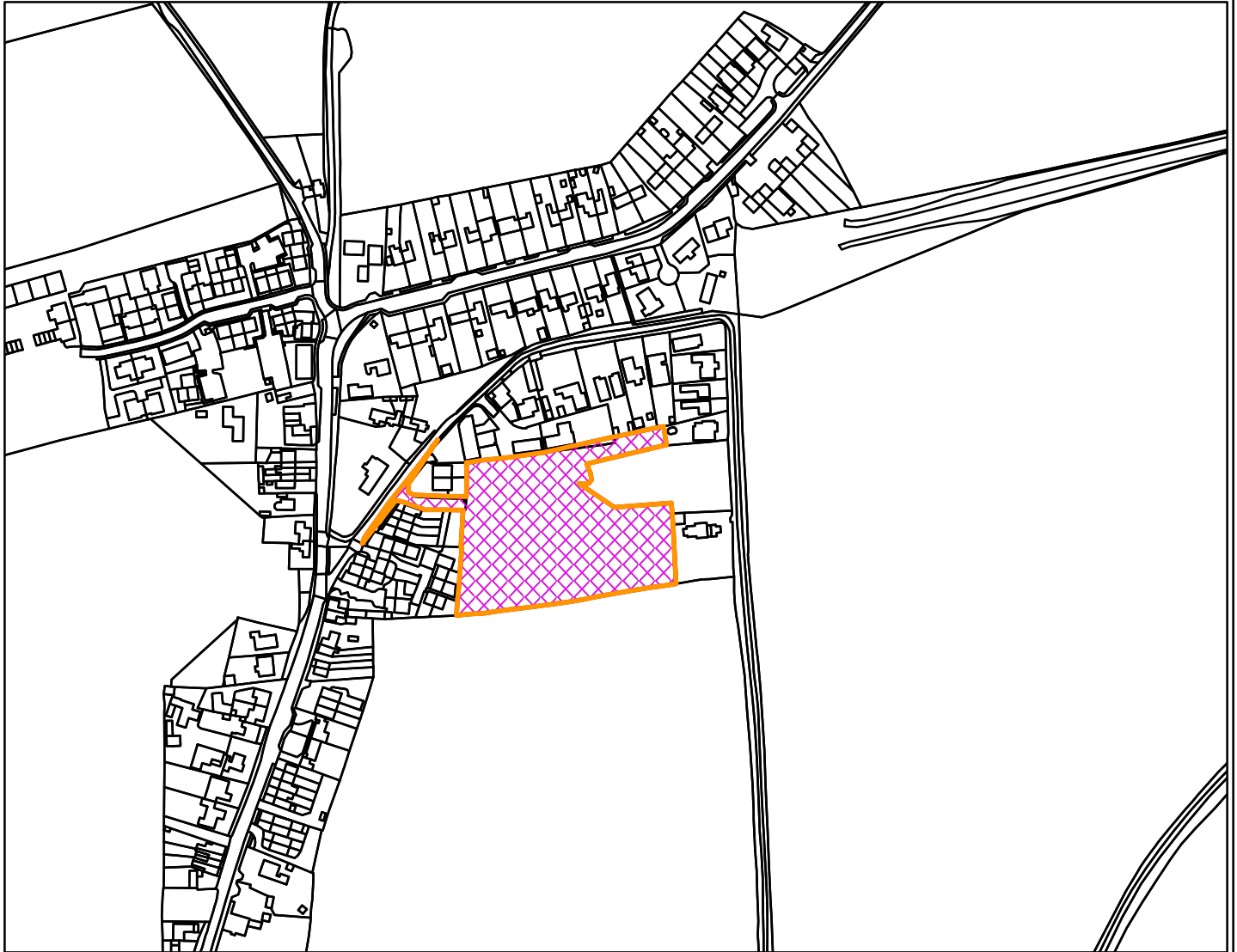


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Ordnance Survey AC0000819234

Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	27/03/2026
MSA Number	0100024314



Land E of Bennet Mews S and W of Salnd Lane Docking Norfolk PE31 8FS



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Ordnance Survey AC0000819234

Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	27/03/2026
MSA Number	0100024314

Parish:	Docking	
Proposal:	Full Planning Application: Erection of 5 no. single storey dwellings, garages, vehicular/pedestrian access, landscaping, and associated infrastructure; together with change of use of parts of site to residential curtilages (for existing dwellings)	
Location:	Land E of Bennet Mews S And W of Sandy Lane Sandy Lane Docking Norfolk PE31 8FS	
Applicant:	Vello Ltd.	
Case No:	25/01391/FM (Full Application - Major Development)	
Case Officer:	Mrs C Dorgan	Date for Determination: 3 December 2025 Extension of Time Expiry Date: 14 April 2026

Reason for Referral to Planning Committee – Sifting Panel referral. Deferred from February and March Planning Committee.

Neighbourhood Plan: No. Docking Neighborhood Plan has not yet been ‘made’ although has been considered below as an emerging Plan.

Members Update

Members will recall that this application was deferred from the Planning Committee on the 2nd February 2026 and then again on 2nd March 2026 in order to seek further information in relation to Anglian Water’s objection relating to foul water drainage capacity at Heacham Water Recycling Centre.

From 1st April 2026 Anglian Water will be changing their methodology for calculating capacity at their Water Recycling Centres. This has resulted in a change in position for Heacham Water Recycling Centre. The latest correspondence received states that Heacham Water Recycling Centre is operating within the accepted parameters and can accommodate the flows arising from the proposed development.

For ease of reference, amendments to the March report are presented in emboldened text including information previously included in the committee documents ‘Receipt of Correspondence received after the publication of the agenda’

Case Summary

Full Planning permission is sought for the erection of five single storey dwellings together with change of use of parts of the site to residential curtilages (for existing dwellings) at land adjacent to, but outside of the development boundary of Docking.

The development would see four open market dwellings and one affordable dwelling constructed.

The proposal has been amended since its original submission from 6 dwellings to 5 dwellings. This would now result in total of 9 dwellings using the existing private access which is the maximum allowed under NCC Highways policy.

Foul water drainage would be to the public sewer

Key Issues

Principle of Development
Design, Impact upon Heritage and Landscape
Access and Highway Safety
Impact upon Neighbour Amenity
Flood Risk and Drainage
Affordable Housing

Recommendation

A. APPROVE - subject to completion of a s106 to secure Affordable Housing. If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manger to continue negotiation and complete the agreement and issue the decision.

B. If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with Policy LP28 of the Local Plan.

THE APPLICATION

The application site is a field located to the north of Docking. The site would be accessed via an existing private drive located on the western section of Sandy Lane within close proximity to the junction with Station Road. The site adjoins Docking development boundary on the west and northern boundaries and more recent residential development runs along the eastern site boundary. The southern boundary of the site and field is an established hedgerow including hedgerow trees separating it to further agricultural land to the south. Docking Conservation Area is also located to the north and west of the site. There are a number of attractive unlisted heritage assets within close proximity of the site.

Full planning permission is sought for the erection of five single storey dwellings, which is an amendment from the original six dwelling proposal. The amendment has seen the site area reduced slightly to approximately 1.1 hectares and now includes the provision of a bin storage area within an area owned by the applicant to the side of the front garden of Hawthorns, Sandy Lane, close to the public highway. This bin storage area is proposed to be used on bin collection days. In addition, parts of the site are proposed to be changed from agricultural to garden curtilage of neighbouring properties. This would see the gardens of houses along the north and part of the west boundary expanded.

The site lies on an east-west axis. Access would be gained from Sandy Lane to the west, with the private access drive running along the northern portion of the site boundary to the east with five dwellings along the southern half of the site.

Four of the proposed dwellings (plots two to five) would be open market dwellings. Plot one is proposed as an affordable rental dwelling. The four market dwellings would be large single storey, three-bedroom dwellings, with private drives and garages set within large curtilages.

The affordable dwelling has been reduced to a relatively modest size bungalow in line with Strategic Housing Comments to ensure this unit is deliverable. This unit would meet the M4(2) building standards (accessibility) and also meets the Nationally Described Space Standard (NDSS) minimum gross internal area.

The dwellings would be constructed from a variety of traditional materials (clay pantiles, Norfolk soft red brickwork, flint set within brick quoins, painted timber windows, painted timber weather board, small sections of white render).

Drainage would be via connection to the public sewer.

SUPPORTING CASE

The application has been made to accord with all the provisions of the Local Plan and (emerging) Neighbourhood Plan, in particular Policy LP02 (Residential development on windfall sites).

The site represents a ‘rounding off’ of the settlement’s built form. The site is not an important visual space within the street scene, nor one that makes a contribution to the appearance or rural character of the area (either landscape or Conservation Area). Development of the site – especially by single storey dwellings of a sympathetic and characterful form - would not dilute or undermine settlement planning policy or the specific characteristics of this part of Docking; nor would it set a precedent for any future expansion of the village southwards. Particularly in the context of the approach expounded by Policy LP02.

The applicant is a local housebuilder and has recently completed the adjacent bungalow (Skylark) on Sandy Lane. This illustrates commitment to high quality, well-designed, and sustainable homes in Docking.

In proposing bungalows, the application meets the provisions of Policy LP29 (Housing for the Elderly and Specialist Care), and reflects Government guidance, seeking that Councils take better account of the needs of their older residents when planning for new homes in their area.

The application includes an affordable dwelling. The design and tenure meet the requirements of the Housing Officer, including meeting the M4(2) standard.

The applicant undertook considerable pre-application engagement, with the Parish Council and local residents. And has amended the scheme in response to application consultation, including reducing the dwellings from 6 to 5, and the inclusion of a dedicated bin storage area (for weekly collections).

The Parish Council’s comments are noted. However, construction traffic can be managed; AW’s revised position is addressed below. The development is of a relatively low density (to reflect local character).

There have been no objections from other consultees.

Following the deferral of the application at successive Planning Committees (02 February and 02 March 2026), for reasons relating to foul sewage only, Anglian Water has withdrawn its previous objection. AW now confirms that Heacham WRC – to which the development would drain its waste water – has capacity to accommodate flows arising from the development.

In conclusion, these proposals meet – in full - the provisions of the NPPF, and newly-adopted Local Plan. The NPPF makes it clear that there is a presumption in favour of sustainable development, and that such proposals should be approved, where they accord with the Development Plan, without delay. Such circumstances are applicable here; we believe that the application should therefore be granted planning permission, subject to appropriate conditions and a S.106 agreement (to address affordable housing). With the withdrawal of the Anglian Water objection there are no outstanding issues, such that the Committee can now determine to approve the application, in accordance with the officer's recommendation.

PLANNING HISTORY

2/01/0340/F: Application Permitted: 21/05/01 - Construction of 4 terraced dwellings - Land South of Greensleeves, Station Road.

RESPONSE TO CONSULTATION

Parish Council – OBJECTION

- The Parish Council is against further development in Docking as it has had lots of developments recently.
- Infrastructure is insufficient in Docking to support more housing with limited surgery and school spaces and the roads are at capacity.
- The field is a Local Green Space. Green spaces are disappearing.
- Parking and traffic would be further impacted from overcrowding and specifically Sandy Lane is far too narrow to accommodate further traffic.
- There are significant parishioner and neighbour objections.
- Neighbours object and feel pressured.
- The Neighbourhood Plan isn't made yet so limited funds are available to even plan to provide.

Anglian Water – NO OBJECTION subject to informatives

There are no known assets owned by Anglian Water or those subject to an agreement within the development site boundary or affected by the proposals.

Wastewater Treatment -

We previously objected to planning application 25/01391/FM due to insufficient capacity at Heacham Water Recycling Centre (WRC) and the associated risk that additional foul flows could present to the environment. However, we recognise that extreme year-on-year weather variations can influence DWF. We have therefore revised our approach based on a three-year Q90 average, plus known growth. This method smooths out volatility caused by unusually wet or dry years and offers a more representative long-term assessment of available capacity.

When assessing the receiving Water Recycling Centre's (WRC) Dry Weather Flow (DWF) headroom, we apply the three- year Q90 DWF average (2023–2025) and add to this the flows associated with sites that already hold planning consent. Our DWF dataset is reviewed and updated annually in consultation with the Environment Agency. This ensures that our assessments reflect the most current information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development without creating an unacceptable risk of breaching environmental legislation. This process also ensures there is no pollution or deterioration in the receiving watercourse.

Based on this assessment, Heacham WRC is operating within the accepted parameters and can accommodate the flows arising from the proposed development.

Used Water Network - The sewerage network at present has available capacity for the anticipated foul flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

CSNN – NO OBJECTION

Position statement from CSNN with respect to the consultation of the above application.

Whilst noting that there are potential issues with increasing demand on the sewage network by this small development of 5 houses it is confirmed that any comments from CSNN are overridden by the requirement for the duty on sewerage undertakers to prepare and implement a comprehensive Drainage and Wastewater Management Plan and the local arrangements in place between the LPA and Anglian Water.

Therefore, although we may have concerns about additional loading, it is confirmed that the detailed information regarding resilience and capacity of the sewage system is outside of our remit and that we cannot make informed calculations regarding the impact of this new development.

On this matter CSNN are not able, and neither should we, provide any further information during the determination process regarding foul drainage for this development.

An objection to the use of wood burners due to the impact upon air quality, health and pollution.

An objection to the position of the turning head being part of the drive of one of the dwellings (Plot 4) and the impact that turning cars would have upon amenity.

The findings of the noise impact assessment are accepted by CSNN. The proposed noise attenuation fence along the south side of the access is supported, a request is made for an additional fence to the north side (on the boundary with Dragonfly Sandy Lane).

Air source heat pumps are noted as the heating system proposed. It is requested that a condition is attached to ensure full details are submitted.

Waste Team – OBJECTION

(Consultation relates to the original 6 dwelling scheme without a storage area for bins now proposed.)

Household Contract Waste shall be collected from the curtilage of each property, i.e. the location where the property boundary meets the public highway.

Objection as adequate arrangements for the collection of waste and recycling had not been made.

BCKLWN would not direct a RCV up an unadopted road on a new development.

Local Highway Authority – NO OBJECTION

Following the amendment of the scheme to five dwellings, which would result in a total of nine dwellings using the site access, the Local Highway Authority has confirmed that they do not object to the principle of the development and that the private drive would not need to be improved/constructed to an adoptable standard, nor would a management agreement be required for ongoing maintenance. This is because the NCC Highways policy allows up to nine dwellings to be accessed from a private drive.

The Local Highway Authority has requested conditions be attached to any permission in relation to highway permitted development rights, width of access, visibility splay, laying out of roads and parking, off site highway improvement, and an informative in regard to the applicant's other responsibilities in relation to highways outside of planning control.

Norfolk Fire and Rescue Service – NO OBJECTION

Request that a condition is added to any permission requiring the provision of at least one fire hydrant, connected to the potable water supply.

Norfolk Constabulary – COMMENTS MADE

Generally supportive of the proposal. Advice given on Secured by Design features.

Environment Agency – NO SITE-SPECIFIC COMMENT TO MAKE

Further Information from the Environment Agency

Guidance has been sought from the Environment Agency, which has stated that they are not able to comment specifically on this development as it is outside of the thresholds on which they have a statutory duty (and ability) to comment on. This is because the proposal is for less than 10 dwellings and not within specified flood zones, and the proposed foul water drainage is to the public sewer.

They have circulated their Advice for Local Authorities on non-mains drainage for non-major development guidance note. This sets out that:-

“Private non-mains foul drainage systems are not considered to be environmentally acceptable within publicly sewered areas. Both the PPG and the Building Regulations 2010 (Approved Document H) set out a presumption in favour of connection to the public foul sewer wherever it is reasonable to do so.”

With regards to general advice from the EA on Heacham WRC, the relevant EA team are currently focusing on the high growth areas within the AW catchment and have prioritised those sites. Heacham has currently not been selected. If the situation changes, the EA will be in touch regarding this.

Environmental Quality – Contaminated Land – NO OBJECTION

Soil sampling completed and risk of contamination is low. A condition is recommended should unexpected contamination be found on site to control how this is remediated.

Environmental Quality – Air Quality: COMMENTS MADE

Environmental Quality does not object to the principle of this development, but further information is requested to satisfy policies LP06 and LP18 subject to any relevant condition(s).

The site area is relatively large and where a more detailed sustainability and climate change statement is required under LP06 that critically shows how the development will minimise its emissions.

The use of wood burners would result in particulate matter emissions (PM2.5) which would result in air pollution. Control over wood burners under the Building Regulations and other legislation is limited. Consideration should be given to limiting the impact of these heat sources such as requiring the highest emission standard appliances, and also the provision of suitable dry wood storage to reduce PM2.5 emissions.

Norfolk County Council Minerals and Waste Planning – NO OBJECTION

Norfolk County Council Local Lead Flood Authority – NO COMMENT

Standing Advice given with no site-specific comment or advice due to small scale nature of development.

Norfolk County Council Historic Environment Service – NO OBJECTION

Artefacts of Roman and Medieval date have been found in the vicinity of the application site.

If planning permission is granted, this is requested to be subject to conditions requiring a programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2024), Section 16: Conserving and enhancing the historic environment, paragraph 211.

Conservation Officer – NO OBJECTION

No objection to the amended scheme.

The site is close to the Docking Conservation Area and important unlisted buildings that rely upon a rural setting for some of their significance.

However, since the date of the adoption of the conservation area statement, further development has been allowed along the edges of this piece of land which has enclosed it on two out of three sides. This has, in itself had an impact upon the rural quality of this part of the conservation area.

The site is well screened to the south with an existing hedgerow and on the other two sides with more recent development. Given this new development and existing screening, the development proposed in this application would not be harmful to the character of this part of the conservation area.

However, it would be useful if the existing hedgerow to the south of the site could be enhanced to ensure that views into the site are further screened and filtered.

Strategic Housing - NO OBJECTION

In this instance as the site area exceeds 0.5ha and 5 units are proposed, LP28 is triggered and an affordable contribution of 1 unit of affordable housing would be required. This should be delivered as 1 built unit for rent. It is noted the applicant is proposing 1 x 3 bed 5 person bungalow as the affordable unit which is acceptable.

The bungalow should also meet M4(2) standards as a minimum.

The affordable unit must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy.

A S.106 Agreement will be required to secure the affordable housing contribution.

Ecologist - NO OBJECTION

The updated BNG statement confirms that the 3.04 Area & 1.65 Hedgerow Units will be delivered through the purchase of Habitat Bank Units.

If minded to grant permission a condition to require the Biodiversity Gain Plan and a BNG informative are recommended.

Arboriculturist – NO OBJECTION

The proposal appears to make best use of the site, incorporating solar gain and protecting existing trees along the southern boundary.

The elderly oak trees (T1 and T2) identified as veterans are valuable features, and their retention is welcomed. The impact assessment and indicative tree protection proposals show that the trees can be successfully retained and protected alongside development. However, the assessment lacks the level of details required and a condition is required to secure this information.

The Landscape Proposals drawing is indicative and lacks detail.

A condition should be included for all landscaping works to be completed prior to first occupation.

REPRESENTATIONS

NINE representations of **OBJECTION** have been received setting out the following issues:

- 5 large houses (as opposed to 6) are not needed in the village. Affordable, smaller housing is what is required.
- Other planning permissions are yet to be built.
- Second homes or holiday lets would not benefit the village

- Additional dwellings would have an unacceptable impact upon local services, including schools, medical services.
- The village has already seen significant development
- Anglian Water have objected to the scheme as there is insufficient foul water capacity and there are issues with fresh water supply.
- Highway safety would be compromised on the existing narrow access and roads with increased traffic.
- Development on the land would result in harm to a meadow and harm trees and hedgerows
- the hedgerow on Sandy Lane has been cut back to accommodate the visibility splay
- The proposal would be overdevelopment
- Land is in part owned by the Crown Estate

- Cllr Ryves: I have been looking at some appeal decisions:

**APP/V3120/A/09/2108686 CUMNOR HILL
APP/W0530/W/19/3224708 MELBOURN**

In Cumnor Hill, the relevant main issue was the adequacy of the proposed foul and surface water arrangement. It was held that the IWIA91 right to connect is amended by the LPA requirement that a drainage scheme should be agreed before development. (This seems in line with Condition 19). Further the Inspector believes that without full knowledge of the discharge flows these "COULD contribute to environmental or amenity problems downstream."

para 28 " the appellant has failed to demonstrate that residents downstream would not experience resultant and increased risks of flooding "

in Melbourn there was " an absence of adequate substantive evidence as regards the predicted flow of effluent...there are known capacity issues of concern on the receiving network"

Could you please comment on these cases in the light of the application above, as the implication is that uncertainty favours non development.

