

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Monday, 11th May, 2026 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

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

PC114: **APOLOGIES**

Apologies for absence were received from Councillors Anota, Everett and Fry.

PC115: **APPOINTMENT OF VICE-CHAIR FOR THE MEETING**

RESOLVED: That Councillor S Lintern be appointed Vice-Chair for the meeting.

PC116: **MINUTES**

The minutes of the meeting held on 13 April 2026 were agreed as a correct record and signed by the Chair, subject to a correction on page 11, 4th paragraph – add the word '*outside*' of the development boundary and in the open countryside.

PC117: **DECLARATIONS OF INTEREST**

The following declarations of interest were declared:

The Chair, Councillor Spikings declared that in relation to item 9/(e) – Upwell, she was a member of Upwell Parish Council but had not taken part in the debate or decision.

PC118: **URGENT BUSINESS UNDER STANDING ORDER 7**

There was no urgent business under Standing Order 7.

The Chair took the opportunity to refer to inappropriate comments which had been made about a planning officer, with a request for professional conduct at all times.

PC119: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

The following Councillors attended and addressed the Committee in accordance with Standing Order 34:

J Osborne	9/1(a)	Downham Market
B Long	9/1(b)	Marshland St James
	9/1(c) & 9/1(d)	Tilney St Lawrence

PC120: **CHAIR'S CORRESPONDENCE**

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

PC121: **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 backkground papers.

PC122: **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) – (v) below, where appropriate to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

(i) 26/00414/F

**Downham Market: Melanna, 25 Ryston End: Householder:
Retrospective: Erection of detached garage: Peter
Humphrey Associates**

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The case officer introduced the report and explained that permission had been granted under application 25/01624/F for alterations to an existing dwelling and the erection of a garage in November 2025. Works on the garage then commenced and it was not being constructed in accordance with the approved plans, it was reported to the Planning Enforcement Team. An application was then subsequently received, reference number 26/00155/F which was

subsequently withdrawn in March 2026. The current application was then received in March 2026.

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

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

In accordance with the adopted public speaking protocol, Chris Walford (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer read out a statement from Councillor Osborne, who could not be present at the meeting.

In response to comments raised by the Committee, Officers clarified that the building would be conditioned for use only as a garage and storage area, with any change requiring further planning permission.

Councillor Bubb raised questions about the rendering of the garage and the ramp for vehicle access, with officers confirming that plans included rendering and a gradual ramp.

In response to a comment from Councillor de Winton asking whether PD rights could be removed, the Chair read out Condition 2 which restricted the use. The Planning Control Manager advised that the applicant could still apply to carry out additional works but planning permission would be required.

The Assistant Director advised that in relation to the impact on No.19, the Committee could consider using obscure glazing to that window. This was formally proposed by the Chair and seconded by Councillor de Winton and agreed by the Committee.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application subject to the additional condition 3 (as detailed in the correspondence received after the publication of the agenda) and a condition to ensure that the relevant window must be fitted with obscure glazing to protect neighbour privacy., after having been put to the vote, was carried (6 votes for, 3 against and 2 abstentions).

RESOLVED: That the application be approved as recommended.

(ii) 26/00370/F

Marshland St James: Nissan hut and farm buildings north of Harston, Black Drove: Self Build: Demolition of existing buildings and erection of x3 self-build semi-detached buildings on Class Q approved land: Mr and Mrs D and L Cousins

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The case officer introduced the report and explained that the application was for the erection of three self-build and custom dwellings at land to the east of Black Drove in the parish of Marshland St James.

Marshland St James was classified as a Tier 5 (Rural Village) settlement under the settlement hierarchy of policy LP01 of the Local Plan 2021-2040. The site fell outside the development boundary of Marshland St James by approximately 1.5km. The site was within the neighbourhood plan area of Marshland St James Neighbourhood Plan.

It was explained that the decision would be balanced against the 'fallback' position established under planning permission 23/01765/PACU3, for conversion of an agricultural building on the site into three dwellings. The planning permission expired on 16 November 2026.

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

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

In accordance with the adopted public speaking protocol, Sarah Jane Knight (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34A, Councillor Long addressed the Committee in support of the application.

The Committee discussed the validity of the Class Q fallback, noting that the prior approval would expire in November and that no development had commenced. Officers explained that the fallback carried limited weight and emphasised the primacy of the development plan.

The issue of flood risk was raised, with the site located in flood zone 3. Officers clarified that the Environment Agency had no objections to the flood risk assessment, but the sequential test failed as there were safer sites available within Marshland St James.

