

Minutes of the Meeting of the Planning Committee held on Monday 14th September 2026 at 6.00pm in The Garden Room, Dersingham Village Centre, Dersingham.

Present: Cllr B Thomas, Cllr C Shepherd, Cllr S Foxley, Cllr N Barker, Cllr V Brundle and Cllr J Houston

In attendance: Karen Orgill (Business Manager and Minute Taker) and one member of the public.

1. **To consider apologies for absence** – Cllr M Noble
2. **Declarations of interest and requests for dispensations by councillors in any agenda item** – None
3. **To approve the minutes of the Planning Committee Meeting held on Monday 13th July 2026.** The minutes were proposed by Cllr S Foxley and seconded by Cllr C Shepherd and were approved as a correct record
4. **Open the meeting to allow Public Participation.** No public comments.
5. **Planning applications**

All these applications can be viewed and commented on via the Borough Council's online planning portal:
https://www.west-norfolk.gov.uk/homepage/169/comment_on_a_planning_application.

26/01306/F – Demolition and rebuild of dwelling to match existing, incorporating minor amendments to approved extension plans 25/02123/F at 14 Glebe Road, Dersingham - **It was resolved to make the comment of: No objection**

To note outcomes of planning decision by the Borough Council:

26/00876/F – Single storey side extension and insertion of bay window into principal elevation – 34 Stanton Road – Application Permitted – 20 July 2026 – Delegated Decision – Noted at the meeting

26/00893/F – Variation of Condition 2 of Planning Permission 25/00486/F: (Variation of Condition 2 of Planning Permission 23/00932/F) Construction of three dwellings, including new turning area for emergency and refuse vehicles - The Orchard, 17 Senters Road - Application Permitted - 29 July 2026 - Delegated Decision – Noted at the meeting

26/00981/F – Extension to existing dwelling to link to existing Annex and associated alterations – 14 Station Road – Application Refused – 5 August 2026 – Delegated Decision – Noted at the meeting

26/01349/TDD - T1 Poplar Tree - Remove dangerous tree as it is diseased with honey fungus - The Feathers Hotel, 71 Manor Road – 5-day Notice Decision – 19 August 2026 – Noted at the meeting

26/01128/F - Demolish existing porch, garage, conservatory and ground floor bathroom. Remove staircase and certain internal walls at ground and first

floor level. Erect new two storey side extension, conservatory and wet room, rendering of the dwelling, form new dormer window with cat slide roof –
20 Glebe Road - Application Permitted - 27 August 2026 - Delegated Decision
– Noted at the meeting

26/01078/O - Outline application for the erection of no. 2 dwellings with all matters reserved except access - Land North of 37 And 39, Manor Road -
Application Permitted - 2 September 2026 – Noted at the meeting

6. **Update on Neighbourhood Plan** – Cllr N Barker explained that due to delays outside of the control of Dersingham Parish Council, the Neighbourhood Plan will now be brought to Full Council in November instead of September 2026. Due to issues raised under item 7 below there was a discussion about local green spaces. Cllr C Shepherd explained that the NPPF (National Planning Policy Framework) has now been rewritten and amongst other things, Chapter 16 is about promoting healthy communities and in particular HC2 focuses on Local Green Spaces. Additionally new government advice about designating local green spaces was issued in July. After discussion it was agreed that the area of land to the west and south of Semba and the A149 would be reinstated as a green space due to its value as a wildlife corridor.

Cllr N Barker explained that there are 3 criteria for Local Green Spaces:

- (a) In close proximity to the community it serves;
- (b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- (c) Local in character and not an extensive tract of land

7. **King's Lynn and West Norfolk's Local Plan 2026-2044: Scoping Consultation** – An Extraordinary Full Council meeting has been called for Monday 21st September in respect of the Borough Council call for sites. There was a discussion about the call for sites and those suggested in Dersingham. Concern was expressed as follows:

- (a) The two sites to the north of the village which could lead to the coalescence of Dersingham and Ingoldisthorpe,
- (b) The site near Semba would be detrimental to the value of the land for wildlife
- (c) Because the fourth site near Sugar Lane was for a single plot it was too small to be included in the Borough Council local plan and a planning application could be submitted at any time.

8. **Correspondence** – BCKLWN's Planning Department – new procedure for receiving notification of Planning Appeals – noted at the meeting

9. **Open the meeting to allow Public Participation** – No public comments

10. **Items for inclusion on the next agenda** - None

11. **Date of next meeting - Monday 12th October 2026 at 6pm in the Loft**
With no further business the meeting closed at 18:27pm