

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE SIFTING PANEL

**Minutes from the Meeting of the Planning Committee Sifting Panel held on
Wednesday, 3rd June, 2026 at 9.30 am on Microsoft Teams**

PRESENT:

Councillor Spikings – Chair of the Planning Committee
Councillor Bone – Vice Chair of the Planning Committee
Councillor Moriarty – Portfolio Holder for Planning and Licensing
Councillor Anota – Member of the Planning Committee
Hannah Wood-Handy – Planning Control Manager
Claire Dorgan – Senior Planner
Keith Wilkinson – Senior Planner
Clare Harpham – Planner
Julie Barrow – Principal Planner
Natacha Osler – Principal Planner

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**TO CONSIDER WHETHER APPLICATIONS BE DETERMINED
UNDER DELEGATED POWERS OR BY THE PLANNING
COMMITTEE**

- (i) **25/01363/F: 1 Pair of semi detached affordable houses and 4 detached dwelling houses and garages (6 dwellings in total) at Land SE of 32 Common Road, North Walton Highway**

AGREED: That the application be dealt with in accordance with the Planning Scheme of Delegation.

- (ii) **26/00167/F: Proposed reception hut for the management of land approved for holiday use comprising seven shepherd huts at Brown Fen Lakes, Oxborough Road, Stoke Ferry**

AGREED: That the application be dealt with in accordance with the Planning Scheme of Delegation.

- (iii) **25/01826/O: SELF BUILD: Construction of dwelling at Land at E572461 N313898 Church Close, Pentney**

AGREED: That the application be dealt with in accordance with the Planning Scheme of Delegation.

- (iv) **25/01538/FM: Erection of 21 dwellings together with means of access, parking, landscaping, drainage and associated infrastructure at Land To The East of 20 Fakenham Road, Docking**

AGREED: That the application be dealt with in accordance with the Planning Scheme of Delegation.

(v) 26/00404/F: Householder extensions and alterations at 146 Wootton Road, Gaywood

This application had been withdrawn from the agenda as the stance on the application had changed and did not need to be considered by the Panel.

(vi) 25/01958/FM: HYBRID APPLICATION: FULL - Erection of a retail store with associated parking, highway infrastructure, access, landscaping, substation, plant equipment and other ways; and an OUTLINE - all matters reserved for the erection of two drive thru units with associated parking, landscaping and other works at Land on the South East Side of Scania Way, Hardwick Industrial Estate, King's Lynn

Councillor Spikings advised she would be abstaining on the item.

AGREED: If the applicant resolves matters with the LHA and LLFA and the application is recommended for approval, then the application be referred to the Planning Committee for determination.

If the applicant is unable to resolve matters with either the LHA or LLFA and the application is recommended for refusal, then the application be dealt with in accordance with the Planning Scheme of Delegation.

The meeting closed at 10.05 am