

## Planning Advisory Group Report May / June 2025 for BMPC Meeting 2nmd July 20254

### 1. Delegated Decisions

- a. 25/00806/F | Rear garden room and porch extensions, timber pagoda to side and internal alterations | 14 St Edmunds Lane Burnham Market King's Lynn Norfolk PE31 8LE
  - i. **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).**
- b. 25/00901/LB | Burnham Market E: 583685 N: 342299 | VARIATION OF CONDITION 2 AND REMOVAL OF CONDITIONS 3 AND 4 OF LISTED BUILDING CONSENT 24/00513/LB : Change of use from Art Gallery to residential with small extension | Grapevine Gallery St Andrews Cottage Overy Road Burnham Market King's Lynn Norfolk PE31 8HH
  - i. **This application has already been approved and the variations are technical. The council has NO OBSERVATION.**
- c. 25/00915/F. Retrospective: Householder: Erection of a woven steel fence. | Galen House Church Walk Burnham Market King's Lynn Norfolk PE31 8DH
  - i. **OBJECT. This obtrusively high woven steel fence has been erected without planning permission and borders the roadside so is highly visible on approach to the village centre. It is at least 2 metres high being manufactured of a dark harsh material and completely out of character compared to surrounding boundary treatments which are mainly low walls and natural hedgerows. Prior to erection of this steel fence, the boundary treatment was natural hedgerow which appears to have been removed. PC believes this fence contravenes Policy 6(f) of the Burnham Market Neighbourhood Plan and as such wishes to lodge an objection with a view to enforcement. See below:**
  - ii. **Policy 6f. New or existing development proposing boundary treatments should use features set out in the relevant character area which may include hedgerows, trees, wooden fences, or low walls built from local materials.**

### 2. KLWNBC Decisions

- a. 4/01957/F | Burnham Market Over Norton Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW - Demolition of existing dwelling and

construction of replacement dwelling | Application Permitted | 8 May 2025 | Committee Decision

- b. 25/00062/TREECA | Burnham Market| Burnham House 86 Market Place Burnham Market King's Lynn Norfolk PE31 8HD - 1 Holm oak, repollard down to previous points. | Tree Application - No objection | 1 May 2025 | Delegated Decision
- c. 25/00207/F | Mulberry House Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW - Householder: Proposed renovation and extension of existing dwelling. New pool house, garage modification and new car port and storage/plant room. | Application Permitted | 25 April 2025 | Delegated Decision
- d. 25/00493/F | 16A Mill Green Burnham Market King's Lynn Norfolk PE31 8DY - Householder: Proposed extension and alterations including demolition of existing garage and erection of new garage. | Application Permitted | 14 May 2025 | Delegated Decision |
- e. 25/00064/TREECA | Grapevine Gallery St Andrews Cottage Overy Road Burnham Market King's Lynn Norfolk PE31 8HH | T1 - Small fir removal. T2 - Acacia removal. T3 - Various shrubs to be removed. | Tree Application - No objection | 13 May 2025 | Delegated Decision
- f. 25/00066/TREECA | Burnham Market | Cobham House 43 North Street Burnham Market King's Lynn Norfolk PE31 8HG - T1 - Holly- Lapsed pollard, re pollard tree to give sufficient light. Stop its encroachment onto the highway/ footpath. T2 Yew- reduce the whole crown by up to 1.5m where suitable, all cuts to be made at growth points. All work to be in accordance with BS3998 2010, works previously approved but application has expired. | Tree Application - No objection | 13 May 2025 | Delegated Decision
- g. 25/00162/F Burnham Market E: 583235 N: 342124 | Rear extension to provide additional retail space. Gunhill Clothing 70 Market Place Burnham Market King's Lynn Norfolk PE31 8HD Application Permitted 22 May 2025 Delegated Decision
- h. 25/00442/LB | E: 583235 N: 342124 | Listed Building Application for: Rear extension & annotated works to provide additional retail space. Gunhill Clothing 70 Market Place Burnham Market King's Lynn Norfolk PE31 8HD | Application Permitted 21 May 2025 Delegated Decision