- Cllr Parish: Neither I nor a representative of Heacham Parish Council are allowed to speak at the presentation of this item at planning committee.

I reiterate the strong objection I and the PC have to this application being approved. It is the second, recent, application which has come forward with objections from Anglian Water due to the lack of capacity at Heacham Waste Water Treatment Works (WWTW). The incremental impact of such applications, going forward, will, if allowed, contribute to the very significant risk of untreated sewage entering The Wash between Heacham and Hunstanton. That body of water is typically at the threshold of being of poor bathing water quality. Any ingress of raw sewage will tip it into being an environmental, economic and social 'disaster'. In addition, there will be obvious health risks to anyone bathing or paddling on, certainly, Heacham Beaches.

To support this and similar applications, before Heacham treatment works are upgraded or new facilities are made available, would indicate an imbalance in risk assessment which, it appears, has not been considered. A possibility of a successful appeal against refusal against a contribution to the poisoning of our local sea. This is not just an application for a small development in Docking, it is a statement of what the Local Planning Authority considers more important in the service area of the Heacham works, houses or health and economic well being.

TWO letters of **SUPPORT** have been received setting out the following points:

- It is inevitable that the land would be developed so better to have a low density scheme come forward.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

LP30 - Adaptable & Accessible Homes (Strategic Policy)

LP30 - Adaptable & Accessible Homes (Strategic Policy)

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP04 - Presumption in Favour of Sustainable Development Policy (Strategic Policy)

LP05 - Implementation (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

LP28 - Affordable Housing Policy (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

OTHER GUIDANCE

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Design, Impact upon Heritage and Landscape
- Access and Highway Safety
- Impact upon the Amenity of the Area
- Flood Risk and Drainage
- Affordable Housing
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

In regard to the principle of residential development Policy LP01 defines Docking as a Tier 4 'Key Rural Service Centre'. These are larger villages that provide a good range of services that meet the daily needs of their residents and other nearby villages.

Paragraph 83 of the NPPF 2024 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

The site is outside but adjoining the settlement boundary of Docking. As such, part 2 of Policy LP02 (Residential Development on Windfall Sites) is relevant and supports, residential development in such locations subject to complying with other relevant Local Plan Policies and meeting Policy LP02 part 2 criteria.

The development of this area of land adjoining the development boundary accords with criteria part 1 and 2 of LP02. This is because the relatively low heights of buildings, low densities and good quality design and materials in this edge of centre location, subject to landscaping, would be well integrated within the wider character of the area. With development on three sides the development would not have an adverse impact on the character of the countryside.

Comments made within representations related to services and the impact of this development would have been noted. However, the small scale of the development (now five dwellings) is not considered to result in services becoming overwhelmed and new residential development may support existing services through the addition of new residents to the village.

The development would be subject to Community Infrastructure Levy to contribute to infrastructure requirements. Additionally, an onsite affordable house would be provide. Further comment on wastewater treatment is set out below, but in principle the proposal is considered to comply with Policy LP02 part 1c and 2b.

Considering the additional development to the east of the site and comments of the Conservation Team, there is no harm to the setting of the adjoining conservation area in accordance with LP02 part 2d.

The development would not result in Docking being linked to other settlements in accordance with part 2e.

Part 3 of Policy LP02 sets out that developments of not more than 25 dwellings in key rural service centres can be considered as windfall development rather than through local Plan housing allocations, which this proposal is consistent with the revised five dwelling proposal. The proposal is therefore in accordance with Policy LP02.

Docking does not have a neighbourhood plan although it is noted that this is being produced. Policies of the emerging Neighbourhood plan are a material consideration but can currently be given limited weight as the Neighbourhood plan is not made and is currently under independent examination.

Neither the emerging neighbourhood plan nor the Local Plan includes housing allocations within Docking. The proposed windfall development would go towards meeting the windfall requirement of Docking (Local Plan indicates 11 dwellings within the plan period).

Residents have set out in objections whether there is a need for dwellings, and that the village has seen previous development. Whilst the Local Authority has in excess of 5 years of housing land supply, there is not a maximum figure in terms of new dwellings subject to other material considerations.

Therefore, it is considered the principle of residential development in this location and of this extent is generally in accordance with Policy LP01 and LP02 of the Local Plan (2021 – 2040) and the NPPF.

Design, Impact upon Heritage and Landscape:

Policies LP02, LP18 (Design and Sustainable Development) and LP21 (Environment Design and Amenity) of the Local Plan, and Paragraph 135 of the NPPF are all relevant in terms of design, scale, form of development and the impact it has upon the character of an area.

As the site is adjacent to Docking Conservation area Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended) is relevant which places a duty on the Local Planning Authority to pay special attention to the 'desirability of preserving or enhancing the character or appearance of that area' in the exercise of their planning function. Policy LP20 (Historic Environment) of the Local Plan is also relevant.

As set out by the Conservation Officer, due to the proximity to the Docking Conservation Area including important unlisted buildings which rely upon a rural setting for some of their significance the works have been assessed in relation to the above duty.

In design terms of form and character Policy 6 (Design) of the emerging Docking Neighbourhood Plan is relevant. This sets out seven-character areas, the site is within a character area described as 'Edge Development' (CA2).

The key principles of these design policies can be summarised as requiring development to contribute to the overall quality of the area through high quality design. This should be achieved through good quality architecture, layout and landscaping. Consideration should be given to the character and history of the area, and that places should be distinctive through the use of street layout, materials etc.

Additionally, safety, accessibility and health are important elements of high-quality design. The density of new development is required by the NPPF and Policy LP18 to be efficient, whilst reflecting the form and character of the surroundings.

The proposed development would have an impact upon the countryside. However, the layout of the scheme with large gardens, space for landscaping, and the provision of extended gardens at neighbouring residential dwellings would not be harmful. The existing screening hedge on the southern boundary is to be reinforced, and space for landscaping within the site would mean that this development would result in a relatively verdant layout and would not have an adverse visual impact upon the area.

The design of the dwellings incorporates materials, finishes and forms which are typical of the wider area and would be of a good quality.

Given that this site is at the edge of the settlement and the constraint of the private access, it is considered that this is an appropriate density of development.

The proposal is therefore considered to be in accordance with paragraph 135 of the NPPF, Policies LP18, 20 and 21 of the Local Plan and the emerging Neighbourhood Plan.

Access and Highway Safety:

Highway safety and access, as well as the limited width and capacity of Sandy Lane have been raised as objections by the Parish Council and within letters of objection.

The application has been amended to reduce the number of dwellings included in this development to five dwellings. When combined with the four dwellings that already use the application site's proposed access, there would be a total of nine dwellings using the existing access.

In relation to highway safety, access and traffic, the scheme has been assessed by the Local Highway Authority. Following the reduction to five dwellings the scheme is considered by the Local Highway Authority as being acceptable both in terms of access and highway safety. The site is considered to be in a location which is not isolated and within walking or cycling distance of services within the village.

Norfolk County Council's guidance document sets out the position of the Local Highways Authority in relation to the number of dwellings using a private driveway where a maximum of nine dwellings can use an access. NCC as Local Highways Authority have confirmed that private driveways do not need to be subject to a management agreement where the number of dwellings is nine or fewer.

NCC Highways has set out that the development would not lead to any adverse implications upon the adjacent highway or highway users subject to conditions to secure the access, access visibility, on-site parking & turning arrangements proposed.

The proposed layout is acceptable given the reduced total number of dwellings and the site having adequate turning space, parking space and garaging.

Therefore, whilst acknowledging the objections raised in response to the amended application, taking into account the response of the Local Highway Authority the proposal is considered to be acceptable in highways terms and complies with relevant planning policy, specifically the provisions of the NPPF, Policy LP13 of the Local Plan, County Council Guidance and the emerging Neighbourhood Plan Policy 6 (Design) and relevant design code (DC.05).

Impact on Neighbour Amenity:

The proposed housing by virtue of their separation to neighbouring dwellings, and their orientation facing away from the nearest dwellings would not result in harm to the amenity of neighbours through overlooking or overshadowing. The dwellings would have main views to the rear over fields, and to the front over the access road and rear/side gardens of neighbours on the north. The separation distance between properties and their design mean that each dwelling would have sufficient amenity and would not reduce privacy of neighbouring residents.

A noise impact assessment (NIA) has been conducted and concludes that the development would not result in adverse impacts subject to the inclusion of an acoustic fence along the access drive to reduce the noise level within the garden of Hawthorns, Sandy Lane.

The CSNN Team has objected to the development and one of the reasons set out in their comments is that a similar fence should be included along the northern access road to protect the amenity of the property to the north of the access. However, given that the noise survey has not identified this neighbouring property as being adversely impacted, and that in general the predicted noise levels from the additional car passes is 'not significant' taking into account relevant guidelines (IEMA Guidelines) it is not reasonable to require an acoustic fence on the opposite site of the boundary. The CSNN comment regarding the position of the turning head is noted, however considering the small number of dwellings and length of driveway, this would not cause significant amenity impact and is not considered a reason for refusal.

The proposal is therefore considered to comply with Policy LP21 part 2 b. (Environment Design and Amenity) of the Local Plan.

Flood Risk and Drainage:

The site is within an area categorised by the Environment Agency as being within Flood Zone 1. The application is supported by a site-specific flood risk assessment and drainage strategy. The site is at lower risk of flooding and therefore directing development towards locations such as this would comply with the provisions of the NPPF para. 170 which seeks to steer development away from areas at highest risk.

Foul Water

As Members are aware, previously Anglian Water objected to this proposal due to insufficient capacity at Heacham Water Recycling Centre (WRC) and the associated risk that additional foul flows from the development could present to the environment. At that time Anglian Water stated that the immediate sewage pipe network in this area had capacity, but the Heacham Water Recycling Centre did not have additional capacity to accommodate the additional flows generated by this development. The application was presented to the February and March Planning Committee meetings and was then deferred at both meetings to allow officers to seek additional information from Anglian Water, the developer, and the Environment Agency regarding sewage infrastructure, cumulative impacts, and the feasibility of alternative drainage solutions.

For ease, the statutory duties of Anglian Water and the relationship with the planning regime is set out below.

Under section 106 of the Water Industry Act 1991, developers have an absolute right to connect to the public sewer, and Anglian Water cannot refuse connection on the grounds of lack of capacity. Under section 94, Anglian Water has a statutory duty to "effectually drain"

its area and must upgrade its network as necessary to accommodate new development, with costs recovered through sewerage charges.

It is clearly set out in paragraph 201 of the NPPF that the planning system should not duplicate the statutory regime for wastewater, and the Council is entitled to assume that AW will fulfil its statutory duties. The Supreme Court in *Barratt Homes v Welsh Water* confirms the right to connect under section 106 of the Water Industry Act 1991 was held to be immediate and unconditional, with environmental impacts being matters for the undertaker to manage through its statutory duties and the planning system, not by delaying or preventing connection.

The requirement to connect is a technical matter for the Water Industry Act Section 106 application and does not override the developer's statutory rights and so is not reasonable or necessary to control through planning.

Given the above it is appropriate to draw Members attention to a recent and relevant appeal decision on this matter. The appeal decision (Appeal Ref: APP/A4520/W/25/3367464) for Land and buildings at Cleadon Lane Industrial Estate, East Boldon was advanced by the applicant and considered the balance between the need to demonstrate adequate drainage arrangements for a new development and the duties of the water companies as statutory undertakers. The Inspector in the appeal decision stated that it was clear that the focus on planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions. While planning policy does have regard to pollution, and the impact that new development might have upon the natural environment, there are other legislative mechanisms in place to address the efficient functioning of the drainage network. The management of the drainage network should not paralyse the delivery of homes. Planning policy requires the decision maker to assume that the pollution control regime is operating efficiently, and the efficient operation of the wider drainage network should fall outside of the matters which are material.

Notwithstanding their initial responses, Anglian Water has since changed their position and does not object to the scheme. The latest correspondence received states that at the current time Heacham Water Recycling Centre is operating within the accepted parameters and can accommodate the flows arising from the proposed development (based on the Dry Weather Flow data assessment).

Heacham Water Recycling Centre (WRC) operates a numeric environmental permit issued by the Environment Agency (EA). This includes a defined limit on the Dry Weather Flow which is set by the EA and is designed to protect the water environment. The Dry Weather Flow is the volume of treated effluent that can be discharged to the receiving watercourse. The figure is the average daily flow to a wastewater treatment works during a period without rain. Annually Anglian Water submit Dry Weather Flow (DWF) data to the Environment Agency and update their planning responses to reflect the latest information. Recognising that extreme year-on-year weather variations can influence DWF Anglian Water have subsequently revised their approach using a three-year Q90 average, plus known growth. This method of calculation smooths out volatility caused by unusually wet or dry years and offers a more representative long-term assessment of available capacity. After reviewing the DWF dataset in consultation with the Environment Agency, the assessments reflect the most current information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development, without creating an unacceptable risk of breaching environmental legislation. This process also ensures there is no pollution or deterioration in the receiving watercourse. In the future, planning responses will reflect the latest position and as such will be considered on a case-by-case basis.

Considering the benefit that new development brings in the form of additional housing, including in this instance, an affordable dwelling, and the fact that Anglian Water has now withdrawn their objection to the proposal, it is very clear in the assessment of this application, that there is capacity at the Heacham WRC and that Anglian Water do not object. Notwithstanding this, in accordance with paragraph 201 Members are entitled to assume that the WRC will operate effectively. The principle of foul drainage connection to mains sewer is considered acceptable and the application is considered to have demonstrated that it would accord with the NPPF paragraphs 135, 182 and 201, and Local Plan Policies LP21 and LP25.

Surface Water

In terms of surface water drainage, the applicant has submitted a drainage strategy to demonstrate how the surface water can be managed. The site is not considered at risk of surface water flooding, and within the drainage strategy the use of SUDs features would be within the redline site boundary. The site investigations have shown that infiltration drainage features are viable. The site layout identifies the position of drainage features and these would be integrated into the landscape proposal.

Conclusion

In summary, the foul and surface water implications of the development are therefore considered acceptable, subject to detailed conditions relating to surface water drainage ensuring the details of installed infrastructure is acceptable and the proposal would comply with the NPPF paragraphs 135 and 182 and Policies LP18, LP21 and LP25 part 7 of the Local Plan.

Affordable Housing:

The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per Policy LP28 of the Council's Local Plan. At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Docking.

The Applicants proposed policy compliant contributions (1 on site unit).

A S.106 Agreement is required to secure the affordable housing contribution.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy.

Subject to completion of the S106, the proposal would comply with the NPPF (2024) and Policy LP28 of the Local Plan.

Other matters requiring consideration prior to the determination of this application:

Ecology and Trees

The application is supported by information setting out has been considered by the Council's Ecologist and Arboriculturist. The application would provide biodiversity net gain through off site credits.

The ecologist has concluded that no protected species or habitats would be harmed by the development and that the proposed biodiversity enhancement through offsite credits is acceptable.

The Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) is a strategic partnership between the Borough of Kings Lynn and West Norfolk, Breckland Council, Broadland and South Norfolk District Council, Great Yarmouth Borough Council, North Norfolk District Council and Norwich County Council. The aim of GIRAMS is to ensure no adverse effects are caused to Habitats Sites (also called European sites) across Norfolk, either alone or in-combination from qualifying developments. A payment has been made which is considered to address these recreational pressures from growth and the resultant impact on designated habitat sites within Norfolk.

In regard to trees, the space given within the scheme would ensure that all trees can be retained. Landscaping conditions are suggested to ensure the trees are protected and the landscape scheme is controlled.

The proposal is therefore considered to be in accordance with Policy LP19 (Environmental Assets) of the Local Plan and NPPF.

Waste and Recycling

In regard to waste and recycling, the site plan has been amended to include a bin storage area to the side of Hawthorns on the access road. This is to overcome the objection from the Borough Council's Waste and Recycling Officer who had objected to the scheme on the basis that no new private access would be served by Council operated waste collection vehicles (whether or not it is constructed to an adoptable standard).

The proposal has been amended to provide a bin store close to the public highway for bins to be moved to on bin day only. Bins would be stored for the remaining period at the properties.

This is a compromised position as residents would need to move bins a relatively large distance up to 100m. However, on balance this is not considered unacceptable. Bins could be presented at the public road on collection day, albeit via a less convenient process. The proposal is therefore considered to accord with Policy LP18 and LP21 of the Local Plan and the NPPF.

Noise and Air Quality

Comments from the Air Quality officer are noted in regard to woodburners. Compliance with Building Regulations is a separate requirement and the specific type of wood burner would not warrant refusal of this application. The comments have been provided to the Applicant for their review.

In accordance with the comments of CSNN condition to control Air Source Heat pump specifications are added to protect the amenity of future occupants and neighbouring residents.

The proposal would not harm the amenity of neighbouring residents or result in unacceptable levels of pollution and therefore are considered to accord with the NPPF and policy LP06, LP18, and LP21 of the Local Plan.

Historic Environment

In regard to archaeology comments and the fact that artefacts of roman and medieval date have been found in the vicinity conditions are recommended to control archaeological

mitigation. Subject to conditions, archaeological implications comply with the NPPF and Policy LP20 of the Local Plan.

The development is considered to be in accordance with Policy LP06. By virtue of its limited scale (5 dwellings) there is a proportionate level of information required to be submitted which has been included in statements supporting the scheme. Significantly in terms of reducing CO2 emissions, the location is sustainable with good walking and cycling links to the village which should reduce the need to travel by car for shorter trips.

Access rights

In representations concerns about the ongoing maintenance of the access and right of access for new dwellings have been raised by other residents. This is considered to be a civil matter. The application form includes ownership certificates which state that notice was served on those with an interest in the land.

Open Space

It is also noted that the Parish Council's objection includes that the development would result in the loss of open space. Protection of open space would be at the heart of any planning decision, however, the land in question is not allocated as open space or any other use or designation within the emerging neighbourhood plan which would preclude it from being considered acceptable in principle for development.

CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application seeks permission for five dwellings including an affordable dwelling within a site which is adjoining the development boundary of Docking, in a position which is considered to be sustainable when assessed against the criteria of Policy LP02 of the Local Plan and is in accordance with the NPPF.

The reduction in the number of proposed dwellings means that the total number of dwellings using the private access would be in accordance with Norfolk County Council Highway guidance for development accessed by private roads. The site is considered to offer safe access and would be acceptable by active travel modes in accordance with Policy LP13 of the Local Plan.

During the application process careful consideration has been given to proposed drainage arrangements for the site. In terms of surface water, evidence has been submitted to show infiltration drainage features are viable on the site and as such a condition is attached requiring further details to be submitted and agreed.

In terms of foul water, the applicant intends to discharge wastewater into the public sewerage network. Anglian Water has now withdrawn their initial objection to the application and confirms that Heacham Water Recycling Centre is operating within the accepted parameters and can accommodate the flows arising from the proposed development (based on the Dry Weather Flow data assessment). Anglian Water has stated that the calculations/ assessment process ensures there is no pollution or deterioration in the receiving watercourse. Anglian water has also confirmed that the capacity of the local piped network, is also acceptable. Notwithstanding, Members are

entitled to assume that the WRC, the subject of separate permitting regimes, will operate effectively in accordance with paragraph 201 of the NPPF. On this basis, the principle of foul drainage connection to mains sewer is considered acceptable and the application is considered to have demonstrated that it would accord with both the NPPF and the Local Plan.

A S106 legal agreement is required to control on and off-site affordable housing and the GIRAMS tariff.

Overall, the proposal would comply with the NPPF (2024), Policies LP02, LP06, LP13, LP14, LP18, LP19, LP20, LP21, LP22, LP25 and LP28 of the Local Plan. Limited weight is given to the emerging neighbourhood plan, but in general the proposal would not be contrary to relevant policies.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: -
 - 2020658-02 Revision G - Initial Site layout concept
 - 2020302-05 Revision A Plots 3 & 5 as Proposed
 - 2020302-06 Revision A - Plot 2 as Proposed
 - 2020302-07 Revision C - Plot 1 as Proposed
 - 2020302-08 Revision A - Plot 4 as Proposed
 - 2020302-10 Revision A - Block Plan as Existing
 - 2020302-11 Revision B - Block Plan as Proposed
 - 2020302-09 Revision B - Location Plan
 - 2020302-12 - Garages
 - 0574 C101 Revision P2 - Visibility Splay Plan
 - 0574 C102 P2
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 3 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF and policy LP18 of the Local Plan 2021 - 2040.
- 4 Condition: No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
 - 1) The programme and methodology of site investigation and recording,

- 2) The programme for post investigation assessment,
 - 3) Provision to be made for analysis of the site investigation and recording,
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation
 - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation
and
 - 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and policy LP20 of the Local Plan 2021 - 2040. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
 - 5 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 4 and any addenda to that WSI covering subsequent phases of mitigation.
 - 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and policy LP20 of the Local Plan 2021 - 2040.
 - 6 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
 - 6 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and policy LP20 of the Local Plan 2021 - 2040.
 - 7 Condition: The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric dated 17/12/2025 and prepared by Dr GW Hopkins FRES CEnv MCIEEM "
 - 7 Reason: To ensure the development delivers a Biodiversity Net Gain on site in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.
 - 8 Condition: No works or development shall take place until a scheme for the protection of the retained trees (section 5.5, BS 5837:2012, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall include:
 - a) a site layout plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of every retained tree on site and on neighbouring or nearby ground to the superimposed on the layout plan. The positions of all trees to be removed shall be indicated on this plan.
 - b) a schedule of tree works for all the retained trees in paragraphs (a) above, specifying pruning and other remedial or preventative work, whether for physiological,

hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Recommendations for tree work.

c) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers, (section 6.2 of BS5837:2012), to form a construction exclusion zone, and the type and extent of ground protection (section 6.2.3 of BS5837:2012) or any other physical tree protection measures, such as tree boxes. These details are to be identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). Barrier and ground protection offsets should be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection.

