

Planning Advisory Group – Delegated decisions March / April 2025 For May 2025 meeting

<p>1. 25/00366/F : No Observation</p>	<p>VARIATION OF CONDITIONS 2 AND 8 OF PLANNING PERMISSION 23/00805/F- Conversion of Chapel to form Dwelling. at Methodist Church Station Road Burnham Market Norfolk : No observation : Respond before 24/03/25</p>	<p>No Observation</p>
<p>2. 24/01957/F OBJECT</p>	<p>Demolition of existing dwelling and construction of replacement dwelling Over Norton, Herrings Lane, Burnham Market, King's Lynn, Norfolk, PE31 8DW</p>	<p>Objection: OBJECT. On reconsultation, PC objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • Does not satisfy Burnham Market Neighbourhood Plan Policy 4 (a and b) and Policy 6. • PC considers that the proposed development is not appropriate for its location owing to excessive height and scale compared to the building being replaced, and the resulting domination of its surroundings at a highly sensitive and visible location at the apex of Herrings Lane, including negatively affecting the amenity of neighbouring properties. • It is not clear from the proposed plans what building materials are to be deployed; however, these must be in strict accordance with those listed in the Burnham Market Neighbourhood Design Guidance. • It should be noted that some properties on Herrings Lane have incorporated building materials that do not conform to the Burnham Market Neighbourhood Design Guidance. However, these buildings were completed before the Burnham Market Neighbourhood Plan came into force, and PC does not

		<p>wish to see any precedence being argued for use in the current application.</p> <ul style="list-style-type: none"> • PC continues to be unsatisfied with the proposed BNG (Biodiversity Net Gain) plan, which states that 10% gain on-site is not possible, so off-site measures are required. • In this case, PC reasonably requests that all efforts be undertaken to implement measures within, not outside, the Parish boundary, as per Policy 8 of the Burnham Market Neighbourhood Plan. • It is hoped the developer will understand and make every effort to conform to this reasonable request in the best interests of the local sensitive environment. • In addition, PC wishes to understand what measures are being deployed to accommodate Policy 11 of the Burnham Market Neighbourhood Plan, as this is not clear from the proposed plans.
<p>3. 25/00429/F:</p>	<p>Variation of conditions 2, 3, 6, 7, 10, 11, 12, 15, 16, 19 and 20 of planning permission 23/01663/F No Observation VARIATION OF CONDITIONS 2, 3, 4, 5 AND 18 OF PLANNING PERMISSION 20/01866/F: Residential development of 9no. dwellings Meadow View, 40 Sutton Estate, Burnham Market,</p>	<p>NO OBSERVATION. PC to accept the Planning and Building Control Officers' decision, given that most of the variations concern points of a technical nature.</p> <p>However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced, in particular:</p> <ul style="list-style-type: none"> • Policy 6 – Design

		<ul style="list-style-type: none"> • Policy 11 – Dark Skies (relating to any requested variations)
<p>4. 25/00162/F No Observation</p>	<p>Rear extension to provide additional retail space Gunhill Clothing, 70 Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD</p>	<ol style="list-style-type: none"> 1. NO OBSERVATION. PC to accept Planning and Conservation Officers' decision. 2. However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Codes to be strictly enforced, in particular: <ol style="list-style-type: none"> a. Policy 5 – Extensions, Outbuildings, and Annexes b. Policy 6 – Design c. Policy 11 – Dark Skies
<p>5. 25/00442/LB : NO OBSERVATION</p>	<p>Listed Building Application for: Rear extension & annotated works to provide additional retail space. at Gunhill Clothing 70 Market Place Burnham Market King's Lynn Norfolk PE31 8HD</p>	<ul style="list-style-type: none"> • 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: <p style="text-align: center;">Policy 5 – Extensions, Outbuildings, and Annexes</p> <ol style="list-style-type: none"> a. Policy 6 – Design b. Policy 11 – Dark Skies <p>3.</p>
<p>6. 25/00493/F :</p>	<p>Proposed extension and alterations including demolition of existing garage</p>	<p>NO OBSERVATION. : PC to accept Planning Officers' decision.</p>

	<p>and erection of new garage \ 16A Mill Green Burnham Market King's Lynn Norfolk PE31 8DY</p>	<p>1. PC is pleased to see broad reference made to the Burnham Market Neighbourhood Plan in the applicant's Design and Access Statement.</p> <p>2. PC feels the proposed design for this application is far superior to alterations already made to some of the other properties in Mill Green which have not been done in a sensitive manner and do not accord with the Burnham Market Neighbourhood Plan Design Guidance.</p> <p>3. PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Guidance to be <u>STRICTLY ENFORCED</u>. In particular those relating to</p> <ul style="list-style-type: none"> - Policy 5 (Extensions, Outbuildings and Annexes), - Policy 6 (Design) - Policy 8 (Biodiversity), - Policy 11 (Dark Skies).
<p>7. 25/00207/ No Observation</p>	<p>Proposed renovation and extension of existing dwelling. New pool house, garage modification and new car port and storage/plant room Mulberry House, Herrings Lane, Burnham Market, King's Lynn, Norfolk, PE31 8DW</p>	<p>NO OBSERVATION. PC to accept Planning and Conservation Officers' decision.</p> <p>However, PC requires all applicable policies in the Burnham Market Neighbourhood Plan and Design Guidance to be strictly enforced, in particular those relating to:</p> <ul style="list-style-type: none"> • Policy 5 – Extensions, Outbuildings, and Annexes • Policy 6 – Design • Policy 11 – Dark Skies <p>PC is pleased to see the revised plan has:</p>

		<ul style="list-style-type: none">• Removed materials not conformant with the Burnham Market Neighbourhood Plan Design Guidance.• Lowered the height to reduce inappropriate domination of surroundings. <p>In addition, a condition should be stipulated that:</p> <ul style="list-style-type: none">• All traders' vehicles must be parked onsite or in public car parking spaces.• No parking is allowed on the adjoining lane, where double yellow lines are in force.
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PAG – KLWNBC – Decisions March & April 2025

25/00222/F	Hill House Herrings Lane Burnham HOUSEHOLDER: Two storey extension and proposed outbuilding	Application Permitted 14 April 2025 Delegated Decision
25/00366/F	Methodist Church Station Road CONDITIONS 2 AND 8 OF PLAN to form Dwelling.	Application Permitted 11 April 2025 Delegated Decision
25/00331/F	10 Patternmakers Close Burnham Single storey extension to south	Application Permitted 10 April 2025 Delegated Decision