



# BURNHAM MARKET PARISH COUNCIL

## BURNHAM MARKET PARISH COUNCIL MEETING

To be held Monday, 16 December 2024 at 6.30pm  
at Burnham Market & Norton Village Hall,  
Beacon Hill Road, Burnham Market, PE31 8EN

Councillors are summoned to the above meeting; members of the public and press are invited to attend

*G Lopes PSLCC*  
Acting Clerk  
9 December 2024

## AGENDA

1. **Welcome**
2. **Apologies and consideration of acceptance for absence**
3. **Co-option of new Councillor**
4. **Members' declarations of interest and requests for dispensations**  
Councillors - If you have a Disclosable Pecuniary Interest in a matter to be discussed and it relates to something on your Register of Interests form, then you must declare an interest. You may not participate in discussion or vote on the matter and must withdraw from the meeting.
5. **To receive any questions from members of the public concerning items on the agenda** -15 minutes in total for this item, maximum 3 minutes per speaker as per the Quick Guide. **NOTE any reports for Highways issues should be reported via or full details with images to the clerk**
6. **To receive and agree minutes from the Parish Council Meeting held on 21 October 2024**
7. **Matters arising:** if any
8. **To receive reports:**  
County Councillor Andrew Jamieson  
Borough Councillor Sam Sandell.

## 9. Planning

To consider and respond to Planning Applications received from Kings Lynn & West Norfolk Borough Council in line with comment dates

### **Recommendations** to-date -

**24/01777/F** -Replacement garden room extension - 15 Mill Green -NO OBSERVATION. PC to accept Planning Officer decision. However, the PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced, in particular those relating Policy 5 (Extensions, Outbuildings and Annexes), Policy 6 (Design), and Policy 11 (Dark Skies).

**24/01951/F** - Proposed Outbuilding (Garden Room) 4 The Burnhams Church Walk - NO OBSERVATION. PC to accept Planning and Conservation Officers' decision. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced, in particular those relating Policy 5 (Extensions, Outbuildings and Annexes), Policy 6 (Design), and Policy 11 (Dark Skies)

**24/01935/F** - SELF BUILD: Replacement of existing bungalow, mobile home and outbuildings with new house -Angles Lane Bungalow Station Road - NO OBSERVATION. PC to accept Planning and Conservation Officers' decision. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced. PC is pleased to support the applicants' stated intention to live in the property and not use it as a holiday home.

**24/01876/F** - Demolition of single-storey entrance porch. Construction of new two-storey side extension, and single-storey rear extension. Fairview Cottage Docking Road - NO OBSERVATION. PC to accept Planning and Conservation Officers' decision. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced, in particular those relating Policy 5 (Extensions, Outbuildings and Annexes), Policy 6 (Design), and Policy 11 (Dark Skies).

**24/01948/PACU5** - Notification for prior approval for continued ground floor class E use to roadside elevation and first floor residential use to two bed flat with rear access - Schedule 2, Part 3, Class G - Hello Sweetie 17 Ulph Place - No Observation. PC to accept Planning and Conservation Officers' decision. However, PC would like to express its concern about change of use from commercial to residential setting a precedent as the traders and shops form an important aspect of village life. PC wishes to reiterate that if the planners are minded to approve this application, the PC expects all policies of the Burnham Neighbourhood Plan and Design Codes to be strictly enforced. In particular, the PC demands Policy 3 Principal Residence Policy be strictly enforced as this application represents a net new residential dwelling and so Policy 3 must be applied.

**24/01987/F (same applies to concurrent LB application)** - Change of use of office with residential accommodation above to a Single Dwelling House -Church House Overy Road -No Observation. PC to accept Planning and Heritage/Conservation Officers' decision. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced

Parish Clerk, Tel: 07437529179

Website: <https://www.burnhammarketparishcouncil.gov.uk/>

Email: [parishclerk@burnhammarketparishcouncil.gov.uk](mailto:parishclerk@burnhammarketparishcouncil.gov.uk)

**24/02010/F** -Extension to single-storey extension to rear of dwelling, internal alterations, and addition of new door to existing side elevation -Beaconview 27 Kestrel Close - NO OBSERVATION. PC to accept Planning Officers' decision. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced, in particular those relating Policy 5 (Extensions, Outbuildings and Annexes), Policy 6 (Design), and Policy 11 (Dark Skies).