The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

d) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS5837:2012). the details of the working methods to be employed with regard to site logistics including, the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures.

- 8 Reason: To ensure that the existing trees are properly given full consideration and protected during the development of the site in accordance with the NPPF and policy LP19 of the Local Plan 2021 - 2040. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 9 Condition: Notwithstanding the submitted landscaping proposals, prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate. Details should be included of gap filling along the southern boundary of the site.
- 9 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and policies LP18, LP19, LP20 and 21 of the Local Plan 2021 - 2040.
- 10 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF and policies LP18, LP19, LP20 and 21 of the Local Plan 2021 – 2040.
- 11 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and policies LP18 and 21 of the Local Plan 2021 - 2040.
- 12 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved private drive and turning head unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 12 Reason: In the interests of highway safety and traffic movement in accordance with Policy LP13 of the Local Plan and the NPPF.
- 13 Condition: Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the approved private drive and turning head shall be maintained in perpetuity at a minimum width of 4.2 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.
- 13 Reason: In the interests of highway safety and traffic movement in accordance with Policy LP13 of the Local Plan and the NPPF.
- 14 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan (C101 Rev P2). The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 14 Reason: In the interests of highway safety in accordance with Policy LP13 of the Local Plan and the NPPF.
- 15 Condition: Prior to the first occupation of the development hereby permitted the approved private drive / on-site car parking / turning head / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

- 15 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy LP13 of the Local Plan 2021 - 2040.
- 16 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No.(s) C100 Rev P3 have been submitted to and approved in writing by the Local Planning Authority.
- 16 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy LP13 of the Local Plan 2021 - 2040.
- 17 Condition: Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in condition 16 shall be completed to the written satisfaction of the Local Planning Authority.
- 17 Reason: To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy LP13 of the Local Plan 2021 – 2040.
- 18 Condition: Prior to the first occupation of the development hereby approved, the acoustic fence as specified within the Noise Impact Assessment at part 5.6.7 figure 5.3 (reference IEC/4777/01/AVH) shall be installed in accordance with submitted details. The acoustic fence shall be maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
- 18 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF and policy LP21 of the Local Plan 2021 - 2040.
- 19 Condition: No development shall take place until a scheme based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority.

Those details shall include (where applicable):

- i. Details of the design of the scheme in conjunction with the landscaping plan.
- ii. A timetable for its implementation (including phased implementation).
- iii. Operational maintenance and management plan including access requirements for each sustainable drainage component.
- iv. Proposed arrangements for future adoption by any public body, statutory undertaker or management company.

The development shall be undertaken in accordance with the agreed details.

- 19 Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 182 of NPPF and Policies LP18, 21 and 25 of the Local Plan 2021 - 2040.
- 20 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries

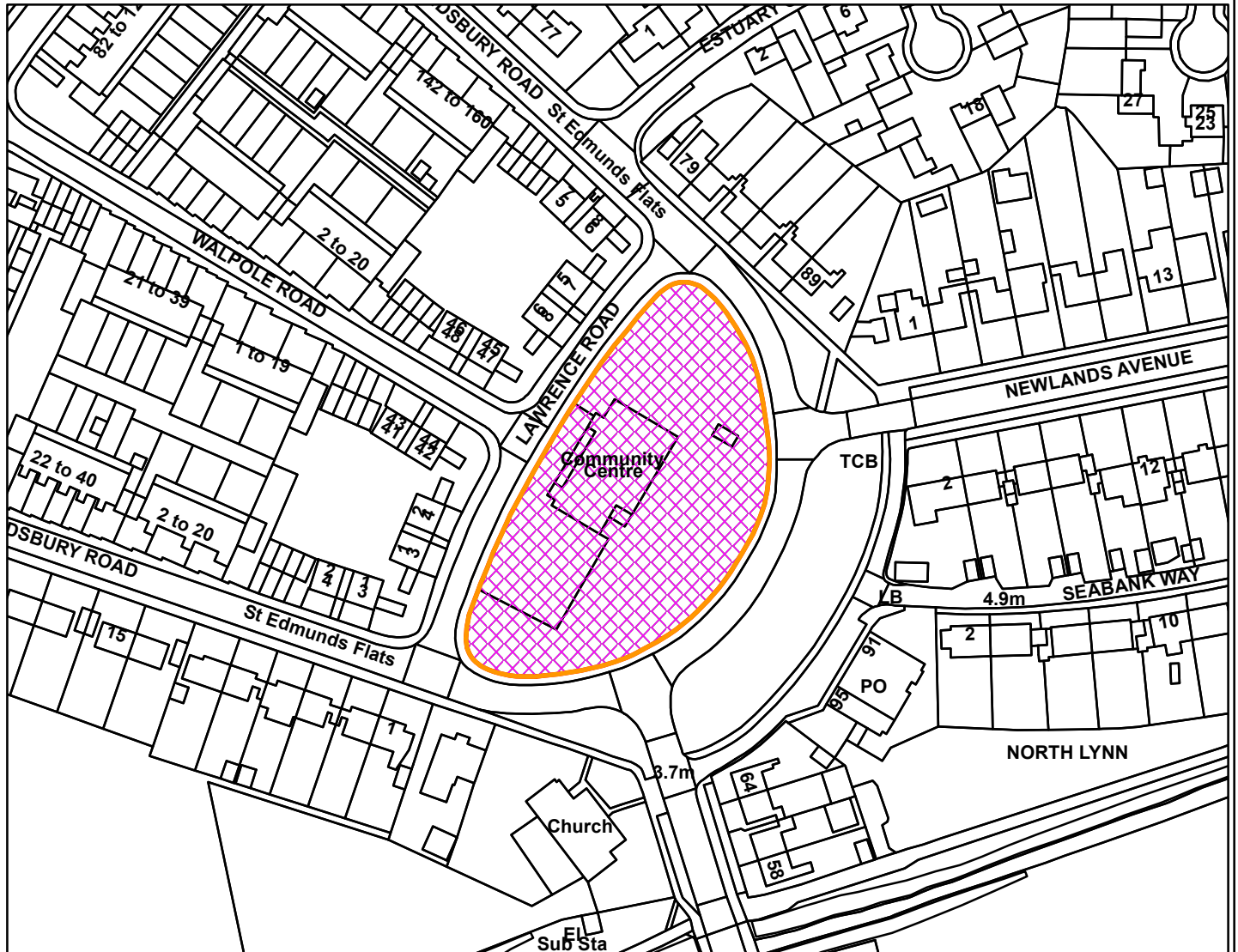
with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.

20 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF and policy LP21 of the Local Plan 2021 - 2040.

Or **B** - If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with Policy LP28 of the Local Plan.

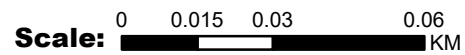


Former North Lynn Community Centre Lawrence Road King's Lynn Norfolk PE30 2DW



Legend

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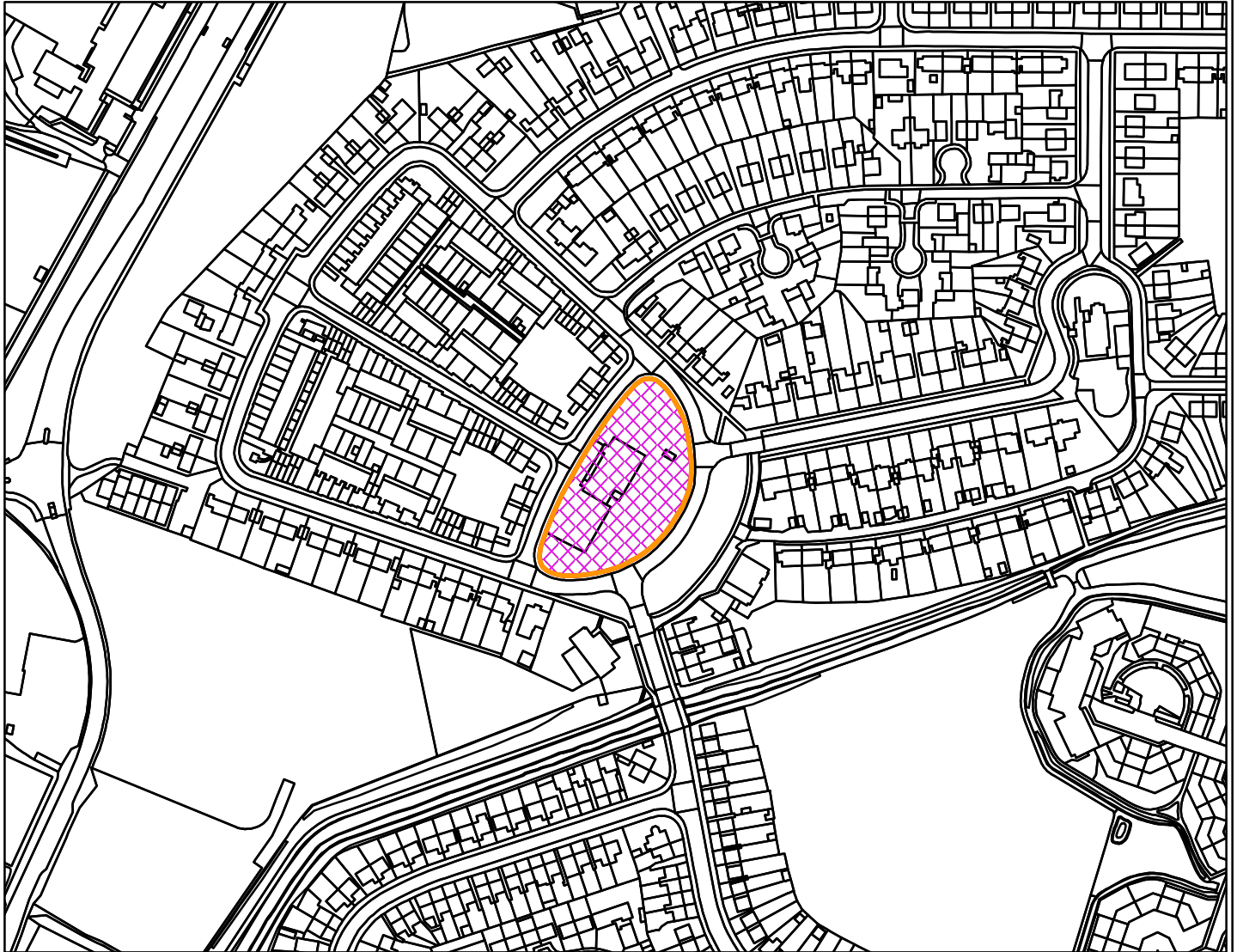


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Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	25/03/2026
MSA Number	0100024314

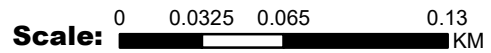


Former North Lynn Community Centre Lawrence Road King's Lynn Norfolk PE30 2DW



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Ordnance Survey AC0000819234

Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	25/03/2026
MSA Number	0100024314

Parish:	King's Lynn	
Proposal:	Proposed residential development of 22 affordable dwellings following demolition of former community centre building	
Location:	Former North Lynn Community Centre Lawrence Road King's Lynn Norfolk PE30 2DW	
Applicant:	Freebridge Community Housing	
Case No:	25/00627/FM (Full Application - Major Development)	
Case Officer:	Lucy Smith	Date for Determination: 11 August 2025 Extension of Time Expiry Date: 16 January 2026

Reason for Referral to Planning Committee – Called in by Cllr Jones

Neighbourhood Plan: No

Case Summary

Full planning permission sought by Freebridge Community Housing for the construction of 22 Affordable Dwellings on land at Lawrence Road, Kings Lynn on land which is the Former North Lynn Community Centre.

The site area totals approximately 0.39ha and is an oval shaped parcel of land with boundaries formed by Lawrence Road and St Edmundsbury Road. To the northwest of the site is an estate of dwellings managed by Freebridge Housing, comprising a mix of heights up to 4 storeys total.

The application site is within Flood Zone 3.

Plans were amended during the course of this application to ensure that the Environment Agency requirements were met in regard to flood risk, and to provide for parking and visibility in line with the Local Highway Authority's requirements.

Key Issues

Principle of Development
Form and Character
Impact on Neighbours
Highway Safety
Public Open Space
Affordable Housing
Other material considerations

Recommendation

A. APPROVE subject to a S106 legal agreement to control affordable housing provision in line with Policy LP28, GIRAMS in line with Policy LP27 and an Off-Site Public Open Space financial contribution in line with Policy LP22, alongside associated monitoring fees.

If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

B. If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with Policy LP28, GIRAMS in line with LP27 and Public Open Space in line with Policy LP22.

THE APPLICATION

Full planning permission sought by Freebridge Community Housing for the construction of 22 Affordable Dwellings on land at Lawrence Road, Kings Lynn on land which is the Former North Lynn Community Centre.

The site area totals approximately 0.39ha of land within the Development Boundary and is an oval shaped parcel of land with boundaries formed by Lawrence Road and St Edmundsbury Road.

To the northwest of the site is an estate of dwellings managed by Freebridge Housing, comprising a mix of heights up to 4 storeys total. Information provided by the applicant suggests the immediately adjoining Freebridge-owned area comprises approximately 144 dwellings total. The four-storey maisonettes on Walpole Road (ridge height of approximately 13.8m) to the north of the site result in a high density of development compared to the wider area.

The site falls within flood zone 3 and is at high risk of tidal flooding in the event of existing flood defences being breached. The dwellings would be built with flood resistant and resilient construction with no sleeping accommodation at ground floor and safe refuge on upper floor.

This scheme is proposed as a combination of terraced dwellings, semi-detached dwellings and flats over access ways to parking courts at the rear.

The proposals include a mix of 2, 2 ½ and 3 storeys with the taller plots generally located at the middle of the site.

Plots 17 and 22 are two storey maisonettes with living accommodation split over ground and first floor and extending over the access points to parking courts to the rear. The total height from Finished Floor Level (FFL) to ridge is 7.74m.

Plots 8 & 9 are 2 ½ storey semi-detached houses with conventional layout and living space at ground floor, and dormer windows on the second floor front elevation. Total height 9.338m to ridge.

Plots 4-7 and 11-13 are 2 ½ storey terraced houses with bedrooms at second floor with a total height of 10.495m from FFL. Plots 18-21 are a similarly designed terrace, albeit positioned with Plots 17 & 22 either side, allowing for a stepped up appearance for this larger ground of dwellings fronting Lawrence Road.

Plots 1-3 and 14-16 are terraces of three dwellings, combining a standard two storey dwelling with a pair of 2 ½ storey dwellings of similar appearance of Plots 8 & 9. Plots 1-3 have a total height of 8.117m.

Plots 7-10 and 18-21 are three storey terraces, with lowered eaves (2 ¾ storey) and have living accommodation split over ground and first floor. Total height from FFL is 10.495m.

Each dwelling would be constructed from red facing bricks with red/orange pan tile roofs. Small elements of detailing are provided on plots, including soldier band courses, white render to feature gable dormers and lead cladding on dormer windows.

The application does not provide onsite public open space, with the Applicants instead offering a financial contribution of £10k towards improvements to the existing Edma Street Playing Field, approximately 375m south of the site.

SUPPORTING CASE

This proposal represents a significant opportunity to regenerate a long-vacant site and deliver 22 high-quality, affordable homes in a location where they are clearly needed. Freebridge is committed to ensuring the development brings lasting benefit to the local community.

The former North Lynn community centre ceased operating in 2014 when it was closed by Norfolk County Council, and the building has remained unused for a significant period. Freebridge purchased the site in 2023, recognising the opportunity to bring a long-vacant and deteriorating site back into positive use.

Although the original community building is no longer in operation, community provision in the area continues through Freebridge's Discovery Centre nearby. This facility provides a sports hall, meeting rooms and flexible spaces used regularly by local groups, activities and events, ensuring that community needs continue to be met within the neighbourhood.

The proposal before the committee seeks permission for 22 new affordable homes, providing a mix of one, two and three-bedroom properties. Almost all of the homes will be delivered as social rent, ensuring they remain genuinely affordable supporting the North Lynn community and directly contributing to the Borough's identified housing need.

The site is in a sustainable location, close to existing services, public transport and community facilities, making it well suited for family housing. While on-site play provision is not proposed, Freebridge will provide a financial contribution toward improvements to the Edma Road play area, helping to enhance facilities that already serve the local community.

The site sits opposite Beacon Church, a well-established and valued part of the neighbourhood. The proposed development has been designed to integrate sensitively with this existing community hub and the surrounding residential context.

Throughout the planning process, Freebridge has worked closely with the council, and all highways and flood risk matters raised have now been addressed. Freebridge also remains committed to supporting the local community more broadly; for example, we recently

donated a community notice board to the Local Rise group to help residents share information and stay connected. In addition, the investment this proposal brings to North Lynn has the potential to deliver wider community benefits, including apprenticeship opportunities, engagement with the local school on site safety and construction careers, utilising local suppliers and helping to raise aspirations in North Lynn and support long-term community development.

To conclude, the proposed development has been carefully designed to align with the relevant policies of the adopted Local Plan (2025), meeting requirements relating to housing need, design quality, accessibility, and community benefit. It also accords with the overarching objectives of the NPPF (2024), delivering sustainable development through a balanced consideration of economic, social and environmental benefits. The scheme responds positively to its context, making efficient use of land whilst safeguarding the character and amenity of the surrounding area. There are no adverse impacts that outweigh the benefits of the proposal and no material considerations that indicate planning permission should be withheld. The proposal therefore represents a policy-compliant and sustainable form of development for which approval is respectfully sought.

PLANNING HISTORY

25/00791/DM: DM Prior Notification NOT Required: 12/06/25 - Prior Notification: Demolition of former North Lynn Community Centre (Schedule 2, Part 11, Class B) - Former North Lynn Community Centre

RESPONSE TO CONSULTATION

Local Highway Authority: NO OBJECTION subject to standard conditions relating to off-site highway works, access/turning area provision etc.

Kings Lynn Area Committee – Planning Sub Group: OBJECTION on the grounds of concerns of safe access, traffic impacts, lack of play area which would provide community benefits, albeit noting benefits of additional housing.

Environment Agency: NO OBJECTION Subject to FRA being complied with, providing advice on sequential and exceptions tests.

Environmental Health & Housing - Environmental Quality: NO OBJECTION subject to unexpected contamination conditions and control of asbestos materials.

Recommended a Travel Plan condition is appended to any consent to prevent air quality impacts.

Norfolk Constabulary: NO OBJECTION provided in depth comments with regard to preventing/discouraging crime and disorder through design, landscaping etc.

Anglian Water: NO OBJECTION Kings Lynn WRC is within the acceptance parameters and can accommodate the flows from the proposed growth. Recommended informative relating to public sewer connection.

Emergency Planner: NO OBJECTION Recommended implementation of flood warning system during construction and post-occupation. Covered by an informative.

Historic Environment Service: NO COMMENT.

Norfolk County Council Planning Obligations Team Recommended education contributions and library contributions are sought.

Strategic Housing: NO OBJECTION subject to affordable housing being secured via legal agreement.