Members debated the impact on rural character, sustainability, and the merits of self-build and agricultural worker dwellings. Some members supported the application for its improvement over the Class Q scheme, while others stressed the importance of adhering to development boundaries and planning policy.

The Council's Legal Advisor reminded the Committee that the law required them to determine the application in accordance with the Development Plan.

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, after having been put to the vote, was carried (4 votes for refusal, 3 against and 4 abstentions).

RESOLVED: That the application be refused as recommended.

The Committee adjourned for a comfort break at 10.40 am and reconvened at 10.52 am.

- (iii) **25/01749/O**
Tilney St Lawrence: Land at E554871 N314281 south of 53 Church Road: Self-Build: Proposed 3 no. self-build plots: Ms S Leeks

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The case officer introduced the report and explained that the application sought outline consent with all matters reserved for future consideration or the development of three plots for self-build dwellings on the western side of Church Road in Tilney St Lawrence. The site was located approximately 490 m north of the crossroad junction of Church Road / St Johns Road / Magdalen Road / School Road.

Tilney St Lawrence, combined with Terrington St John and St John's Highway, was classified as a Tier 4 settlement (Key Rural Service Centre) under Policy LP01 of the Local Plan 2021 – 2040.

The site was located some 400 m beyond the development area of the village in an area classified as 'countryside', and within Flood Zone 3a plus Tidal Hazard Mapping Zone of the Environment Agency's mapping.

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

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

In accordance with the adopted public speaking protocol, Shanna Penney (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34A, Councillor Long addressed the Committee in support of the application.

Members discussed the potential for future boundary changes and the merits of the sites, with some suggesting the sites could be reconsidered in future local plan updates

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, after having been put to the vote, was carried (10 votes for refusal and 1 abstention).

RESOLVED: That the application be refused as recommended.

(iv) **25/01775/O**

Tilney St Lawrence: Land north of 37 Church Road: Self-Build: Proposed 3 no. plots: Mr J Blyth

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The case officer introduced the report and explained that the application was an outline application, with all matters reserved, for the development of three self-build and custom dwellinghouses along Church Road in the Parish of Tilney St Lawrence. The site was located approximately 430 m from cross junction of Church Road, St Johns Road, Magdalen Road, School Road.

Tilney St Lawrence, combined with Terrington St John and St John's Highway, was classified as a Tier 4 (Key Rural Service Centre) settlement under Policy LP01 of the Local Plan 2021 – 2040.

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

In accordance with the adopted public speaking protocol, Shanna Penney (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34A, Councillor Long addressed the Committee in support of the application.

The Democratic Services Officer then carried out a roll call on the recommendation to refuse the application and, after having been put to the vote, was carried (10 votes for refusal and 1 vote against).

RESOLVED: That the application be refused as recommended.

(v) **26/00275/F**

Upwell: Land north of Horsehead Drove, Three Holes: Change of use from agricultural land to a dog walking field and associated car parking, access, storage container, lighting, mobile field shelter, fencing and landscaping: c/o Ceres Property

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The case officer introduced the report and explained that permission was sought for a change of use from agricultural land to a dog walking field and associated car parking, access, storage container, lighting, mobile field shelter, fencing and landscaping.

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

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

In accordance with the adopted public speaking protocol, Mr P Hartley (supporting) addressed the Committee in relation to the application.

Members questioned the relevance of agricultural land loss and emphasised the temporary nature of the change.

Several members supported the application, citing the need for rural employment, benefits to local residents, and the suitability of the site for dog walking away from sensitive wildlife areas. The debate included discussion of noise, proximity to dwellings, and the importance of supporting rural businesses and diversification of those businesses.

Councillor Ryves requested a map to assess the site's isolation and proximity to other dog walking facilities. Officers provided information on other sites, and members debated whether the remote location was a disadvantage or a benefit.

The Chair proposed that the application should be approved on the grounds that the application provided rural employment and was in accordance with policies LR06, 07, 13, 17 and 18 and also paragraph 89 of the NPPF. This was seconded by Councillor Storey.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application with conditions to be agreed with the Chair and Vice-Chair and, after having been put to the vote, was carried (10 votes for and 1 abstention).

RESOLVED: That the application be approved, contrary to recommendation, subject to conditions to be agreed with the Chair and Vice-Chair, for the following reason:

The application provides rural employment and was in accordance with policies LR06, 07, 13, 17 and 18 and also paragraph 89 of the NPPF.

PC123: **DELEGATED DECISIONS**

The Committee received the delegated report.

RESOLVED: That the report be noted.

PC124: **QUALITY OF DECISIONS**

The Committee received a report relating to the above.

RESOLVED: That the report be noted.

The meeting closed at 12.00 pm