**24/01957/F** -Demolition of existing dwelling and construction of replacement dwelling -Over Norton Herrings Lane - NO OBSERVATION. PC to accept Planning Officers' decision. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced. PC wishes to state its concern about excessive height of the proposed new building in relation to existing structure as this risks dominating its surroundings. Also, PC is not satisfied with proposed BNG plan that states 10% gain on site is not possible so off site measures are required, in which case PC wishes to stipulate that measures should be taken within, not outside, the Parish boundary as per Policy 8 of the Burnham Market Neighbourhood Plan.

**Decisions** received from King's Lynn & West Norfolk Borough Council to-date -

**24/01721/F** - 1 The Burnhams Church Walk Burnham Market KINGS LYNN Norfolk PE31 8GX - Conversion of existing garage into habitable space and installation of external flue - Application Permitted

**24/00186/TREECA** - Slip House Station Road Burnham Market King's Lynn Norfolk PE31 8HA - T1 Birch - take down to near ground level -Tree Application - No objection

**24/01777/F** - 15 Mill Green Burnham Market King's Lynn Norfolk PE31 8DY - Replacement garden room extension - Application Permitted

**24/01271/F** - Easterly Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW - The erection of a detached two-bay oak-framed garage and installation of EV charge point -Application Permitted

**24/01403/LDE** - Red Gables 7 North Street Burnham Market KINGS LYNN Norfolk PE31 8HG - Application for a Lawful Development Certificate for the existing garage conversion (to family room) and creation of bedroom above Was Lawful 16 October 2024 Delegated Decision

**24/01834/TDD** - The Court House Joan Shorts Lane Burnham Market KINGS LYNN Norfolk PE31 8HJ - 5 DAY NOTICE- Intent to fell a red maple (crimson king) approx 11m tall. Tree is almost completely dead due to flood damage 5 day Notice Decision

**24/00065/TPO** - 10 Walkers Close Creake Road Burnham Market King's Lynn Norfolk PE31 8EP - T1 - Tree of Heaven – felling and removal and replacement with an Acer griseum -TPO Decision Consent23 October 2024Delegated Decision

**24/01600/F** - Tanglewood 5 Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW - Single storey rear extension -Application Permitted 22 October 2024Delegated Decision

**Withdrawn -**

**24/01876/F** - Fairview Cottage Docking Road - Demolition of singlestorey entrance porch. Construction of new two storey side extension, and singlestorey rear extension - Withdrawn

**10. Finance**

To approve payments lists for November & December 2024

**11. Budget & Precept for financial year 2025/26**

To consider the draft budget for 2025/26 – Cllr Morris to report  
To consider the Precept request for 2025/26

**12. Highways matters**

Highway meeting 2 December 2024 – for discussion

**13. Amenities**

- a) Allotments
- b) Pavilion
- c) Playing Field and play area
- d) Maintenance work

**14. Correspondence as received**

Catering van enquiry – for consideration

**15. Matters for the next agenda**

**16. To receive any questions from members of the Public** - 15 minutes in total with 3 minutes per speaker. NOTE. All Highways issues to be reported by residents to the NCC or in writing to the Clerk.

<https://apps.norfolk.gov.uk/highwaysdefect/?s=road&t=tree>

**17. Meeting dates 2025**

**EXCLUSION OF THE PRESS AND PUBLIC** -Resolution to close the meeting to the press and public: “That by virtue of the provisions of Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded during discussion of the following business on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

**18. Appointment of new Parish Clerk**

Parish Clerk, Tel: 07437529179

Website: <https://www.burnhammarketparishcouncil.gov.uk/>

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