REPRESENTATIONS

ELEVEN letters of **OBJECTION** stating comments summarised as follows:

- Overdevelopment of area, no need for more housing
- Request for retention as community facility rather than more housing
- Lack of parking
- Impacts of noise, anti-social behaviour
- Overlooking
- Concern over lack of public consultation

Cllr Sayers: OBJECTS, on the following grounds (summarised):

- Highway Safety and Parking Layout
- Loss of Community Asset

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP22 - Provision of Recreational Open Space for Residential Developments (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

LP28 - Affordable Housing Policy (Strategic Policy)

LP30 - Adaptable & Accessible Homes (Strategic Policy)

LP39 - Community Facilities

LP40 - King's Lynn (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

OTHER GUIDANCE

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Public Open Space
- Affordable Housing
- Flood risk
- Other material considerations

Principle of Development:

The application site is within the development boundary for Kings Lynn where the principle of residential development is considered acceptable subject to accordance with the overarching aims of the Local Plan, as outlined by Policy LP02 which sets out the following criteria within development boundaries:

'1. Residential development within the development boundaries of settlements in Tiers 1-6 of the Settlement Hierarchy in Policy LP01 – Spatial Strategy and Settlement Hierarchy, as defined on the Policies Map, will be supported, provided it complies with other relevant policies in the development plan, and meets the following criteria:

a. It results in a sustainable design of development which respects and enhances local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the settlement in accordance with design and sustainable policies LP18, LP21, LP22;

b. It has regard to the size, type, tenure and range of housing that supports the needs of communities in accordance with housing policies LP28, LP29, LP30;

c. It will not cause significant adverse impacts on services and infrastructure, and the local infrastructure is sufficient to accommodate the demands of the development in accordance with Policy LP05; and

d. Its context makes a positive contribution to the local environment and landscape setting in accordance with environment policies LP06, LP15, LP16, LP19, LP23, LP26;

e. It does not result in an unacceptable impact on highway safety, or residual, cumulative impacts on the road network which would be severe in accordance with transport Policy LP13; and

f. The development maximises opportunities to reduce the need to travel and encourages sustainable and active travel modes of transport in accordance with Policy LP13. ‘

Consideration of criteria a-e takes place throughout the following report.

In regard to criteria C, given the scale of development versus the settlement of Kings Lynn, no significant impacts on services or infrastructure are likely. Funding for local services, including those requested by Norfolk County Council could be sought through CIL in line with Policy LP05.

Criteria f is considered to be met by virtue of the location of development, within the main built up settlement of Kings Lynn, a Tier 1 settlement. The site is well-positioned for access to facilities across the town, with the nearest bus stop at the top of Losinga Road to the south, and the site being approximately 1.5 miles from the town centre.

The proposal would lead to demolition of a community asset - namely, the former North Lynn Community Centre however following construction of The Beacon in relatively recent years (located on the opposite side of St Edmundsbury Road at North Lynn Church), it is not considered that the loss of the building which has been vacant for an extended period would lead to any identifiable harm. The demolition of the building has previously been agreed by virtue of prior approval permitted development rights, under application reference 25/00791/DM. The loss of the community facility would be considered to accord with Policy LP39.

Form and Character:

The application site currently comprises the Community Centre building centred along the Lawrence Road frontage, with the remainder of the site relatively open, either hard surfaced or grassed. The community centre is not currently in use which has led to a state of disrepair; however, the openness of the site is prominent on approach from the wider street scene and development of the site would impact on this.

The development proposed under this application results in dwellings closer to the road than the majority of surrounding properties, with only small front gardens and limited other landscaping, however amendments during the course of this application result in tandem driveways with small areas of green space to the front of dwelling and rear gardens commensurate to the accommodation within each dwelling. The overall layout of the houses is such that a consistent street scene would be created as the site is approached.

The scale of the buildings, with two storey dwellings attached to larger properties would allow a stepped up appearance and prevent any significant overbearing appearance as a result of the scale of the development, particularly considering the two storey nature of the properties immediately adjacent to the site.

In order to provide for flood risk mitigation, floor levels are proposed to be raised to 3.76mAOD. As a result of a slight raise in existing levels from the Lawrence Road frontage to St Edmundsbury Road to the south (from approx. 2.87mAOD to 3.33mAOD), Plots 17-22 are proposed with steps to the front doors. The raising of floor levels some 0.89m will increase the prominence of these properties from the road edge and neighbouring dwellings. However, given their slight set back from the carriageway edge and their position primarily opposite the junction rather than immediately the adjoining dwellings, it is not considered that the height of these plots would be so significantly at odds with the locality to warrant refusal on those grounds. Each side of the terrace is stepped down in appearance by virtue of the smaller two storey arrangement of Plots 17 and 22.

Overall, considering the existing scale and form of development in the immediate vicinity, the proposed design is considered acceptable in line with Policies LP18 and LP21 of the Local Plan.

Impact on Neighbour Amenity:

Internal relationships between dwellings are sufficient to allow each dwelling a reasonable degree of privacy, with direct rear to rear distances well in excess of 21 metres. Close boarded fencing provides privacy at ground floor level and between plots, whilst also screening gardens from shared parking courtyards.

Sheds and bin storage spaces for each unit are proposed in rear garden spaces, with joint bin collection spaces provided to road frontages for those plots with rear access via parking courts.

Externally, the front elevations of the dwellings fronting Lawrence Road are positioned some 16m from the front elevation of the existing dwellings opposite. As the bulk of the development fronts the junction rather than the immediate houses, it is considered that the relationship between the new terrace and the existing dwellings is acceptable.

The proposed impacts on residential amenity and neighbour amenity are considered acceptable in line with Policies LP18 and LP21 of the Local Plan.

Highway Safety:

Various amendments were made to the layout of the site to align with the requirements of the Local Highway Authority. The proposal now indicates suitable visibility splays for each driveway as well as the proposed parking court entrances/exits, and each plot has parking spaces in line with the policy requirements which are well located to the dwelling.

Whilst on-plot parking is normally preferred by the LPA as the most convenient option which avoids highway/roadside parking, it is acknowledged that the layout has been well-considered and the position of the existing roads around the site limits wholly frontage/on plot parking from being possible whilst achieving a suitable density.

Subject to other standard conditions relating to detailed highway plans, retention of visibility splays and construction management plans preventing off-site parking of construction workers, the proposed development would therefore be considered acceptable and would comply with Policies LP13, LP14 and LP21 of the Local Plan and Part 3 of Policy H3 of the Neighbourhood Plan.

Public Open Space

Policy LP22 requires developments of between 20 and 99 dwellings to provide 'suitably equipped' children's play space. Applying the standard of 17 sqm of open space per dwelling results in a minimum requirement of 374 sqm, which would ordinarily be delivered on site through provision of a Local Area for Play (LAP).

Paragraph 4 of Policy LP22 provides flexibility in certain circumstances, including where opportunities exist to enhance existing local facilities.

In this case, the application does not propose on-site public open space. Instead, the Applicants have offered a financial contribution towards improvements at the existing Edma Street recreation ground, located approximately 375 metres south of the site. Fields in Trust guidance advises that a Local Equipped Area for Play should be located within 400 metres of dwellings. Edma Street recreation ground therefore meets this accessibility criterion.

The Greenspace Officer has requested a financial contribution equivalent to the cost of providing a LAP on site. This equates to £15,000, based on the cost of three pieces of play equipment together with fencing, surfacing, installation and associated works. Seeking a financial contribution equivalent to the on-site policy requirement is considered to meet the relevant planning tests.

The Greenspace Officer has confirmed that the contributions could be used either towards accessible equipment at the play area or to address existing surface water flooding issues that currently limit the use of the wider field for ball games.

The Applicants have, however, requested that the contribution be reduced to £10,000. Whilst the Local Planning Authority consider the £15,000 request to comply with the relevant policy and the planning practice guidance, it is of note that the proposal is for a fully affordable housing scheme. Following consideration with the Council's legal team, it has been confirmed that if the site was to come forward as wholly affordable, the wider community benefits arising from the delivery of 22 affordable homes would outweigh the impact of the proposed reduced open space contribution.

The Applicants have therefore confirmed an agreement to an either or approach to the legal agreement, meaning if 100% affordable housing is provided on site then the Public Open Space contribution would be reduced to £10,000, whereas if the policy compliant 15% affordable is provided, then the full figure would be secured (£15,000). This approach can be secured via the S106 recommended as part of this decision.

Subject to legal agreement, the proposal would comply with Policy LP22 of the Local Plan and the NPPF in regard to provision of open space.

Affordable Housing:

The site area and number of dwellings proposed trigger the thresholds of Policy LP28 of the Council's adopted Local Plan.

At present a 15% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.33ha in King's Lynn. The affordable housing provision is split into 70% of the affordable homes being made available for rent and 30% low-cost home ownership, including Shared Ownership, First Homes or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council.

In this instance 3 units are required to meet the 15% required by Policy LP28, 2 for affordable rent and 1 for low-cost home ownership. Confirmation of which plots will be secured to meet the policy requirement can take place through the S106 process.

The Applicants are proposing to deliver the site as a fully affordable scheme which is supported by the Council's Strategic Housing Team in principle.

Subject to s106 agreement, the proposal complies with Policy LP28 and the NPPF in regard to affordable housing.

Flood Risk:

The application site is at high risk of flooding, being within Flood Zone 3 and the Tidal Hazard Zone and this is a significant constraint for the proposed development, limiting ground floor uses & resulting in the requirements for the sequential test and exceptions tests to be passed.

The topographic survey shows that the site ground levels are rising towards the east. Around the site perimeter, ground levels are rising from a low of 2.64m AOD at the centre of the west side boundary to a high of 3.5m AOD in the centre of the east side boundary.

Tidal Hazard Mapping shows that the site could flood to a depth of up to 2m in the event of a breach of the River Great Ouse flood defences.

The estimated maximum flood depth at the site in a breach event is 4.5mAOD.

Following amendments to the submitted Flood Risk Assessment, the Environment Agency raise no objection on flood risk grounds. The Flood Risk Assessment sets out that finished floor levels will be set no lower than 3.76mAOD, with resistance/resilience measures up to 4.8mAOD and with no ground floor sleeping accommodation.

The FRA states that maximum gradients for pedestrian access to the dwellings precludes the raising of ground floor levels above 3.76mAOD. The remaining risk can be mitigated through flood resilience and resistance measures implemented within the detailed design of the proposal.

Safe refuge is available at first floor level above the predicted flood depths.

In accordance with the National Planning Policy Framework (NPPF) paragraph 174, development in flood risk areas should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine whether or not there are other sites available at lower flood risk and whether the sequential test has been passed.

The majority of the built up area of Kings Lynn is within an area of flood risk, this is particularly the case for this part of North Lynn. Whilst the application site is at risk of flooding, there are no known reasonably available sites within this part of Kings Lynn that would be at a lesser level of flood risk.

As part of the Exceptions Test outlined by Paras 178 and 179 of the NPPF, as well as considering whether the application can be made safe for its lifetime, the LPA must consider the wider sustainability benefits of the scheme. The scheme would provide 22 dwellings towards the Council's Housing Supply including affordable units which would in this instance be considered to outweigh the flood risks. The site would also result in the redevelopment of brownfield/previously developed land in a sustainable location which is within walking distance of various facilities.

Overall, the flood risk implications of the development are considered acceptable and comply with the requirements of the NPPF (2024) and Policies LP06, LP18, LP21 and LP25 of the Local Plan.

Other material considerations:

Biodiversity Net Gain (BNG) – All on site habitats are to be removed, with the proposed scheme resulting in a -50.13% net gain and therefore an overall deficit. Some enhancement will be provided in the form of on-site planting/habitat units, however the Applicants have confirmed the use of Off-site Habitat Bank Units to secure the BNG on site, in line with the Environment Act and Policy LP19 of the Local Plan.

Ecology – An Ecological Impact Assessment (EclA) was provided by Torc Ecology Ltd, and updated in January 2026. The report sets out that no evidence of bats was found within the existing building on site and suggests recommendations to prevent harm to protected species, including any potential harm to bats. Compliance with the EclA can be controlled via condition in line with the NPPF and Policy LP19 of the Local Plan.

Contamination - The applicant has provided a screening assessment indicating no known contamination other than suspected presence of asbestos containing materials. The information submitted does not indicate the presence of significant land contamination. However, an unexpected contamination condition is recommended for the avoidance of doubt and to ensure the site remains safe for its lifetime in regard to land contamination, in line with LP21.

Asbestos – The existing building includes asbestos related materials which should be accounted for during demolition works. As asbestos is covered via separate legislation, it is not considered necessary to condition details of its removal from site. An informative is recommended to ensure the Applicants are aware of separate legislation.

Foul and Surface Water Drainage – Anglian Water raise no objection to the scheme, which proposes both foul and surface water drainage to relevant sewerage networks. The development, subject to compliance with the Flood Risk Assessment and Drainage statement, would comply with the requirements of the NPPF and Policies LP18 and LP21 of the Local Plan.

Policy LP06 – The application proposes houses with air source heat pumps and the supporting statement outlines a fabric first approach. EV charging will be provided as per building regulations requirements. As whole, the proposal is considered to comply with the aims of Policy LP06.

Air Quality – Whilst comments from the Air Quality Team are noted, given the scale of the proposal, it is not considered that a travel plan is reasonable or necessary in this instance.

GIRAMS – The GIRAMS fee, mitigating against in-combination recreational disturbance impacts will be secured via the S106 legal agreement - £315.58 per dwelling from 1st April 2026. Impacts on the protected sites scoped into the strategy can therefore be ruled out in line with Policy LP27.

CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application seeks consent for the construction of 22 new dwellings in a highly sustainable location within the Development Boundary for Kings Lynn, in a position that is supported by Policy LP02 of the Local Plan.

Whilst the proposal would result in the loss of a community facility, it is considered that the area would remain suitably provided for by virtue of nearby uses. The demolition of the currently unused building would not be at odds with Policy LP39.

The site would provide houses of a mix of sizes, with a housing mix ranging from two bedroom flats to three bedroom dwellings. Three on site affordable units would be provided and secured via S106 legal agreement. A contribution towards improvements to the existing recreation ground at Edma Street would also be secured, with a reduction in the financial contribution available if the site is brought forward as 100% affordable, controlled via the S106.

Conditions can control landscaping, materials, off-site highway improvement works, biodiversity enhancements etc.

A S106 legal agreement is required to control on-site affordable housing, the GIRAMS tariff and Public Open Space contributions.

Overall, the proposal would comply with the NPPF (2024), Policies LP02, LP05, LP06, LP13, LP14, LP18, LP19, LP21, LP22, LP27, LP28, LP39 and LP40 of the Local Plan.

RECOMMENDATION:

A APPROVE - subject to the imposition of the following conditions and subject to a S106 legal agreement to control affordable housing provision in line with Policy LP28, GIRAMS in line with Policy LP27 and an Off-Site Public Open Space financial contribution in line with Policy LP22, alongside associated monitoring fees.

If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manger to continue negotiation and complete the agreement and issue the decision.

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan, Dwg No. FB-968-P01 Rev A
 - Block Plan, Development Mix, Storey Heights Plan, o-Dwg No. FB-968-P02 Rev F
 - Site Plan, Dwg No. FB-968-P03 Rev F
 - Plots 1-3 and 14-16, Dwg No. FB-968-P08
 - Plots 4-7 and 10-13, Dwg No. FB-968-P07
 - Plots 8-9, Dwg No. FB-968-P09
 - Plots 17-22, Dwg No. FB-968-P10
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of development, a demolition management plan shall be submitted to the LPA for approval in writing. The management plan shall detail the methods of demolition and mechanisms to prevent adverse environmental or

neighbour impacts, including details of on-site parking for contractors during the demolition period. The demolition works shall take place wholly in accordance with the agreed scheme.

- 3 Reason: To ensure adequate off-street parking during construction in the interests of highway safety and to protect the amenity of surrounding sensitive uses, in line with Policies LP18 and LP21 of the Local Plan. This needs to be a pre-commencement condition given the timing of demolition works.

- 4 Condition: Other than demolition works covered by Condition 3, no development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
 - (a) the methods to be used and the measures to be undertaken to control the emission of dust, noise, and vibration from the operation of plant and machinery to be used;
 - (b) the location of any temporary buildings and compound areas;
 - (c) the location of parking areas for construction and other vehicles; including provision for on-site parking for construction workers for the duration of the construction period
 - (d) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway; and,
 - (e) a scheme for the management and signage of all construction traffic.The development shall be carried out in accordance with the approved construction management statement throughout the construction period.

- 4 Reason: To ensure adequate off-street parking during construction in the interests of highway safety and to protect the amenity of surrounding sensitive uses, in line with Policies LP18 and LP21 of the Local Plan.

- 5 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across any approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

- 5 Reason: In the interests of highway safety in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.

- 6 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

- 6 Reason: In the interests of highway safety in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.

- 7 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.

- 8 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until

detailed drawings for the installation of new vehicle accesses and removal of existing accesses (including any off-site works where necessary) have been submitted to and approved in writing by the Local Planning Authority.

- 8 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in line with Policy LP13 of the Local Plan and the aims of the NPPF.
- 9 Condition: Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to in Condition 8 shall be completed to the written satisfaction of the Local Planning Authority.
- 9 Reason: To ensure the highway network is adequate to cater for the proposed development in line with Policy LP13 of the Local Plan and the aims of the NPPF.
- 10 Condition: The development shall be carried out in accordance with the recommendations and mitigation measures outlined within the Ecological Impact Assessment by TORC Ecology Ltd, dated 25th March 2025 and the accompanying update dated 29th January 2026. In particular, the recommendations include:
 - *bat sensitive lighting shall be used in line with Para 6.2.4
 - *works to take place in line with the avoidance measures outlined at Paras 6.2.3 (bats), 6.3.2 (nesting birds) and 6.4.3 (hedgehogs)
 - *Integrated bat boxes shall be installed in line with Para 6.2.5, and swift boxes in line with 6.3.3
- 10 Reason: To ensure that protected species are adequately protected for throughout the duration of the development and to provide for biodiversity enhancements in line with the NPPF and Policy LP19 of the Local Plan.
- 11 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 11 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 12 Condition: The development hereby permitted shall be carried out in full accordance with the Flood Risk Assessment and Drainage Strategy RLC Ref: 221509 dated September 2025. In particular, the document states:
 - *Finished floor levels are set at a minimum level of 3.76mAOD.
 - *Flood resistance / resilience measures are incorporated into the development up to a level of 4.8mAOD, including flood doors on all front and back doors.
 - *There will be no ground floor sleeping accommodation
- 12 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF and Policies LP06, LP18 and LP25 of the Local Plan.

- 13 Condition: Notwithstanding the details shown on the approved plan, prior to the first occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, including details of any retaining walls if required, hard surface materials, refuse or other storage units.

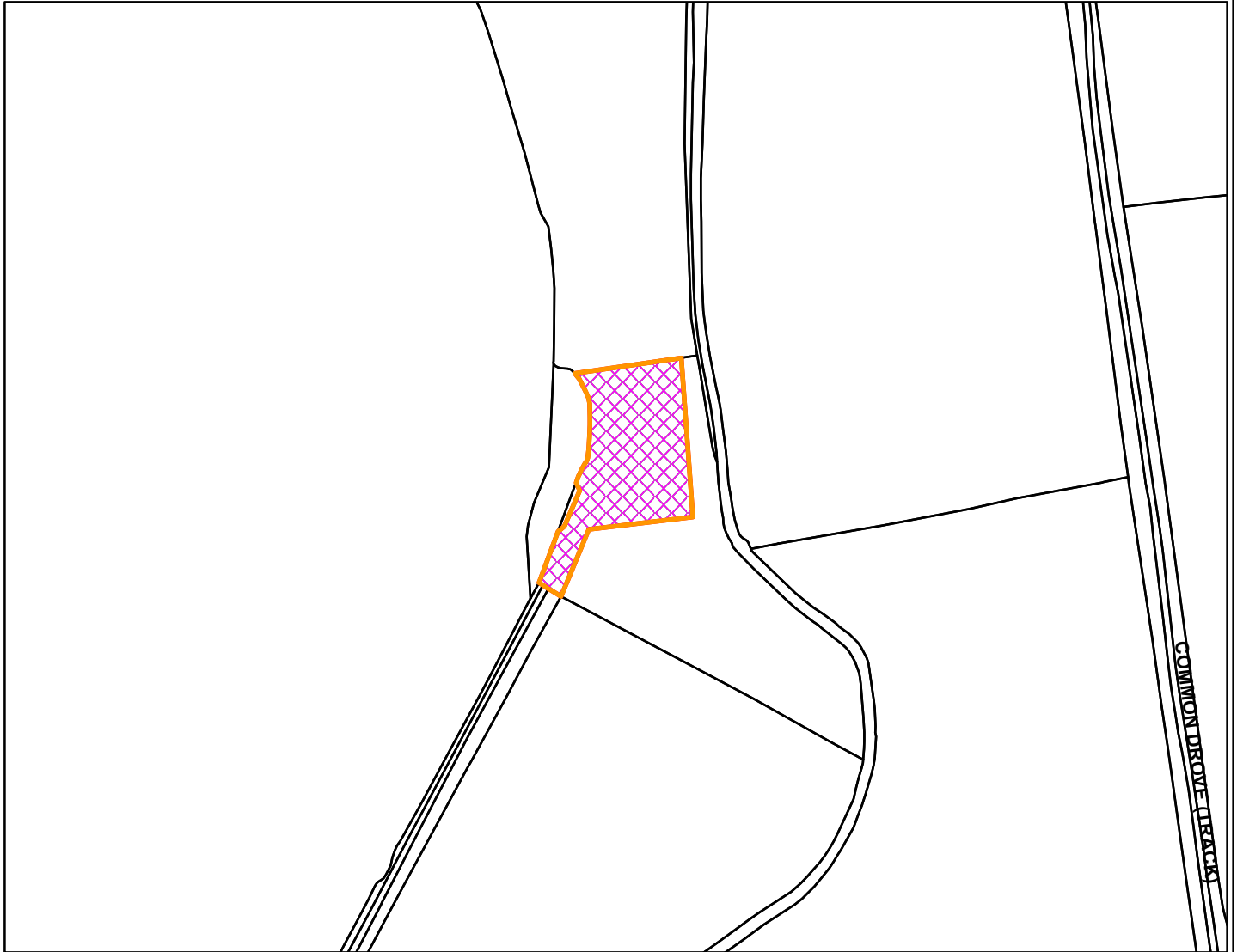
Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and Policy LP21 of the Local Plan.
- 14 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 14 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF in the interests of the amenities of the locality in line with LP21.
- 15 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: In the interests of the visual amenities of the locality in accordance with the NPPF and Policy LP21 of the Local Plan.
- 16 Condition: The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric dated 29/01/2026 and prepared by Louise Brown on behalf of TORC Ecology Ltd.
- 16 Reason: To ensure the development delivers a Biodiversity Net Gain in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.

