

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Monday, 1st September, 2025 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

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

PC32: APOLOGIES

Apologies for absence had been received from Councillor Barclay (Councillor Coates substitute).

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

PC33: MINUTES

The minutes of the meeting held on 28 July 2025 were agreed as a correct record and signed by the Chair.

PC34: DECLARATIONS OF INTEREST

There were no declarations of interest.

PC35: URGENT BUSINESS UNDER STANDING ORDER 7

There was none.

PC36: MEMBERS ATTENDING UNDER STANDING ORDER 34

The following Councillors attended and addressed the Committee:

Cllr Kirk	9/1(d)	Walsoken
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The Democratic Services Officer read out statements for:

Cllr Hodson	9/1(a)	Denver
Cllr Collingham	9/1(b)	Dersingham

PC37: **CHAIR'S CORRESPONDENCE**

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

PC38: **CORRESPONDENCE RECEIVED AFTER THE PUBLICATION OF THE AGENDA**

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

PC39: **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 application be determined, as set out at (i) – (iv) below, where appropriate to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

- (i) **25/00836/F**
Denver: Land at E561752 N302002 North of 61 And 63
Ryston Road: Self-build- Proposed Self Building Dwelling
and Garage: Mr and Mrs Foster-Bentham

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The case officer introduced the report and explained that planning permission was sought for a proposed self-build dwelling and garage at land north of 61 and 63 Ryston Road, Denver.

Denver was classified as a Tier 5 Settlement (Rural Villages) under Policy LP01 of the Local Plan 2021-2040. The application site was located within the development boundary of Denver.

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

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

The Democratic Services Officer read out a statement from Councillor Hodson who was objecting 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 (12 votes for, 2 votes against and 1 abstention).

RESOLVED: That the application be approved as recommended.

(ii) 25/01036/F

Dersingham: 8 Park Hill: Proposed extensions and alterations including the creation of a new first floor via the provision of a new roof structure and porch: c/o ACS Architectural Ltd

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The case officer introduced the report and explained that planning permission was sought for extensions and alterations to an existing dwelling including the creation of a new first floor via the provision of a new roof structure and porch.

Dersingham was classified as a Tier 4 Key Rural Service Centre under Policy LP01 of the Local Plan 2021-2040. The surrounding area was residential, with woodland to the south. The site was located toward the higher end of Park Hill.

The site was located in Flood Zone 1.

The application had been referred to the Committee for determination at the request of Councillors Bubb and Collingham.

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, Mr M Dady (objecting), Coral Shepherd (objecting on behalf of the Parish Council) and Nick Borrmann (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer read out a statement from Councillor Collingham (objecting to the application).

In view of the comments in the agenda relating to Councillor Bubb calling in the application, the Legal Advisor asked Councillor Bubb if he had come to the meeting with an open mind. Councillor Bubb confirmed that this was the case, and the Legal Advisor informed the Committee that he was content for Councillor Bubb to participate and vote in the meeting.

Councillor Bubb (Ward Member) explained that the site was on a steep hill and would be very visible and the photographs did not show the gradient of the hill. He therefore proposed that the Committee carry out a site visit and this was seconded by Councillor Ryves.

The Democratic Services Officer then carried out a roll call on the proposal to carry out a site visit, after having been put to the vote, was carried (7 votes for, 6 votes against and 2 abstentions).

RESOLVED: That the determination of the application be adjourned, the site visited, and the application determined at the reconvened meeting held on the same day (Thursday 4 September 2025).

The Committee then adjourned at 10.30 am for a comfort break and reconvened at 10.45 am.

(iii) 25/00846/F

Thornham: Megget, Ploughmans Piece: Self-Build – Replacement dwelling: Mr Hunter

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The case officer introduced the report and explained that the application was for the demolition of the existing bungalow at the end of a cul-de-sac on Ploughmans Piece in Thornham for a replacement self-build dwelling.

The application site was located within the development boundary as seen within the policies map as defined by the Local Plan 2021-2040 and Map 8 of Thornham Neighbourhood Plan 2020-2036.

The site comprised of a residential curtilage of approximately 678 m² and accommodated a brick bungalow with pitched roof. Surrounding the site was residential use.

The application had been referred to the Committee for determination at the request of the Planning Sifting Panel.

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, Mr Jason Law (supporting) 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.

(iv) 25/00389/F

Walsoken: Land E of Willowdene N 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 (retrospective): Mr J Rooney

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The case officer introduced the report and explained that the application sought retrospective planning permission for the 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. The proposal included an extension of the previous site boundary to the east (rear) to increase the overall site area.

Application reference 23/01082/F granted consent under delegated powers for the siting of one residential static caravan and two touring caravans. The site, known as 'Land next to Clydesdale' in the GTAA provided one G&T pitch. This retrospective proposal would increase this to a total of six static caravans and three touring caravans on the site at any one time.

The application site was outside of any development boundary and within Flood Zones 2 & 3.

The application had been referred to the Committee for determination at the request of Councillor Kirk, and the officer recommendation was at odds with the views of the Parish Council.

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, Rachel Bingham (objecting) and Fred Leach (objecting on behalf of the Parish Council) addressed the Committee in relation to the application.

Under Standing Order 34, Councillor Kirk addressed the Committee and outlined his concerns to the application.

Luke Brown, Senior Policy Planner explained the planning policy considerations in relation to the application. He explained that the Council as part of the Local Plan process undertook a call for land for gypsy and traveller accommodation and also a Gypsy & Traveller Need Accommodation Assessment and that identified where the need for gypsy and traveller accommodation was arising across the Borough. The assessment also identified the need for a flexible approach in the policy for any windfall sites that came forward. Part 1 of the Policy LP32 did allocate enough sites to meet the five-year need but Part 2 was there to manage any windfall development that came forward.

In terms of any constraints, they were identified and looked at as part of the site allocation process and at that time this site was identified as not suitable but the main issue because of that identification was the fact that no need was arising from this particular site. He further explained that in terms of the gypsy and traveller accommodation assessment, that was carried out in 2023 and considered up to date,

and as part of the Local Plan Examination, the Inspectors validated that and supported it, which is why it had been allocated through the Local Plan.

The case officer responded to issues raised by the public speakers.

Members of the Committee raised the following issues:

- The site was outside the development boundary but in Flood Zones 2 and 3.
- Unfair distribution of G&T sites in this area.
- Foul and surface water drainage arrangements
- Location and number of caravans on the site and whether they could be moved as far to the east as possible to lessen the impact on the neighbours.
- Further time was needed to study LP32.
- Condition 3 – did the timescales need to be reduced.
- The need for additional boundary treatments.

In view of the questions that the Committee had, it was proposed by Councillor Ryves and seconded by Councillor de Whalley that the application be deferred.

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

RESOLVED: That the application be deferred to provide additional information as detailed above.

PC40: **DELEGATED DECISIONS**

The Committee received schedules relating to the above.

RESOLVED: That the reports be noted.

The meeting closed at 11.55 am