

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

**PLANNING COMMITTEE**

**Minutes from the Meeting of the Planning Committee held on  
Thursday, 9th October, 2025 at 9.30 am in the Council Chamber, Town Hall,  
Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor Mrs V Spikings (Chair)  
Councillors R Blunt, A Bubb, M de Whalley, T de Winton, S Everett, S Lintern,  
B Long (sub), C Rose and A Ryves

**PC54: WELCOME**

The Chair welcomed everyone to the Reconvened Meeting of the Planning Committee. She reminded the Committee that the meeting was being recorded and streamed live to YouTube.

She then invited the Democratic Services Officer to conduct a roll call to check who was present at the meeting.

**PC55: APOLOGIES**

Apologies for absence were received from Councillors Anota, Barclay, Devulapalli, Fry and Storey

**PC56: DECLARATIONS OF INTEREST**

There were no declaration of interests.

**PC57: DECISION ON APPLICATION**

**25/00389/F**

**Walsoken: Land east of Willowdene, north of Clydesdale, Biggs Road: Intensification of use of existing hardstanding at an existing Gypsy / Traveller site to enable standing of an additional five static caravans and one touring caravan.**

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

The case officer reminded the Committee that determination of the application had been adjourned for a site visit, which had taken place prior to the reconvened meeting. The case officer introduced the report and outlined where the Committee had been during the visit.

The case officer outlined that the application sought retrospective permission for intensification of use at the existing Gypsy and Traveller site at Walsoken Land, including the addition of five static caravans

and one touring caravan, with a total of six static and three touring caravans permitted within the site boundary at any time. The proposal also included an extension of the site boundary to the east and relocation of caravans into an L-shape, as observed during the site visit.

The case officer reminded the Committee of the corrections to the report set out in the correspondence received after the publication of the agenda in relation to page 31, paragraph 4 and page 26 (last paragraph) which should say 6 months in accordance with Condition 5. She also advised of an amendment to condition 2' after "to travel temporarily or permanently" add '*and all other persons with a cultural tradition of nomadism or of living in a caravan.*'

The Committee made the following comments:

Several Councillors expressed concerns about the retrospective nature of the application and the potential impact on neighbouring amenity, particularly regarding noise, disturbance, and proximity to existing dwellings. The Committee discussed the possibility of imposing a 10-metre buffer zone between the caravans and site boundaries to mitigate these concerns.

Highways, Access, and Fire Safety: The Committee made reference to highways, and it was confirmed that the access had been designed to accommodate the maximum number of touring caravans allowed. Fire safety and spacing between caravans were discussed, with reference to both planning and licensing requirements, and the importance of not placing caravans too close to fences or trees for safety reasons.

Questions were raised about the removal of future permitted development rights and whether upgrades to double-unit mobile homes would require further permission. Officers clarified that the site does not benefit from permitted development rights, so any future changes would require planning permission, and that double units were still considered caravans under relevant legislation.

Councillor de Whalley sought clarification on why the site was compared to other allocated sites at similar flood risk levels. It was explained that the sequential test was typically applied on a settlement or parish basis, and as stated within the report there were no alternative sites at lower flood risk available within the relevant area.

In relation to the Exception Test and Mitigation Measures, Officers confirmed that the Environment Agency had no objection provided mitigation measures were implemented, including raising caravans 0.6 metres above ground and anchoring them, as specified in condition 8.

The Committee discussed the presence and maintenance of field drains around the site, with officers and Councillors noting that maintenance was the responsibility of the landowner and was covered

by existing bylaws, and that the drainage connection was subject to Internal Drainage Board (IDB) consent.

Councillor de Winton proposed a 10-metre buffer zone between the static caravans and the site boundaries to protect neighbouring amenity, which was seconded by Councillor Ryves. The Committee debated the necessity and enforceability of this condition, with officers noting that while not deemed essential by officers, it could be imposed if members considered it necessary.

Councillors questioned whether licensing requirements could override planning conditions regarding caravan placement. Officers clarified that planning conditions would take precedence and must be incorporated into the site licence.

The Chair requested a condition to retain the front hedge and replace it if lost, to maintain the visual buffer to the street scene. The Committee agreed to add this as a separate condition, with clarification on which boundaries and hedges were included.

Councillors Ryves expressed concern in relation to the sustainability of the site in terms of access, proximity to services, and the potential impact of increased population on the local community, considering both planning policy and practical realities.

The Chair then drew the Committee's attention to the need to vote on the proposed conditions. The Committee would vote separately on each condition.

The Committee noted the corrections, as outlined in late correspondence, namely paragraph 4 and page 26 (last paragraph) which should say 6 months in accordance with Condition 5 and an amendment to condition 2 after 'to travel temporarily or permanently' add '*and all other persons with a cultural tradition of nomadism or of living in a caravan*', which was agreed by the Committee.

In relation to the condition regarding including a 10-metre buffer zone on the western and southern boundaries and associated layout proposed by Councillor de Winton, seconded by Councillor Ryves, and after having been put to the vote was carried.

The proposed condition to retain the front hedge and replace it if lost, to maintain the visual buffer to the street scene, after having been put to the vote was carried.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application, subject to the conditions and amendments listed above, and, after having been put to the vote was carried 7 votes for, 1 against and 2 abstentions.

**RESOLVED:** That the application be approved as recommended, subject to the following:

- Amend condition 2 to include the phrase "*and all other persons with cultural tradition of nomadism, or of living in a caravan*" after "temporarily or permanently".
- Amend the report to specify a six-month period instead of twelve months, in accordance with condition 5.
- The imposition of a condition requiring a 10-metre buffer zone on the western and southern boundaries of the site, with associated layout details to be agreed.
- The imposition of a condition to retain the front hedge and require its replacement if it dies or is removed.

**The meeting closed at 11.25 am**