Or **B** - If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with Policy LP28, GIRAMS in line with LP27 and Public Open Space in line with Policy LP22.

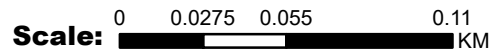


Land At E575146 N297997 Inghams Lane Northwold IP26 5NL



Legend

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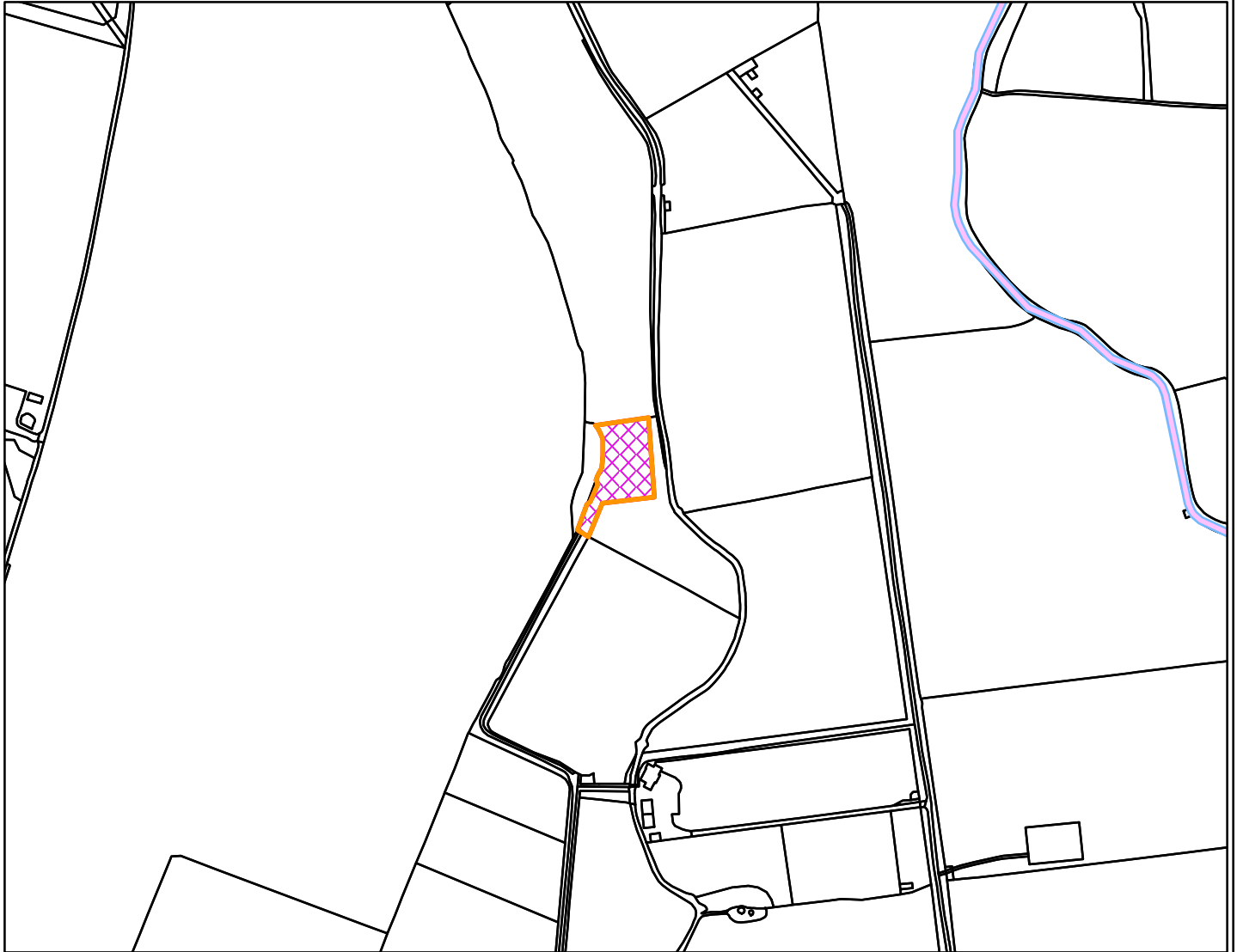


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Ordnance Survey AC0000819234

Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	24/03/2026
MSA Number	0100024314

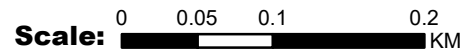


Land At E575146 N297997 Inghams Lane Northwold IP26 5NL



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Ordnance Survey AC0000819234

Organisation	BCKLWN
Department	Department
Comments	Not Set
Date	24/03/2026
MSA Number	0100024314

AGENDA ITEM NO. 9/3(a)

Parish:	Northwold	
Proposal:	Retrospective application (Section 73A) to retain agricultural building and hardstanding	
Location:	Land At E575146 N297997 Inghams Lane Northwold Norfolk IP26 5NL	
Applicant:	Mr Robert Storey	
Case No:	26/00048/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 17 March 2026 Extension of Time Expiry Date: 20 April 2026

Reason for Referral to Planning Committee – Called in by Cllr Ryves

Neighbourhood Plan: No

Case Summary

The application relates to an agricultural storage barn situated at the northern end of Ingham's Lane, a Public Right of Way, in Northwold.

Retrospective planning permission (S73A) is sought for the retention of the building and hardstanding.

The building measures approx. 45.2m X 15m (678 sqm total floor area) by 7.8m in height (to the ridge). It is used for general purpose agricultural storage, mainly for hay and straw, feedstuffs, tractors and agricultural implements.

Whilst Northwold is classified as a Kay Rural Service Centre (Tier 4 Settlement) with Methwold, the site lies outside of the development boundary and in the open countryside.

Key Issues

Principle of Development
Character and Appearance
Neighbour Amenity
Highway Matters
Flood Risk
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application relates to an agricultural storage barn situated at the northern end of Ingham's Lane, a Public Right of Way, in Northwold. The site forms part of a wider agricultural holding totalling over 20ha.

Retrospective planning permission (S73A) is sought for the retention of the building and hardstanding. The building is used for general purpose agricultural storage, mainly for hay and straw, feedstuffs, tractors and agricultural implements.

The building measures approx. 45.2m X 15m (678 sqm total floor area) by 7.8m in height (to the ridge). The building has an asymmetrical pitched roof with the eave's heights measuring approx. 4m to the eastern elevation of the building and approx. 4.8m to the western elevation. The building is open fronted to the west divided by multiple vertical steel supports with an overhanging roof canopy supported

External building materials include concrete panels to the lower elevations and vertical timber cladding to the upper elevations, with a grey profiled sheeted roof. The hardstanding comprises crushed chalk.

SUPPORTING CASE

The application is supported by a Planning Statement, which offers the following case: -

'The applicant, Mr R Storey, farms an agricultural holding totalling just over 20ha.

All the land is used as agricultural grazing land, part of an agricultural unit.

Unfortunately, Mr Storey was incorrectly advised that the building in question could be erected without planning permission and went ahead with the project, for which he now apologises.

This application is for the retention of the building and crushed chalk hardstanding.

The building will be used for general purpose agricultural storage, mainly for hay and straw, feedstuffs, tractors and agricultural implements.

The size of the building was mainly dictated by the amount of space needed to store the large hay and straw bales. These bales weight up to 500kg each and, therefore, need large equipment to move them around. Tractors/trailers/forklift/teleporter and other agricultural ground care implements will occupy the rest of the shed.

The farm is used to graze sheep, pigs and cattle.

The site for the building was selected as the most appropriate location to serve the farm and also well away from the village, barely visible from any public domain.

Although situated close to a small tributary of the River Wissey, the site itself is not in a flood risk zone. The siting of the building has been deemed acceptable by the Environment Agency'.

The Agent has supplied a copy of the email exchange from the EA and the Applicant agreeing to the maintenance of the drain adjacent to the development.

PLANNING HISTORY

No relevant planning history.

RESPONSE TO CONSULTATION

Parish Council: OBJECT on the following grounds

- Issues with highways safety.
- Area is a quagmire and the verges have been reduced so not safe for people to walk on them.
- Build does not agree to plan.
- Build can be seen from the public road when applications says you cannot, but can be seen from length of byway.

Highways Authority: NO OBJECTION

Environment Agency: NO OBJECTION

Internal Drainage Board: NO OBJECTION

The site is outside of the Northwold Internal Drainage Board.

Public Rights of Way: NO OBJECTION

Would highlight that access to the site will be via the Public Right of Way known as Northwold Restricted Byway 3 which does not offer any means of public vehicular access, and it is not maintainable at the public expense to a vehicular standard. It would be expected that any damage caused to the Restricted Byway by the exercise of the private rights remains with the rights holders to repair.

The full legal extent of this Restricted Byway must remain open and accessible for the duration of the development and subsequent occupation.

Senior Ecologist: NO OBJECTION

Some form of enhancements should be incorporated into the site to compensate for the loss of habitat and meet the developments duty to deliver a net gain in biodiversity.

REPRESENTATIONS

THREE OBJECTIONS received from Third Parties raising the following concerns: -

- Information within the application form is incorrect.
- The building can be seen from the PRow.
- Very large.
- The PRow is enjoyed by local residents and permitted users.
- Dominates views from the footpath.
- Impact upon amenity.
- Poor siting and access arrangements.
- Since being built there has been an increase in vehicular use of the PRow, at speed.
- Heavy vehicles accessing the site.
- Surface damage.

- Impact on use for people with disabilities / vulnerable people and people with pushchairs.
- Unsafe for pedestrians, particularly in wet weather.
- Highway Safety.
- Narrow track.
- Unsuitable for use by larger vehicles and equipment, particularly when carrying bales of hay.
- Potential damage to Third Party's outbuilding.
- Could have been located closer to the main farmhouse and buildings.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
 Planning Practice Guidance (PPG)
 National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Character and Appearance
- Neighbour Amenity
- Highway Matters
- Flood Risk
- Other Material Considerations

Principle of Development:

The application site lies within the countryside. The NPPF and Local Plan Policy LP01 seek to protect the intrinsic landscape character and beauty of the countryside.

The principle of an agricultural building in the countryside complies with the general aims and provisions of the NPPF by supporting the rural economy and promoting sustainable

agricultural development. Paragraph 88 of the NPPF specifically supports the 'sustainable growth and expansion of all types of business in rural areas through the development of well-designed new buildings'.

Whilst there are no specific Policies within the Local Plan which are strictly relevant to the proposal, Policy LP04 (Presumption in Favour of Sustainable Development) states that 'where there are no development plan policies relevant to the application.....the Council will grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.....

The general commentary within the Local Plan explains that 'beyond the villages, the locally distinctive countryside has been protected in its many attributes and continues to provide for the social and economic needs of those who live and work there. (This includes acknowledging the value that farming contributes to the economy and landscape)'.

This type of development is generally accepted in rural areas, where it is reasonably necessary for agricultural purposes. Further, given its scale, nature, appearance and location, it cannot be said to cause any significant or demonstrable harm to the local environment.

As such, the development is considered to be acceptable in principle in accordance with the Development Plan.

The Applicant states that they believed the building to benefit from Permitted Development under Part 6 of the GPDO. However, it is likely that when including the hardstanding, the development exceeded the size limitations for ground coverage within the legislation.

Character and Appearance:

The parcel of land which houses the building is lined with trees and as such there are no long views of the barn across open countryside. There are limited views of it when travelling up Inghams Lane, but these are localised.

The building's scale, appearance and use of materials is typical of a modern agricultural barn, considered to be in keeping with the agricultural character of the area. The building is sited on an established agricultural unit and would therefore cause no visual harm to the character and appearance of the countryside.

The hardstanding is not formalised, comprising crushed chalk to the front of the barn leading to the access gate to the south of the site. As this provides a functional element to serve the barn, and is not unusual, it is not considered that it causes any adverse impact to visual amenities.

It is considered therefore that the development accords with Local Plan Policies LP18 and LP21; and the provisions of the NPPF.

Neighbour Amenity:

There are no neighbouring properties within proximity of the building itself. However, there are a number of dwellings at the point of access where Ingham's Lane meets the highway at West End, Northwold.

Any impact on residential amenity from the development would be as a result of the heavy vehicle movements accessing the site via Ingham's Lane and past those dwellings. Notwithstanding this, the lane was being used to serve the existing holding prior to the

construction of the building. Furthermore, the Applicant has stated that the location of the building means that vehicular movements along the lane are actually reduced as a result. Farm vehicles such as tractors, harrowing, haymaking and baling equipment are now stored in the building which means they no longer have to use the lane to serve the surrounding land.

The Applicant has confirmed that other than the occasional use by light vehicle or quad bike to inspect premises and animals, vehicular use of Inghams Lane will be limited to the JCB telehandler, which is seasonal only. This is only used to transport feed bales from the building to the animals in the fields to the south of the site.

Depending on where the livestock is located, how many animals and weather conditions, vehicular movements along Inghams Lane are likely to be no more than 2-3 times per week.

Third Party concerns regarding impact upon amenity for these reasons are noted. However, if the agricultural building wasn't there, the current vehicular use would be the same due to the fact that the hay bales were previously stored in the open or under tarpaulins and would still need to be transported using the lane.

The majority of the recent heavy vehicular movements experienced by Third Parties would have likely been during construction of the building, which is not an ongoing concern. The current use of the lane is because the animals are located on the southernmost paddock, due to field rotation. This does not happen all the time, but is the reason that hay is being transported, using the lane. This would be happening regardless of whether the building was there or not.

If the building had been located further south, closer to the village, as suggested by Third Parties, those heavy traffic movements would have had to use the Restricted Byway. The very intentions of the Applicant for siting the building so far to north was purely to avoid such vehicles needing to go through the village via West End and up Inghams Lane.

On the basis of the above, it is considered that the development would not cause significant harm to the amenities of local residents, in accordance with Local Plan Policy LP21 and the provisions of the NPPF, in particular paragraph 135.

Highways Matters:

The Local Highway Authority raises no objection to the development, on the basis that the building is only utilised to support the existing agricultural uses of the site. Therefore, in response to Third Party concerns, there would be no highway safety issues regarding the adopted road network.

Third Party objections regarding the use of the Public Right of Way (PRoW) are noted. However, the NCC PRoW Officer raises no objection to the development. They acknowledge that access to the site will be via the PRoW known as Northwold Restricted Byway 3, which does not offer any means of public vehicular access, and it is not maintainable at the public expense to a vehicular standard. But they also state that it would be expected that any damage caused to the Restricted Byway by the exercise of the private rights remains with the rights holders to repair.

The PRoW forms the first 438 metres (approx.) north along Inghams Lane from West End, and the application is a further 259 metres (approx.) north of that point where the track continues to the site's access gates. The PRoW redirects east before it reaches the application site and then returns south to join the village.

As explained above, the use of the Lane would be occasional (2-3 times per week) and seasonal by light vehicles or quad bikes and a telehandler to transport hay bales, which would have occurred prior to the construction of the building.

The Applicant has confirmed that there is only one allocated driver for the telehandler who drives very slowly and takes heed of possible walkers and dogs.

The hay producing fields are located to the north of the agricultural building, which, as explained above in the report, means that heavy tractors, haymaking/baling equipment do not have to use Inghams Lane. Likewise, strawbales are sourced from an adjoining farm to the north and are, therefore, delivered over the farmland to the building, without having to use the Lane.

The Applicant is fully aware that the Lane is a 'Restricted Byway' and is merely exercising their private land owner rights, as has always been the case, and confirms that there is no 'significant misuse' of the Lane. The Applicant also confirms that the surface will be repaired at their own expense at the end of each winter season.

Additionally, a condition is recommended tying the development to the agricultural holding, as shown as blue land on the submitted plans, in order to prevent the building from being rented or sold off separately and potentially giving rise to highway safety issues.

Overall, it is considered that the development accords with Local Plan Policies LP13, LP18 and LP21; and the provisions of the NPPF, in particular chapter 9.

Flood Risk:

Although the application site is situated close to a small tributary of the River Wissey, the site itself is not within a Flood Risk Zone.

Whilst the siting restricts access for large Environment Agency machinery to maintain a small part of the river, the EA raises no objection to the development on the basis that the Applicant undertakes maintenance for the length of the watercourse adjacent to the building to an approved suitable standard, as already agreed.

It is considered therefore that the development accords with Local Plan Policy LP18 and LP25; and the provisions of the NPPF.

Other Material Considerations:

BNG - The development is exempt from the mandatory BNG contribution given the fact that it is retrospective. However, it would be reasonable to condition ecological / biodiversity enhancements to be incorporated into the site to compensate for the loss of habitat and meet the developments duty to deliver a net gain in biodiversity, in line with Local Plan Policy LP19 and the NPPF, as requested by the Ecology Officer.

Representations - The Parish Council and Third party concerns, including highway safety / use of the PROW and visual amenities, have been taken into full consideration in making a recommendation for this application. The majority of those concerns have been addressed above in the relevant sections of the report.

In regard to the information within the application form being incorrect, this relates to the question asking if the site can be seen from a public road, footpath or other public land. The Applicant has stated 'no' but the Third Party claims that it can. This section of the application form is for the benefit of the site visit, and it indicates that the officer would need to access

the application site itself to clearly view the building. It is acknowledged that the building can be partially seen from Inghams Lane Byeway but not withstanding that, the veracity of the submission (the application form) is not for officers to question.

Public Sector Equality Duty - In making this decision the Authority must have regard to the public sector equality duty (PSED) under Section 149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in Section 149. It is only one factor that needs to be considered and may be balanced against other relevant factors.

Taking the above into account, it is considered that the recommendation in this case may have an impact on individuals with protected characteristics if they are users of the footpath. A Third Party has stated that Inghams Lane is used by people disabled and elderly people and people with pushchairs.

As such, the potential impact on all users of the footpath, including individuals with protected characteristics, has been assessed and it is considered that this does not outweigh the wider benefits of the scheme.

Climate Change - Local Plan Policy LP06 requires developments, where necessary, to contribute to the goal of becoming carbon neutral by 2050. Part of that the policy encourages sustainable development that reduces the borough's carbon footprint. With this in mind, the development will result in the agricultural use operating in a sustainable way due to the improved accessibility between the agricultural machinery / vehicles, foodstuffs and such like to their surrounding farmland. Additionally, the development comprises a modern agricultural building, constructed using sustainable construction methods, in accordance with the Policy.

It is considered that the development complies with the general aims and provisions of the LP06 by virtue of the fact that the building is reasonably necessary for agricultural purposes, providing infrastructure tied to the land that it serves, in an appropriate and functional location.

Crime and Disorder - Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee is not considered to have any material impact upon crime and disorder.

CONCLUSION:

The positioning of the agricultural building has been carefully considered to minimise the impact on the local highway network, specifically Inghams Lane. By locating the storage barn to the north of Inghams Lane, closer to general operational areas, the applicant significantly reduces the frequency of heavy machinery movements, including tractors and harvesting equipment that would otherwise be required to use the lane.

As such, the development would not harm the amenities of local residents, neither would it have an adverse impact upon highway safety or the use of the PRoW.

The scale, design and materials of the building are characteristic of an agricultural building found in the local landscape. And whilst it's not overly prominent in long open views, it is considered to cause no visual harm to the character and appearance of the countryside.

Consequently, the agricultural building and associated hardstanding represents appropriate, sustainable development in the countryside, in accordance with Local Plan Policies LP01, LP06, LP18, LP19, LP21 and LP25; and the general aims and provisions of the NPPF.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development has been determined in accordance with the following approved plans:
15071: Location Plans
150724: Elevations and Plans
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The development hereby approved shall be held and used in conjunction with the Agricultural Holding identified on the approved Location Plan ref: 15071.
- 2 Reason: To define the terms of this permission as the use of the building as a separate entity or by third parties could lead to traffic generation/implications which would require further assessment, and to accord with the provisions of the NPPF and Local Plan Policy LP13.
- 3 Condition: Within 6 weeks of the date of this permission, a scheme detailing ecological enhancement measures for the site shall be submitted for approval in writing by the Local Planning Authority. Enhancement measures shall include, but not limited to:
 - a) At least one bird box
 - b) At least one bat box
 - c) Pollinator-friendly planting

Details of the location, design, materials, and maintenance of all measures shall be submitted with the abovementioned scheme.

Within a further 6 weeks, the approved mitigation measures shall be implemented in full accordance with the details agreed in writing by the Local Planning Authority and shall be retained thereafter for the lifetime of the development.

- 3 Reason: To secure biodiversity net gain and enhance the ecological value of the site in accordance with Policy LP19 of the Local Plan (2021-2040) and the provisions of the NPPF.

PLANNING COMMITTEE – 13 APRIL 2026

PLANNING ENFORCEMENT REPORT

1.0 PURPOSE OF REPORT

1.1 This report provides Members with an update on service performance for planning enforcement during the financial year 2025 - 2026 (April 2025 to March 2026).

2.0 PLANNING ENFORCEMENT SERVICE PERFORMANCE

2.1 **KPI - % of new enforcement cases actioned within 12 weeks of receipt (85%)**

2025

August – 91.5%
September – 94.6%
October – 87.5%
November – 88.2%
December – 94.1%

2026

January 91.2%
February 87.0%

2.2 Set out below is a breakdown of figures in relation to received and closed cases during the reporting period, and the current live cases.

Number of cases received inc high hedge	568
Total Number of cases closed (2026)	557 (18 th March 2026)
The total number of current live cases pending (2026)	289 (18 th March 2026)

2.3 A list of all live cases to **18th March 2026** can be found at Appendix 1.

2.4 Below is a breakdown of all **557** cases closed during the reporting period, including the reason for closure.

<u>Reason</u>	<u>Count</u>
Advertisement Consent Granted	2
Case Closed (includes duplicated cases)	0
Conditions Discharged	4
De minimis	3

Delegated Authority - no further action	72
Direct action under section 219	1
No breach established	207
Notice issued - complied	18
Permitted development	50
Planning App Approved	97
Prosecution	1
Referred to other service	14
Remedied following informal action	82
Use/operational development lawful	6
Total	557

2.5 During the reporting period the following formal notices were served:

<u>Notice</u>	<u>Count</u>
Enforcement Notice	4
Enforcement Warning Notice	0
Listed Building Enforcement Notice	0
Listed Building Urgent Works Notice	0
Planning Contravention Notice	4
Requisition for Information	1
Breach of Condition Notice	6
Stop Notice (excluding Temporary Stop Notice)	0
Temporary Stop Notice	0
Enforcement Injunction granted	0
Section 215 Notice	4
Repairs Notice	0
High Hedge Remedial Notice	0
Tree Replacement Notice	0
Hedgerow replacement Notice	0
Total	19

3.0 Injunctive action

Due to the non-payment of contributions required by a Section 106 agreement, during 2025 three interim injunctions were authorised by the Courts with this work on-going to secure the outstanding financial obligation.

4.0 Staff update

Since the last report one enforcement officer has reduced her hours of work to 2 ½ days per week from 1st April 2025 and, another officer has been recruited for the remaining 2 ½ days, who started with us from mid-June.

- 4.1 The new structure is 2 x full time, 2 x part time (18.5 hrs p/w each) enforcement officers, and the team leader.

5.0 Recommendation

- 5.1 That this report is noted.

Report author - Matthew Clarey, Planning Enforcement Team Leader – 01553 616770

Parish	Date	Reference	Site	Breach	Status
	18-Aug-22	22/00405/NIA	White Dyke Farm Black Dyke Road Hockwold cum Wilton Norfolk IP26 4JW	Alleged development not in accordance with approved plans	Pending Consideration
	03-Jun-25	25/00262/OTHER	Pipistrelle Drive Wretton Norfolk	Other Breach	Notice Issued
	11-Mar-26	26/00118/BOC	Limagrain UK Ltd Station Road Docking Norfolk PE31 8LS	BOC - Breach of Planning Condition	Pending Consideration
Bawsey	06-Sep-22	22/00434/UNAUTU	Bawsey Country Park Gayton Road Bawsey Norfolk PE32 1EY	Alleged Unauthorised Use of Lake for motorised water sports.	Pending Consideration
Bawsey	13-Jan-26	26/00018/UNAUTU	The Pines Gayton Road Bawsey KINGS LYNN Norfolk PE32 1EP	Alleged unauthorised use	Pending Consideration
Boughton	18-Sep-24	24/00389/UNAUTU	The Old Field Mill Hill Road Boughton KINGS LYNN Norfolk PE33 9AE	Alleged unauthorised use	Pending Consideration
Brancaster	05-Dec-25	25/00579/BOC	Marsh House Cross Lane Brancaster King's Lynn Norfolk PE31 8AE	BOC - Breach of Planning Condition	DC Application Submitted
Burnham Market	28-Mar-25	25/00130/BOC	Land North West of 40 Sutton Estate Burnham Market King's Lynn Norfolk	Breach of Planning Condition	DC Application Submitted
Burnham Market	19-Nov-25	25/00552/UNOPDE	Angles Lane Bungalow Station Road Burnham Market King's Lynn Norfolk PE31 8HA	Alleged unauthorised operational development	Pending Consideration

Burnham Market	20-Jan-26	26/00034/BOC	The White House 62 Market Place Burnham Market King's Lynn Norfolk PE31 8HD	BOC - Breach of Planning Condition	DC Application Submitted
Burnham Market	13-Feb-26	26/00074/BOC	Hill House Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW	BOC - Breach of Planning Condition	Pending Consideration
Burnham Norton	29-Oct-25	25/00513/UNOPDE	Marsh Gate 4 Norton Street Burnham Norton King's Lynn Norfolk PE31 8DR	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Burnham Overy	29-Aug-25	25/00405/UWCA	Meadow View Mill Road Burnham Overy Town King's Lynn Norfolk PE31 8HX	UWCA - Unauthorised Works - Cons Area	Appeal Lodged
Burnham Overy	05-Mar-26	26/00108/UNOPDE	Fishers East Harbour Way Burnham Overy Staithe KINGS LYNN Norfolk PE31 8JF	UNOPDE - Unauthorised Operational Development	Pending Consideration
Burnham Thorpe	10-Oct-24	24/00406/UNAUTU	LEITH HOUSE ORCHARDS Proposed Freedom Camping Club Leith House Mill Lane Burnham Thorpe Norfolk	UNAUTU - Unauthorised Use	Pending Consideration
Burnham Thorpe	29-May-25	25/00257/UNAUTU	Whitehall Farm Walsingham Road Burnham Thorpe King's Lynn Norfolk PE31 8HN	Alleged Unauthorised Use	DC Application Submitted
Castle Acre	12-Mar-25	25/00093/UNAUTU	Green Finches Massingham Road Castle Acre King's Lynn Norfolk PE32 2BG	Alleged unauthorised use	Pending Consideration
Castle Acre	10-Oct-25	25/00478/UNOPDE	108 Foxes Meadow Castle Acre King's Lynn Norfolk PE32 2AT	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Clenchwarton	05-Feb-21	21/00054/UNOPDE	The Orchard 124 Hall Road Clenchwarton KINGS LYNN Norfolk PE34 4AT	Alleged Unauthorised Operational Development	Pending Consideration

Clenchwarton	11-Apr-22	22/00178/BOC	4 Poppy CloseClenchwartonKINGS LYNNNorfolkPE34 4FL	alleged breach of planning condition	Hearing Decision Made
Clenchwarton	11-Sep-24	24/00375/UNOPDE	26 Ferry RoadClenchwartonKing's LynnNorfolkPE34 4BT	Alleged unauthorised operational development	Pending Consideration
Clenchwarton	12-Mar-25	25/00092/HEDGE	Land West of The PoplarsMain RoadClenchwartonNorfolk	Alleged removal/works to hedgerow	Pending Consideration
Clenchwarton	25-Feb-26	26/00095/NIA	Laurel CroftHall RoadClenchwartonKINGS LYNNNorfolkPE34 4FU	Alleged not in accordance with approved plans.	Pending Consideration
Congham	04-Jun-25	25/00269/BOC	Buttercup CottageSt Andrews LaneConghamKINGS LYNNNorfolkPE32 1DS	Alleged breach of planning condition	DC Application Submitted
Crimplesham	09-Oct-25	25/00476/UNAUTU	Village HallMarket LaneCrimpleshamKing's LynnNorfolkPE33 9DZ	UNAUTU - Unauthorised Use	Pending Consideration
Denver	17-Dec-25	25/00589/BTPO	Hill HouseRyston RoadDenverDownham MarketNorfolkPE38 0DP	BTPO - Breach of Tree Preservation Order	Pending Consideration
Dersingham	07-Nov-24	24/00438/UNOPDE	2 Chapel RoadDersinghamKing's LynnNorfolkPE31 6PN	UNOPDE - Unauthorised Operational Development	Notice Issued
Dersingham	06-Aug-25	25/00378/UADV	Prestige Group Norfolk5 Jubilee CourtHunstanton RoadDersinghamKINGS LYNNNorfolkPE31 6HH	UADV - Unauthorised Advertisement	DC Application Submitted
Dersingham	25-Feb-26	26/00094/UNAUTU	21 Manor RoadDersinghamKing's LynnNorfolkPE31 6LD	Alleged unauthorised use	Pending Consideration

Dersingham	09-Mar-26	26/00113/UNTIDY	27 Centre Crescent Dersingham King's Lynn Norfolk PE31 6JS	UNTIDY - Untidy Land	Pending Consideration
Docking	20-Oct-25	25/00500/UNAUTU	Land South of The Birches Stanhoe Road Bircham Newton King's Lynn Norfolk PE31 6RH	UNAUTU - Unauthorised Use	Pending Consideration
Downham Market	16-May-24	24/00191/BTPO	Land S of Denver Hill N of Southern Bypass E of Nightingale Lane Downham Market Norfolk PE38 9BE	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	04-Nov-24	24/00428/BTPO	6 Sherwood Close Downham Market Norfolk PE38 9JH	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham Market	14-May-25	25/00228/UWLB	55A High Street Downham Market Norfolk PE38 9HF	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	15-May-25	25/00240/UNOPDE	Car Park 91 Railway Road Downham Market Norfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Downham Market	25-Sep-25	25/00451/UWLB	Camden Square Bridge Street Downham Market Norfolk	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	04-Nov-25	25/00525/UNTIDY	42 Rosemary Way Downham Market Norfolk PE38 9UB	UNTIDY - Untidy Land	Pending Consideration
Downham Market	19-Nov-25	25/00553/NIA	The Salon 34 High Street Downham Market Norfolk PE38 9HH	Alleged not built in accordance with approved plans	Pending Consideration
Downham Market	25-Nov-25	25/00567/UNAUTU	Essence The Beauty Boutique At Rear 1st Floor 36 - 38 High Street Downham Market Norfolk PE38 9HH	Alleged unauthorised use	Pending Consideration

Downham Market	13-Jan-26	26/00020/NIA	Melanna25 Ryston EndDownham MarketNorfolkPE38 9AX	NIA - Not in accordance with approved plans.	DC Application Submitted
Downham Market	28-Jan-26	26/00043/UWLB	Rear Workshop At2 Church RoadDownham MarketNorfolk	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Downham Market	03-Feb-26	26/00053/UADV	Flat22 - 24 Bridge StreetDownham MarketNorfolkPE38 9DW	UADV - Unauthorised Advertisement	Pending Consideration
Downham Market	13-Feb-26	26/00075/UNAUTU	Glow Up Downham Ltd26 Bridge StreetDownham MarketNorfolkPE38 9DH	UNAUTU - Unauthorised Use	Pending Consideration
Downham Market	17-Feb-26	26/00078/BOC	Land S of Denver Hill N of Southern Bypass E ofNightingale LaneDownham MarketNorfolk	BOC - Breach of Planning Condition	Pending Consideration
Downham Market	16-Feb-26	26/00083/BTPO	Land S of 22Bridle LaneDownham MarketNorfolk	BTPO - Breach of Tree Preservation Order	Pending Consideration
Downham West	31-Jan-25	25/00031/UNAUTU	Orchard FarmLady DroveBarroway DroveDownham MarketNorfolkPE38 0AG	UNAUTU - Unauthorised Use	Pending Consideration
Downham West	15-Sep-25	25/00430/UNAUTU	Tall Tree'sDownham RoadSalters LodeDOWNHAM MARKETNorfolkPE38 0AY	UNAUTU - Unauthorised Use	Pending Consideration
East Rudham	16-Feb-26	26/00076/UWCA	The Old Post OfficeStation RoadEast RudhamKINGS LYNNNorfolkPE31 8RB	UWCA - Unauthorised Works - Cons Area	Pending Consideration
Emneth	29-Sep-22	22/00504/UNTIDY	56 Ladys DroveEmnethNorfolk	Alleged untidy land	Pending Consideration

Emneth	13-Aug-24	24/00326/UNAUTU	Land At E551922 N306970Edge BankEmnethNorfolk	Alleged Unauthorised Use	Pending Consideration
Emneth	02-Sep-24	24/00348/NIA	Little Orchard55 ElmsideEmnethWisbechNorfolkPE14 8BQ	NIA - Not in accordance with approved plans 24/00160/F	Pending Consideration
Emneth	30-Jan-25	25/00030/UNAUTU	Appleyard FarmOutwell RoadEmnethWisbechNorfolkPE14 8BG	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	27-Jun-25	25/00304/BOC	Land East of 11 To 37Elm High RoadEmnethNorfolk	Alleged Breach of Condition	Pending Consideration
Emneth	31-Jul-25	25/00372/UNAUTU	29 Fendyke RoadEmnethWisbechNorfolkPE14 8BA	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	10-Aug-25	25/00391/UNAUTU	Land W And S of 10Outwell RoadEmnethNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Emneth	02-Dec-25	25/00575/UNAUTU	27 Fendyke RoadEmnethWisbechNorfolkPE14 8BA	Alleged unauthorised use	Pending Consideration
Emneth	30-Jan-26	26/00048/UNOPDE	3 Teak AvenueEmnethWISBECHNorfolkPE14 0FD	OPDE - Unauthorised Operational Development	Pending Consideration
Emneth	04-Feb-26	26/00054/BOC	Elme Hall HotelElme Hall Hotel69 Elm High RoadEmnethWisbechNorfolkPE14 0DQ	BOC - Breach of Planning Condition	DC Application Submitted
Emneth	12-Feb-26	26/00066/BOC	Land East of 11 To 37Elm High RoadEmnethNorfolk	BOC - Breach of Planning Condition	Pending Consideration

Emneth	19-Feb-26	26/00080/UNAUTU	219 Outwell RoadEmnethWisbechNorfolkPE14 8BG	UNAUTU - Unauthorised Use	Pending Consideration
Feltwell	19-Dec-24	24/00497/BOC	The Beeches24A Long LaneFeltwellTHETFORDNorfolkIP26 4BJ	BOC - Breach of Planning Condition	Notice Issued
Feltwell	07-Aug-25	25/00379/UNOPDE	58 Long LaneFeltwellThetfordNorfolkIP26 4BJ	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Feltwell	22-Sep-25	25/00447/UNOPDE	96 Lodge RoadFeltwellThetfordNorfolkIP26 4DN	UNOPDE - Unauthorised Operational Development	Pending Consideration
Feltwell	06-Nov-25	25/00527/BOC	2 Leonards LaneFeltwellThetfordNorfolkIP26 4EQ	BOC - Breach of Planning Condition	Pending Consideration
Feltwell	04-Dec-25	25/00576/BOC	Former Coal Yard And Dwellings At 28 And 30Long LaneFeltwellThetfordNorfolkIP26 4BJ	BOC - Breach of Planning Condition	Pending Consideration
Feltwell	15-Dec-25	25/00588/BOC	BungalowLong LaneFeltwellThetfordNorfolkIP26 4BJ	BOC - Breach of Planning Condition	Pending Consideration
Feltwell	14-Jan-26	26/00021/UNAUTU	Pub WorldThe Old Coach House92 Lodge RoadFeltwellThetfordNorfolkIP26 4DN	UNAUTU - Unauthorised Use	Pending Consideration
Great Massingham	25-Jun-25	25/00301/UNOPDE	The Old Oak14 Weasenham RoadGreat MassinghamKing's LynnNorfolkPE32 2EY	UNOPDE - Unauthorised Operational Development	Pending Consideration
Great Massingham	16-Sep-25	25/00433/BOC	The Dabbling Duck11 Abbey RoadGreat MassinghamKing's LynnNorfolkPE32 2HN	BOC - Breach of Planning Condition	DC Application Submitted

Grimston	17-May-23	23/00291/UNOPDE	Land At Back Lane Pott Row Norfolk PE32 1BT	Alleged Unauthorised Operational Development	Pending Consideration
Grimston	06-Nov-25	25/00530/BOC	White House Farmhouse 1 White House Farm 28 Chapel Road Pott Row King's Lynn Norfolk PE32 1DZ	BOC - Breach of Planning Condition	Pending Consideration
Grimston	05-Jan-26	26/00007/UNAUTU	Land NW of Ramblewood Farm Cliffe En Howe Road Pott Row Norfolk PE32 1BY	Alleged unauthorised use	Pending Consideration
Harpley	24-Feb-26	26/00090/UNAUTU	The Mill Mill Road Harpley King's Lynn Norfolk PE31 6TT	UNAUTU - Unauthorised Use	Pending Consideration
Heacham	30-Mar-23	23/00199/BOC	Land W of 70 South Beach Road Heacham Norfolk	Alleged Breach of Planning Condition	Pending Consideration
Heacham	17-Oct-23	23/00612/UNAUTU	18 And 18A North Beach (Formerly Known As 18 North Beach) Heacham King's Lynn Norfolk PE31 7LJ	UNAUTHORISED CHANGE OF USE	Notice Issued
Heacham	26-Jun-24	24/00250/HHC	Conifer Lodge Heacham King's Lynn Norfolk PE31 7HY	High Hedge Complaint	Appeal Lodged
Heacham	02-May-25	25/00224/UNAUTU	42 School Road Heacham King's Lynn Norfolk PE31 7DQ	UNAUTU - Unauthorised Use	Pending Consideration
Heacham	16-Sep-25	25/00435/UNAUTU	The Coppice 55 Lynn Road Heacham King's Lynn Norfolk PE31 7JQ	UNAUTU - Unauthorised Use	Pending Consideration
Hilgay	05-Nov-25	25/00526/UNAUTU	1 New Cottage Martins Farm Station Road Ten Mile Bank Norfolk	UNAUTU - Unauthorised Use	Pending Consideration

Hilgay	26-Jan-26	26/00038/UNAUTU	53 Foresters AvenueHilgayDownham MarketNorfolkPE38 0JU	UNAUTU - Unauthorised Use	Pending Consideration
Hillington	13-Sep-24	24/00383/UNOPDE	Land West of Peddars LodgePeddars WayHillingtonNorfolkPE31 6DS	Alleged unauthorised operational development	Notice Issued
Hillington	10-Sep-25	25/00424/BOC	The Ffolkes Arms HotelLynn RoadHillingtonKing's LynnNorfolkPE31 6BJ	BOC - Breach of Planning Condition	DC Application Submitted
Hockwold cum Wilton	14-Nov-24	24/00447/UNOPDE	Annexe AtWhite Dyke FarmBlack Dyke RoadHockwold cum WiltonTHETFORDNorfolkIP26 4JW	UNOPDE - Unauthorised Operational Development	Pending Consideration
Hockwold cum Wilton	17-Jan-25	25/00017/UNAUTU	Land East of Norrish111 Mill LaneHockwold cum WiltonThetfordNorfolkIP26 4LR	UNAUTU - Unauthorised Use	DC Application Submitted
Hockwold cum Wilton	22-May-25	25/00245/UNAUTU	Twelve Acre FarmMoor Drove (east)Hockwold cum WiltonTHETFORDNorfolkIP26 4JU	UNAUTU - Unauthorised Use	Pending Consideration
Hockwold cum Wilton	22-May-25	25/00247/UNAUTU	Twelve Acre FarmMoor Drove (east)Hockwold cum WiltonTHETFORDNorfolkIP26 4JU	UNAUTU - Unauthorised Use	Pending Consideration
Hockwold cum Wilton	29-Jul-25	25/00365/BOC	CaravanIsland FarmCowles DroveHockwold cum WiltonThetfordNorfolkIP26 4JQ	BOC - Breach of Planning Condition	Pending Consideration
Hockwold cum Wilton	30-Jan-26	26/00047/UADV	STREET RECORDHockwold-cum-wilton Bridleway 3Hockwold cum WiltonNorfolk	UADV - Unauthorised Advertisement	Pending Consideration
Hockwold cum Wilton	23-Feb-26	26/00085/UNOPDE	STREET RECORDHockwold-cum-wilton Bridleway 3Hockwold cum WiltonNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration

Hockwold cum Wilton	27-Feb-26	26/00101/UWLB	Summer Bee Barn1A White Dyke FarmBlack Dyke RoadHockwold cum WiltonTHETFORDNorfolkIP26 4JW	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Holme next the Sea	24-Oct-23	23/00630/HEDGE	Land At Beach RoadHolme-next-the-SeaNorfolkPE36 6LG	Alleged Removal/works to hedgerow	Appeal Lodged
Holme next the Sea	13-Aug-24	24/00322/UNAUTU	The YardThornham RoadHolme next The SeaNorfolk	Alleged Unauthorised Use	Pending Consideration
Holme next the Sea	03-Feb-25	25/00033/HEDGE	Land W of GreenacresThornham RoadHolme next The SeaNorfolk	HEDGE - Removal/works to hedgerow	Pending Consideration
Holme next the Sea	17-Sep-25	25/00436/UNAUTU	Land S of 60 And SE of 71Beach RoadHolme-next-the-SeaNorfolkPE36 6LG	UNAUTU - Unauthorised Use	Notice Issued
Holme next the Sea	30-Jan-26	26/00049/BOC	Home Farm House40 WestgateHolme next The SeaHunstantonNorfolkPE36 6LF	BOC - Breach of Planning Condition	DC Application Submitted
Holme next the Sea	05-Mar-26	26/00107/NIA	Twitch And PuttBroadwater RoadHolme next The SeaHUNSTANTONNorfolkPE36 6LQ	NIA - Not in accordance with approved plans.	Pending Consideration
Hunstanton	20-Dec-24	24/00498/BOC	Golden Lion Hotel1 The GreenHunstantonNorfolkPE36 6BQ	BOC - Breach of Planning Condition	Appeal Lodged
Hunstanton	12-May-25	25/00220/UNOPDE	Golden Lion Hotel1 The GreenHunstantonNorfolkPE36 6BQ	Alleged Unauthorised Operational Development.	Appeal Lodged
Hunstanton	03-Oct-25	25/00465/BOC	Hunstanton First SchoolJames StreetHunstantonNorfolkPE36 5FQ	BOC - Breach of Planning Condition	DC Application Submitted

Hunstanton	04-Nov-25	25/00528/BOC	22 High StreetHunstantonNorfolkPE36 5AF	BOC - Breach of Planning Condition	Pending Consideration
Ingoldisthorpe	14-May-25	25/00229/UNTIDY	BenhavenBrickley LaneIngoldisthorpeKing's LynnNorfolkPE31 6PF	UNTIDY - Untidy Land	Pending Consideration
Ingoldisthorpe	09-Jul-25	25/00349/UNAUTU	Land NE of Oak FarmThe DriftIngoldisthorpeNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	02-Oct-20	20/00411/UNOPDE	Rajasthan61 Railway RoadKing's LynnNorfolkPE30 1NE	Alleged unauthorised operational development	Notice Issued
King's Lynn	05-Jun-23	23/00325/UWLB	The SwanGayton RoadGaywoodKing's LynnNorfolkPE30 4EA	Alleged Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	04-Jul-24	24/00263/UNOPDE	Flat At 11 Tower PlaceKing's LynnNorfolkPE30 5DF	Alleged Unauthorised Operational Development	Notice Issued
King's Lynn	22-Jul-24	24/00282/UNOPDE	Priory Wall Mews10 And 12 Tower PlaceKing's LynnNorfolkPE30 5DF	Alleged Unauthorised Operational Development	Notice Issued
King's Lynn	03-Apr-25	25/00152/BOC	Queen Elizabeth HospitalGayton RoadQueen Elizabeth Hospital SiteKing's LynnNorfolkPE30 4ET	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	13-Apr-25	25/00156/UNOPDE	1st Self Storage LtdEdward Benefer WayKing's LynnNorfolk	OPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	09-Apr-25	25/00167/UNOPDE	The White Hart Inn1 St James StreetKing's LynnNorfolkPE30 5DA	OPDE - Unauthorised Operational Development	Pending Consideration

King's Lynn	06-May-25	25/00212/UWLB	49 High Street King's Lynn Norfolk	UWLB - Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	04-Jun-25	25/00272/UNAUTU	Land Rear of 89 Gaywood Road King's Lynn Norfolk	Alleged unauthorised use	Pending Consideration
King's Lynn	16-Jun-25	25/00282/UNAUTU	Land SE of The Willows And N of 1 Grays Close Cresswell Street King's Lynn Norfolk	Alleged Unauthorised Use	Pending Consideration
King's Lynn	08-Jul-25	25/00344/UADV	Hanse House South Quay King's Lynn Norfolk	UADV - Unauthorised Advertisement	Pending Consideration
King's Lynn	05-Sep-25	25/00416/UADV	15 - 19 Tower Street King's Lynn KINGS LYNN Norfolk PE30 1EJ	UADV - Unauthorised Advertisement	DC Application Submitted
King's Lynn	09-Oct-25	25/00474/BOC	Plaxtole House 70 Goodwins Road King's Lynn Norfolk PE30 5PD	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	13-Oct-25	25/00480/UNOPDE	Glenmarry Thiefgate Lane Saddlebow Norfolk PE34 3AP	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	20-Oct-25	25/00494/UNAUTU	The Bentinck Arms 21 Loke Road King's Lynn Norfolk PE30 2AY	UNAUTU - Unauthorised Use	DC Application Submitted
King's Lynn	21-Oct-25	25/00497/UNAUTU	94 Gayton Road King's Lynn Norfolk PE30 4ER	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	24-Oct-25	25/00509/UWLB	EverybodyHair & Beauty 18 St James Street King's Lynn Norfolk PE30 5DA	UWLB - Unauthorised Works - L Bldg	DC Application Submitted

King's Lynn	01-Nov-25	25/00516/UNOPDE	1 Sidney StreetKing's LynnNorfolkPE30 5RH	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	07-Nov-25	25/00533/UNAUTU	14 Kitchener StreetKing's LynnNorfolkPE30 5BJ	UNAUTU - Unauthorised Use	DC Application Submitted
King's Lynn	06-Jan-26	26/00009/UADV	45 Broad StreetKing's LynnNorfolkPE30 1DP	Alleged Unauthorised Advert	DC Application Submitted
King's Lynn	13-Jan-26	26/00022/UWLB	11A St Johns TerraceBlackfriars RoadKing's LynnNorfolkPE30 1NW	UWLB - Unauthorised Works - L Bldg	Pending Consideration
King's Lynn	04-Feb-26	26/00056/UNOPDE	96 Bagge RoadGaywoodKing's LynnNorfolkPE30 4NW	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	06-Feb-26	26/00060/UNAUTU	Land To The North West of BCKLWNDRAIN DITCH Running N To S of Fairlawn And W of Raby AvenueKing's LynnNorfolkPE30 2DQ	UNAUTU - Unauthorised Use	Pending Consideration
King's Lynn	09-Feb-26	26/00062/UNOPDE	104 High StreetKing's LynnNorfolkPE30 1DS	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	12-Feb-26	26/00071/BOC	Mars Foods LtdHansa RoadHardwick Industrial EstateKing's LynnNorfolkPE30 4JE	BOC - Breach of Planning Condition	Pending Consideration
King's Lynn	25-Feb-26	26/00096/UNAUTU	DK Electronic Exchange39 Broad StreetKing's LynnNorfolkPE30 1DP	Alleged unauthorised use	Pending Consideration
King's Lynn	02-Mar-26	26/00097/UNAUTU	4 Saunders YardAustin StreetKing's LynnNorfolkPE30 1FH	Alleged auauthorised use	Pending Consideration

King's Lynn	02-Mar-26	26/00098/UNTIDY	36 Daseleys Close King's Lynn Norfolk PE30 3SL	Alleged untidy land	Pending Consideration
King's Lynn	02-Mar-26	26/00100/UNOPDE	Debs Florist 18 - 20 Wootton Road Gaywood King's Lynn Norfolk PE30 4EX	Alleged unauthorised operational development	Pending Consideration
King's Lynn	10-Mar-26	26/00116/UNOPDE	The Bentinck Arms 21 Loke Road King's Lynn Norfolk PE30 2AY	UNOPDE - Unauthorised Operational Development	Pending Consideration
King's Lynn	12-Mar-26	26/00119/UNAUTU	69 Regency Avenue King's Lynn Norfolk PE30 4UH	UNAUTU - Unauthorised Use	Pending Consideration
Little Massingham	03-Feb-26	26/00052/UNAUTU	Little Massingham Manor Station Road Little Massingham King's Lynn Norfolk PE32 2JU	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	21-Aug-19	19/00456/UNOPDE	Land At Avalon Long Lots Marshland St James Norfolk	Alleged unauthorised operational development	Pending Consideration
Marshland St James	13-Jul-23	23/00420/UNOPDE	Land To The West of Marshland Villa Barn School Road Marshland St James WISBECH Norfolk PE14 8JR	Alleged Unauthorised Operational Development	Pending Consideration
Marshland St James	30-Oct-23	23/00643/UNOPDE	Rhosaf House Middle Drove Marshland St James Wisbech Norfolk PE14 8JP	Alleged Unauthorised Operational Development	Pending Consideration
Marshland St James	02-Jul-24	24/00258/UADV	Middle Drove Enterprise Park Middle Drove Marshland St James Norfolk	Unauthorised Advertisement	Pending Consideration
Marshland St James	01-Apr-25	25/00141/UNAUTU	Land At E553521 N310776 Dades Lane St John's Fen End Marshland St James Norfolk	UNAUTU - Unauthorised Use	Pending Consideration

Marshland St James	15-Apr-25	25/00161/UNAUTU	New Road Farm Middle Drove Marshland St James Wisbech Norfolk PE14 8JT	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	03-Sep-25	25/00413/BOC	Mays Farm Cottage Moyses Bank Marshland St James WISBECH Norfolk PE14 8HD	BOC - Breach of Planning Condition	Pending Consideration
Marshland St James	22-Sep-25	25/00446/UNOPDE	Land SW of 36 School Road Marshland St James Norfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Marshland St James	06-Nov-25	25/00531/UNAUTU	The Yard Dades Lane St John's Fen End Marshland St James WISBECH Norfolk PE14 8JJ	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	02-Dec-25	25/00574/UNOPDE	Knightcott 151 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JB	Alleged unauthorised operational development	DC Application Submitted
Marshland St James	05-Jan-26	26/00002/UNAUTU	New Haven 113 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF	Alleged unauthorised use	Pending Consideration
Marshland St James	16-Jan-26	26/00031/UNAUTU	Homeville Goose Lane South Marshland St James WISBECH Norfolk PE14 8DX	UNAUTU - Unauthorised Use	Pending Consideration
Marshland St James	03-Mar-26	26/00102/UNAUTU	Hedgerow House 33 Trinity Road Marshland St James Wisbech Norfolk PE14 8JA	UNAUTU - Unauthorised Use	Pending Consideration
Methwold	19-Jul-24	24/00278/BOC	Land South of Herbert Drive Methwold Thetford Norfolk IP26 4PY	BOC - Breach of Planning Condition	Pending Consideration
Methwold	29-Jun-25	25/00315/UNOPDE	Methwold Methodist Church High Street Methwold Thetford Norfolk IP26 4NX	Unauthorised Operational Development	Pending Consideration

Methwold	09-Oct-25	25/00473/UNAUTU	The Annexe39A Stoke RoadMethwoldTHETFORDNorfolkIP26 4PE	UNAUTU - Unauthorised Use	Pending Consideration
Methwold	20-Feb-26	26/00082/UNAUTU	Essanjay14 The AvenueBrookvilleThetfordNorfolkIP26 4RF	UNAUTU - Unauthorised Use	Pending Consideration
Middleton	30-Apr-24	24/00163/UNOPDE	Primrose CottageWormegay RoadBlackborough EndKing's LynnNorfolkPE32 1SG	Alleged unauthorised operational development	Pending Consideration
Middleton	16-Jul-25	25/00341/UWLB	Middleton CastleStation RoadTower EndMiddletonKINGS LYNNNorfolkPE32 1EE	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Middleton	17-Nov-25	25/00550/UNAUTU	William George Business ParkWilliam George WayBlackborough EndNorfolkPE32 1GN	Alleged unauthorised use	DC Application Submitted
North Runcton	11-Nov-25	25/00540/UNAUTU	Land Between 30 And 32West Winch RoadWest WinchNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
North Wootton	10-Jan-25	25/00014/UNTIDY	Tylawinder5 Ling Common RoadNorth WoottonKing's LynnNorfolkPE30 3RE	UNTIDY - Untidy Land	Pending Consideration
North Wootton	02-Oct-25	25/00495/UNAUTU	LinnymeadManor RoadNorth WoottonKing's LynnNorfolkPE30 3PZ	UNAUTU - Unauthorised Use	Pending Consideration
North Wootton	05-Jan-26	26/00003/BOC	1 Towler MewsManor RoadNorth WoottonKINGS LYNNNorfolkPE30 3ZB	Alleged breach of planning condition	Pending Consideration
Northwold	12-Mar-24	24/00075/BOC	Meadow Farm LodgeChurch LaneWhittingtonKing's LynnNorfolkPE33 9TF	Alleged Breach of Planning Condition	Pending Consideration

Northwold	24-Jun-25	25/00314/UNOPDE	Street Record Common Drove Northwold Norfolk	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Northwold	16-Sep-25	25/00434/UNAUTU	Waterfall Barn 49 Hovells Lane Northwold THETFORD Norfolk IP26 5LX	UNAUTU - Unauthorised Use	Pending Consideration
Northwold	10-Nov-25	25/00539/BOC	Land Copse And Pond SE of Heathlands And W of A134 Theford Road Northwold Norfolk	BOC - Breach of Planning Condition	Pending Consideration
Northwold	15-Dec-25	25/00583/UNOPDE	48 School Lane Northwold Theford Norfolk IP26 5NB	Alleged unauthorised operational development	Pending Consideration
Northwold	11-Dec-25	25/00587/BOC	Former Coal Yard The Poplars Theford Road Northwold Norfolk	BOC - Breach of Planning Condition	Pending Consideration
Old Hunstanton	26-Jan-26	26/00046/UNOPDE	Land East of Hall Cottage Church Road Old Hunstanton Norfolk	OPDE - Unauthorised Operational Development	Pending Consideration
Outwell	11-Aug-22	22/00396/UNOPDE	Langhorns Lodge Langhorns Lane Outwell Wisbech Norfolk PE14 8SH	Alleged Unauthorised Development. Wooden construction and number of caravans.	Pending Consideration
Outwell	11-May-23	23/00282/UNAUTU	Finesse Motorsport Ltd The Common Upwell Norfolk PE14 9AP	Alleged Unauthorised Use	Pending Consideration
Outwell	27-Sep-24	24/00400/BOC	56 Church Drove Outwell Wisbech Norfolk PE14 8RH	BOC - Breach of Planning Condition	Pending Consideration
Outwell	16-Oct-24	24/00411/UNAUTU	Buildings And Land East of 121 Church Drove Outwell Norfolk	Alleged unauthorised use	Pending Consideration

Outwell	13-Mar-25	25/00105/UNAUTU	Robyn's Nest Baldwins Drove Outwell Norfolk PE14 8SE	Alleged unauthorised use.	Pending Consideration
Outwell	19-Mar-25	25/00112/UNAUTU	River View Mullicourt Road Outwell WISBECH Norfolk PE14 8PX	Alleged Unauthorised Use	Pending Consideration
Outwell	29-Sep-25	25/00453/UNOPDE	Winterbrook The Cottons Outwell Wisbech Norfolk PE14 8TL	OPDE - Unauthorised Operational Development	Pending Consideration
Outwell	05-Jan-26	26/00004/BOC	33A Downham Road Outwell WISBECH Norfolk PE14 8SE	Alleged breach of planning condition	Pending Consideration
Outwell	02-Mar-26	26/00111/UNAUTU	36 Isle Bridge Road Outwell Wisbech Norfolk PE14 8RB	UNAUTU - Unauthorised Use	Pending Consideration
Pentney	30-Jun-21	21/00314/UNAUTU	Pumping Station At Bilney Road Pentney Norfolk	Alleged Unauthorised Use	Pending Consideration
Pentney	03-Aug-22	22/00299/UNOPDE	52 Pentney Lakes Common Road Pentney Norfolk	Alleged Unauthorised Operational Development (New build)	Notice Issued
Pentney	04-Jun-25	25/00273/NIA	8 Abbey Lakes Close Pentney King's Lynn Norfolk PE32 1FN	Alleged built not in accordance with approved plans	Pending Consideration
Pentney	17-Jul-25	25/00347/BOC	Pentney Leisure Centre Abbey Road Pentney King's Lynn Norfolk PE32 1LE	BOC - Breach of Planning Condition	Pending Consideration
Pentney	04-Feb-26	26/00057/UNOPDE	Oakwood Golden Gym Pentney King's Lynn Norfolk PE32 1EW	UNOPDE - Unauthorised Operational Development	Pending Consideration

Ringstead	31-Jul-23	23/00457/BOC	Jacobs YardRingsteadNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Runcton Holme	06-Nov-24	24/00436/UNAUTU	Woodlakes Leisure LtdWoodlakes Caravan & Camping ParkHolme RoadStow BridgeNorfolkPE34 3PX	UNAUTU - Unauthorised Use	DC Application Submitted
Runcton Holme	25-Jun-25	25/00298/UNAUTU	Landfill Between 15 And 19 S To Thorpland HouseThorpland LaneRuncton HolmeKing's LynnNorfolkPE33 0AF	Alleged unauthorised use	DC Application Submitted
Sedgeford	24-Feb-26	26/00092/BOC	Conifer LodgeRingstead RoadSedgefordHunstantonNorfolkPE36 5NQ	Alleged breach of condition	Pending Consideration
Shouldham	15-Jul-25	25/00348/BOC	Mayfair25 Lynn RoadShouldhamKing's LynnNorfolkPE33 0BT	BOC - Breach of Planning Condition	Pending Consideration
Shouldham	12-Mar-26	26/00117/BOC	Mirries Garden5 Westgate StreetShouldhamKing's LynnNorfolkPE33 0BN	BOC - Breach of Planning Condition	Pending Consideration
Snettisham	03-Oct-25	25/00459/BOC	24A The BeachShepherds PortSnettishamKing's LynnNorfolkPE31 7RB	BOC - Breach of Planning Condition	Pending Consideration
Snettisham	15-Dec-25	25/00586/UNAUTU	Caravan At36 Beach RoadShepherds PortSnettishamKINGS LYNNNorfolkPE31 7RA	Alleged unauthorised use	Pending Consideration
Snettisham	11-Feb-26	26/00064/UNOPDE	113 Station RoadSnettishamKing's LynnNorfolkPE31 7QW	UNOPDE - Unauthorised Operational Development	Appeal Lodged
Snettisham	08-Feb-26	26/00073/UNAUTU	84 Shepherds Port RoadShepherds PortSnettishamKing's LynnNorfolkPE31 7UT	UNAUTU - Unauthorised Use	Pending Consideration

Snettisham	23-Feb-26	26/00086/UNTIDY	9 Styleman WaySnettishamKing's LynnNorfolkPE31 7NT	UNTIDY - Untidy Land	Pending Consideration
South Creake	28-Jan-26	26/00039/BOC	JaysThe CommonSouth CreakeFakenhamNorfolkNR21 9JA	BOC - Breach of Planning Condition	Pending Consideration
South Wootton	11-Mar-24	24/00086/HHC	Edlington House11 Sandy LaneSouth WoottonKing's LynnNorfolkPE30 3NX	High Hedge Complaint	Appeal Lodged
South Wootton	06-Mar-26	26/00112/UNOPDE	52 Avon RoadSouth WoottonKing's LynnNorfolkPE30 3LS	OPDE - Unauthorised Operational Development	Pending Consideration
South Wootton	16-Mar-26	26/00125/BTPO	Old RectoryHall LaneSouth WoottonKing's LynnNorfolkPE30 3LG	Alleged breach of tree preservation order	Pending Consideration
Southery	03-Jun-25	25/00263/UNOPDE	69 Recreation DriveSoutheryDownham MarketNorfolkPE38 0NB	Alleged Unauthorised Operational Development	DC Application Submitted
Southery	14-Oct-25	25/00481/UNAUTU	52 Feltwell RoadSoutheryDownham MarketNorfolkPE38 0NS	UNAUTU - Unauthorised Use	Pending Consideration
Stoke Ferry	30-Mar-23	23/00196/UNAUTU	RhododendronsGreatmans WayStoke FerryKINGS LYNNNorfolkPE33 9SZ	Alleged Unauthorised Use	Pending Consideration
Stoke Ferry	18-Jun-25	25/00288/NIA	Holly CottageOxborough RoadStoke FerryKing's LynnNorfolkPE33 9SY	Alleged built not in accordance with approved plans	Pending Consideration
Stoke Ferry	30-Jul-25	25/00371/BOC	Formerly Geoff Allen Timber MerchantOld Station YardBridge RoadStoke FerryKing's LynnNorfolkPE33 9TB	BOC - Breach of Planning Condition	Pending Consideration

Stoke Ferry	08-Oct-25	25/00471/BOC	Land Between Bramcote House And Village Hall Lynn Road Stoke Ferry Norfolk PE33 9SW	BOC - Breach of Planning Condition	Pending Consideration
Stow Bardolph	26-Jul-23	23/00446/BOC	Plots South West of Eastfields 173 The Drove Barroway Drove PE38 0AL	Alleged Breach of Planning Condition	Pending Consideration
Stow Bardolph	17-Oct-24	24/00415/UNOPDE	Land W of Hootens Row And NW of 97 The Drove Barroway Drove Norfolk	OPDE - Unauthorised Operational Development	Pending Consideration
Stow Bardolph	04-Jun-25	25/00271/UNAUTU	The Tea Rooms At The Stables Hall Drive Stow Bardolph Norfolk	Alleged unauthorised use	DC Application Submitted
Stow Bardolph	27-Aug-25	25/00404/BOC	Treetops 124 The Drove Barroway Drove DOWNHAM MARKET Norfolk PE38 0AL	BOC - Breach of Planning Condition	Pending Consideration
Stow Bardolph	18-Sep-25	25/00440/UNAUTU	MRC The Yard 182 The Drove Barroway Drove Downham Market Norfolk PE38 0AL	UNAUTU - Unauthorised Use	Pending Consideration
Stow Bardolph	18-Sep-25	25/00442/UNAUTU	Dexter Cottage Cuckoo Road Stow Bridge King's Lynn Norfolk PE34 3NY	UNAUTU - Unauthorised Use	Pending Consideration
Stow Bardolph	07-Oct-25	25/00468/BOC	222B The Drove Barroway Drove DOWNHAM MARKET Norfolk PE38 0AN	BOC - Breach of Planning Condition	Pending Consideration
Terrington St Clement	08-Nov-22	22/00563/BOC	43 Hay Green Road North Terrington St Clement King's Lynn Norfolk PE34 4PY	Alleged - BOC - Breach of Planning Condition	Notice Issued
Terrington St Clement	06-Jun-23	23/00333/UNAUTU	Delamore Farms Ltd Moat Road Terrington St Clement Norfolk PE34 4PN	Alleged Unauthorised Use	DC Application Submitted

Terrington St Clement	03-Dec-24	24/00481/UNAUTU	1 Wesley RoadTerrington St ClementKing's LynnNorfolkPE34 4NG	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St Clement	13-Jun-25	25/00278/UNTIDY	Marlian HouseChurch RoadTerrington St JohnWisbechNorfolkPE14 7SA	UNTIDY - Untidy Land	Pending Consideration
Terrington St Clement	06-Sep-25	25/00417/UNAUTU	Quorn24 Popes LaneTerrington St ClementKing's LynnNorfolkPE34 4NT	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St Clement	23-Oct-25	25/00503/UNOPDE	Beacon House46 Orange Row RoadTerrington St ClementKing's LynnNorfolkPE34 4PD	UNOPDE - Unauthorised Operational Development	DC Application Submitted
Terrington St Clement	11-Nov-25	25/00541/NIA	Electricity Sub Station W of 147Sutton RoadTerrington St ClementNorfolk	NIA - Not in accordance with approved plans.	Pending Consideration
Terrington St Clement	16-Jan-26	26/00030/BOC	Threeways77 Wanton LaneTerrington St ClementKing's LynnNorfolkPE34 4NP	BOC - Breach of Planning Condition	Pending Consideration
Terrington St John	06-Aug-24	24/00315/UNOPDE	Land To Rear of 48 To 64A School RoadTerrington St JohnWisbechNorfolkPE14 7SG	OPDE - Unauthorised Operational Development	Pending Consideration
Terrington St John	13-Sep-25	25/00429/UNAUTU	5 Gambles RowSchool RoadSt John's Fen EndTerrington St JohnWisbechNorfolkPE14 7SL	UNAUTU - Unauthorised Use	Pending Consideration
Terrington St John	03-Mar-26	26/00103/UNOPDE	The Ridings94 School RoadTerrington St JohnWisbechNorfolkPE14 7SG	UNOPDE - Unauthorised Operational Development	Pending Consideration
Thornham	01-May-24	24/00167/UNOPDE	GreystonesPloughmans PieceThornhamHUNSTANTONNorfolkPE36 6NE	Unauthorised Operational Development	Pending Consideration

Thornham	14-Apr-25	25/00180/UNTIDY	The Coal BarnStaithe LaneThornhamNorfolkPE36 6NL	UNTIDY - Untidy Land	Pending Consideration
Tilney St Lawrence	20-Dec-22	22/00631/UNAUTU	HighfieldsLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	Alleged Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-May-24	24/00186/UNAUTU	Land E555272 N313230 Rear of 7 To 11Spice ChaseTilney St LawrenceNorfolk	Unauthorised Use	Pending Consideration
Tilney St Lawrence	15-May-24	24/00188/UNOPDE	Olive Tree HouseChapel RoadTilney Fen EndTilney St LawrenceWISBECHNorfolkPE14 8JL	Unauthorised operational development	Notice Issued
Tilney St Lawrence	26-Nov-24	24/00468/BOC	Westfield HouseLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RT	BOC - Breach of Planning Condition	Pending Consideration
Tilney St Lawrence	07-Oct-25	25/00470/UWLB	The Coach & HorsesLynn RoadTilney All SaintsKing's LynnNorfolkPE34 4RU	UWLB - Unauthorised Works - L Bldg	Pending Consideration
Tilney St Lawrence	19-Jan-26	26/00033/UNOPDE	Tyrolean16 School RoadTilney St LawrenceKing's LynnNorfolkPE34 4QY	OPDE - Unauthorised Operational Development	Pending Consideration
Titchwell	12-Mar-26	26/00120/UADV	Briarfields HotelMain RoadTitchwellKing's LynnNorfolkPE31 8BB	UADV - Unauthorised Advertisement	Pending Consideration
Upwell	17-Nov-22	22/00582/BOC	Primrose Farm181 Small LodeUpwellNorfolkPE14 9BL	Alleged Breach of Condition	Pending Consideration
Upwell	08-Jul-24	24/00265/UNOPDE	The Cottage60 Town StreetUpwellWisbechNorfolkPE14 9DF	Alleged unauthorised operational development	Pending Consideration

Upwell	11-Sep-24	24/00378/UNAUTU	Land At E549665 N300865 Rear of Black Horse Dovecote Road Upwell Norfolk	Alleged Unauthorised Use	Pending Consideration
Upwell	26-Sep-24	24/00398/UNOPDE	Rav's Fish And Chips School Road Upwell Wisbech Norfolk PE14 9EW	Alleged unauthorised operational development	Pending Consideration
Upwell	13-Mar-25	25/00098/UNAUTU	Queens Head House 56 Town Street Upwell Wisbech Norfolk PE14 9DF	Alleged unauthorised use	Pending Consideration
Upwell	06-May-25	25/00208/BOC	Land And Buildings S of Burnsall Squires Drove Three Holes Norfolk	BOC - Breach of Planning Condition	Pending Consideration
Upwell	15-Jul-25	25/00340/UNAUTU	Land At Wisbech Road Lakes End Norfolk	Alleged unauthorised use	Pending Consideration
Upwell	23-Sep-25	25/00448/UNOPDE	Home Farm Thurlands Drove Upwell Wisbech Norfolk PE14 9AP	UNOPDE - Unauthorised Operational Development	Pending Consideration
Upwell	27-Nov-25	25/00569/UNAUTU	Smallmead Gate Main Road Three Holes Wisbech Norfolk PE14 9JR	UNAUTU - Unauthorised Use	DC Application Submitted
Upwell	04-Mar-26	26/00106/UNOPDE	1 Fred Hartleys Bungalow Welney Road Lakes End Wisbech Norfolk PE14 9QB	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walpole	05-Aug-21	21/00377/UNOPDE	Cley Cottage The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	Alleged Unauthorised Operational Development	Notice Issued
Walpole	12-Aug-25	25/00386/UNAUTU	3 Lucky Lane Walpole St Andrew Wisbech Norfolk PE14 7NX	UNAUTU - Unauthorised Use	Pending Consideration

Walpole	25-Nov-25	25/00563/BOC	Caravan At Hill Farm 11 Hill Farm Lane Walpole St Peter Wisbech Norfolk PE14 7JQ	Alleged breach of planning condition	Pending Consideration
Walpole	16-Mar-26	26/00124/UNAUTU	Mansefield Marsh Road Walpole St Andrew Wisbech Norfolk PE14 7JN	Alleged unauthorised use	Pending Consideration
Walpole Cross Keys	16-Jun-23	23/00379/UNOPDE	Agricultural Building SE of Bradford House Bustards Lane Walpole St Andrew Norfolk	Alleged Unauthorised Operational Development	Pending Consideration
Walpole Cross Keys	29-Sep-25	25/00455/BOC	45 Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HD	BOC - Breach of Planning Condition	Pending Consideration
Walpole Cross Keys	06-Nov-25	25/00535/UNAUTU	The Brambles 29 Little Holme Road Walpole Cross Keys King's Lynn Norfolk PE34 4EW	UNAUTU - Unauthorised Use	Pending Consideration
Walpole Cross Keys	11-Dec-25	25/00584/BOC	Fern House Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LX	Alleged breach of planning condition	Pending Consideration
Walpole Highway	04-Mar-24	24/00059/UNAUTU	Land N of 4 Trinity Cottages Trinity Road Walpole Highway Norfolk	Unauthorised Use	Pending Consideration
Walpole Highway	20-Mar-25	25/00117/UNOPDE	Tamar Nurseries Ltd West Drove South Walpole Highway WISBECH Norfolk PE14 7RA	OPDE - Unauthorised Operational Development	DC Application Submitted
Walsoken	09-Jul-24	24/00269/UNAUTU	Zoar Cottage Green Lane Walsoken Wisbech Norfolk PE14 7BJ	Alleged unauthorised use	Pending Consideration
Walsoken	06-Aug-24	24/00312/UNAUTU	Bartonview 20 S-Bend Lynn Road Walsoken Wisbech Norfolk PE14 7AP	Alleged Unauthorised Use	Pending Consideration

Walsoken	26-Aug-25	25/00401/UNOPDE	Wheatley Meadow Country ParkWheatley BankWalsokenNorfolk	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walsoken	01-Sep-25	25/00408/NIA	Fountain Business ParkGrassgate LaneWalsokenNorfolk	NIA - Not in accordance with approved plans.	Pending Consideration
Walsoken	02-Oct-25	25/00464/UNOPDE	Wheatley Meadow Country ParkWheatley BankWalsokenNorfolkPE14 7AZ	UNOPDE - Unauthorised Operational Development	Pending Consideration
Walsoken	05-Dec-25	25/00580/BOC	Land E of Willowdene N of ClydesdaleBiggs RoadWalsokenNorfolk	BOC - Breach of Planning Condition	DC Application Submitted
Walsoken	12-Jan-26	26/00015/UNAUTU	Copper Beech8 Burrett RoadWalsokenWISBECHNorfolkPE13 3RF	Alleged unauthorised use	Pending Consideration
Walsoken	11-Feb-26	26/00065/BOC	Paradise FarmBiggs RoadWalsokenWISBECHNorfolkPE14 7BE	BOC - Breach of Planning Condition	Pending Consideration
Watlington	01-Nov-21	21/00510/BOC	Land AtRowan CloseWatlingtonNorfolkPE33 0UG	Alleged Breach of Condition	Notice Issued
Watlington	21-Nov-23	21/00510/BOC1	Land AtRowan CloseWatlingtonNorfolkPE33 0UG	Unauthorised development	Notice Issued
Watlington	04-Jan-24	24/00006/UNOPDE	22 Stone CloseWatlingtonKing's LynnNorfolkPE33 0TE	Unauthorised Operational Development	Pending Consideration
Watlington	07-Jan-25	25/00004/UNAUTU	Airdale50 Station RoadWatlingtonKing's LynnNorfolkPE33 0JF	Unauthorised Use	Pending Consideration

Welney	28-Sep-20	20/00397/UNAUTU	Acorn Holiday ParkBedford BankWelneyNorfolkPE14 9RJ	Alleged unauthorised use	Pending Consideration
Welney	17-May-23	23/00298/BOC	Pisces Country ParkBedford BankWelneyNorfolkPE14 9TB	Alleged Breach of Planning Condition	Notice Issued
Welney	11-Sep-24	24/00373/UNOPDE	AmblesideNew RoadWelneyWisbechNorfolkPE14 9RA	Alleged unauthorised operational development	Pending Consideration
Welney	30-Sep-25	25/00457/UNAUTU	Giles Landscapes CMS LtdWisbech RoadWelneyNorfolk	Alleged Unauthorised Use	Pending Consideration
Welney	15-Oct-25	25/00487/UNAUTU	Willow CottageBack DroveWelneyWisbechNorfolkPE14 9RJ	UNAUTU - Unauthorised Use	Pending Consideration
Welney	04-Mar-26	26/00104/BOC	Land And Barns N of Swan CottageHundred Foot BankLittleportEly	BOC - Breach of Planning Condition	Pending Consideration
Wereham	06-Oct-23	23/00606/BOC	Unit Between Manor House And Keepers LodgeChurch RoadWerehamNorfolk	Alleged Breach of Planning Condition	Pending Consideration
Wereham	25-Nov-25	25/00566/UNOPDE	High HouseLynn RoadWerehamKing's LynnNorfolkPE33 9BD	Alleged unauthorised operational development	Pending Consideration
Wereham	12-Feb-26	26/00070/UNAUTU	Mill House GarageStoke RoadWerehamNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
West Dereham	21-May-24	24/00198/UNAUTU	Station FarmStation RoadWest DerehamKing's LynnNorfolkPE33 9RR	Alleged unauthorised use	DC Application Submitted

West Dereham	12-Mar-26	26/00121/UNOPDE	Little MedeRyston RoadWest DerehamKing's LynnNorfolkPE33 9RJ	UNOPDE - Unauthorised Operational Development	Pending Consideration
West Walton	13-Feb-23	23/00091/BOC	Plot 2 North of the BungalowBellamys LaneWest WaltonNorfolkPE14 7EY	Alleged Breach of Planning Condition	Pending Consideration
West Walton	14-Feb-24	24/00040/UNOPDE	Building And Land At E550414 N310715Harps Hall RoadWalton HighwayNorfolk	Unauthorised Operational Development	Pending Consideration
West Walton	23-Oct-24	24/00423/UNOPDE	AlmayWisbech RoadChurch EndWest WaltonWISBECHNorfolkPE14 7ET	UNOPDE - Unauthorised Operational Development	Pending Consideration
West Walton	19-Apr-25	25/00186/UNOPDE	Still MeadowsRiver RoadWest WaltonWISBECHNorfolkPE14 7EX	UNOPDE - Unauthorised Operational Development	Pending Consideration
West Walton	07-May-25	25/00210/BOC	Pear Tree CottageHarps Hall RoadWalton HighwayNorfolk	BOC - Breach of Planning Condition	Pending Consideration
West Walton	22-May-25	25/00244/UNOPDE	Land SW of The BungalowCommon Road SouthWalton HighwayNorfolkPE14 7ER	UNOPDE - Unauthorised Operational Development	Notice Issued
West Walton	08-Sep-25	25/00418/UNAUTU	Land At E550076 N311942Common Road SouthWalton HighwayNorfolk	UNAUTU - Unauthorised Use	DC Application Submitted
West Walton	18-Sep-25	25/00439/BOC	Still MeadowsRiver RoadWest WaltonWISBECHNorfolkPE14 7EX	BOC - Breach of Planning Condition	Pending Consideration
West Walton	16-Jan-26	26/00029/UNAUTU	Acupuncture At The LemonsJasmine HouseLynn RoadWalton HighwayWisbechNorfolkPE14 7DE	Alleged unauthorised use	Pending Consideration

West Winch	18-Dec-25	25/00590/UNOPDE	Two Pauls23 Common CloseWest WinchKing's LynnNorfolkPE33 0LB	UNOPDE - Unauthorised Operational Development	DC Application Submitted
West Winch	20-Feb-26	26/00081/UNOPDE	10 Willow DriveSetcheyKing's LynnNorfolkPE33 0BG	UNOPDE - Unauthorised Operational Development	Pending Consideration
Wiggenhall St Germans	25-Mar-21	21/00132/UNAUTU	The StablesLynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3AT	Alleged unauthorised development	Pending Consideration
Wiggenhall St Germans	23-Feb-25	25/00073/UNAUTU	Welhams Farm Dog Walking FieldLords BridgeWiggenhall St Mary The VirginNorfolk	UNAUTU - Unauthorised Use	Pending Consideration
Wiggenhall St Germans	12-Jan-26	26/00012/UNAUTU	32 Lynn RoadWiggenhall St GermansKing's LynnNorfolkPE34 3EY	Alleged unauthorised use	Pending Consideration
Wimbotsham	03-Nov-25	25/00519/UNAUTU	12 West WayWimbotshamKing's LynnNorfolkPE34 3PZ	UNAUTU - Unauthorised Use	Pending Consideration
Wimbotsham	09-Feb-26	26/00063/UNOPDE	Chingola9 Honey HillWimbotshamKing's LynnNorfolkPE34 3QD	UNOPDE - Unauthorised Operational Development	Pending Consideration
Wretton	14-Feb-24	24/00044/UNAUTU	2 Rose CottagesCromer LaneWrettonKINGS LYNNNorfolkPE33 9QX	UNAUTU - Unauthorised Use	Pending Consideration
Wretton	20-Feb-24	24/00046/UNOPDE	Land E of Yew Tree LodgeLow RoadWrettonNorfolk	Unauthorised Operational Development	Pending Consideration
Wretton	19-Feb-26	26/00079/BOC	Clover Social ClubLow RoadWrettonKing's LynnNorfolkPE33 9QN	BOC - Breach of Planning Condition	Pending Consideration

Planning Committee - 13 April 2026

Previous Committee:	02/03/2026
Upcoming Committee:	13/04/2026

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

(1) To inform Members of the number of decisions issued between the production of the 2 March 2026 Planning Committee Agenda and the 13 April 2026 agenda. There were 139 total decisions issued with 136 issued under delegated powers and 3 decided by the Planning Committee.

(2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.

(3) This report does not include the following applications - Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area.

(4) Major applications are assessed against a national target of 60%. Failure to meet this target could result in applications being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted

Number of decisions issued between 18 February 2026 and 26 March 2026.

	Total	Approved	Refused	Under 8 Weeks	Under 13 Weeks	Performance %	National Target	Planning Committee Decision	
								Approved	Refused
Major	10	10	0		10	100.0%	60%	0	0
Minor	54	49	5	50		92.6%	80%	1	1
Other	75	72	3	72		96.0%	80%	1	0
Total	139	131	8	122	10			2	1

Planning Committee made 3 of the 139 decisions (2.2%)