



**Planning Committee**  
**Monday, 13th April, 2026 at 9.30 am**  
**in the Assembly Room, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary Documents**

1. **Presentation** (Pages 2 - 47)

**Contact**

Democratic Services  
Borough Council of King's Lynn and West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX  
Tel: 01553 616394  
Email: [democratic.services@west-norfolk.gov.uk](mailto:democratic.services@west-norfolk.gov.uk)

# Planning Committee

## 13 April 2026

Agenda Item 9

2



**25/01391/FM**

3



This drawing is to be read in conjunction with all other relevant drawings and specifications.

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B	Red and blue lines updated	13-12-25	CWJ
A	Blue line added	27-08-25	CWJ
Rev	Description	Date	Checked
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Project:  
Residential development  
Land at Sandy Lane  
Docking

Client:  
Vello Limited

Project No:  
2020658

Title:  
Location Plan

Scale @ A3:  
1/1250

Drawn By:  
CWJ

Drawing Number:  
2020658 - 09

Purpose of Issue:  
Planning Application

Revision:  
B

Building Surveying | Architectural Design | Building Consultancy

www.cwjsurveyors.co.uk | cwjsurveyors@outlook.com

Regulated by RICS

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G	Plot outlined and bin collection shown	13/02/25	CWJ
F	Plot 1 site reduced	07/11/25	CWJ
E	Plot 1 type updated	33/05/25	CWJ
D	Garden Extensions altered	07/05/25	CWJ
C	Red line added	07/05/25	CWJ
B	Road access and drain added	06/05/25	CWJ
A	Layout alterations	03/05/25	CWJ
Rev	Description	Date	Checked
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Project:  
**Residential development  
Land at Sandy Lane  
Docking**

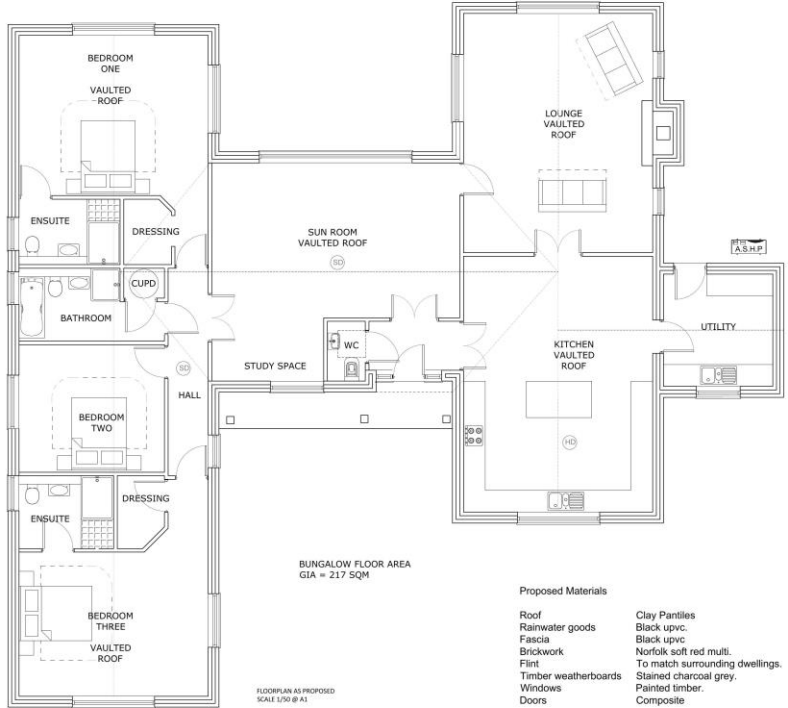
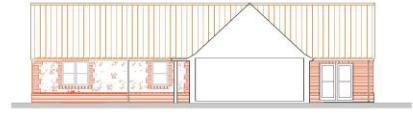
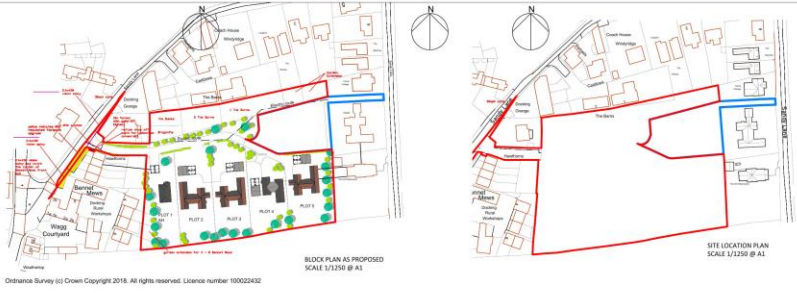
Client:  
**Vello Limited**

Project No: 2020658	Scale @ A3: 1/1000	Drawn By: CWJ
Title: <b>Initial Site Layout Concept</b>		
Drawing Number: 2020658 - 02	Revision: G	
Purpose of Issue: <b>Information</b>		

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Regulated by RICS



- Proposed Materials**
- Roof: Clay Tiles
  - Rainwater goods: Black upvc
  - Fascia: Black upvc
  - Brickwork: Norfolk soft red muli.
  - Flint: To match surrounding dwellings.
  - Timber weatherboards: Stained charcoal grey.
  - Windows: Painted timber.
  - Doors: Composite

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Scale bar:  
Scale 1:50  
0m 20m 40m 60m 80m  
Scale 1:100  
0m 25m 50m 75m 100m  
Scale 1:250

Drawn by	13/10/24	016
Checked by	13/10/24	016
Project No.	25/01391/FM	
Scale	As indicated	
Drawn by		

**C.W JOHNSON**  
CHARTERED SURVEYORS

Building Services Architectural Design Building Control  
www.cwjohnson.co.uk info@cwjohnson.co.uk

Approved by B13

Residential Development  
Land at Sandy Lane  
Docking

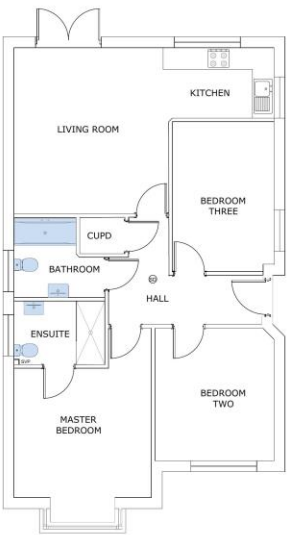
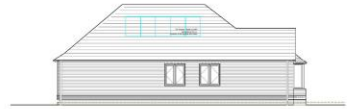
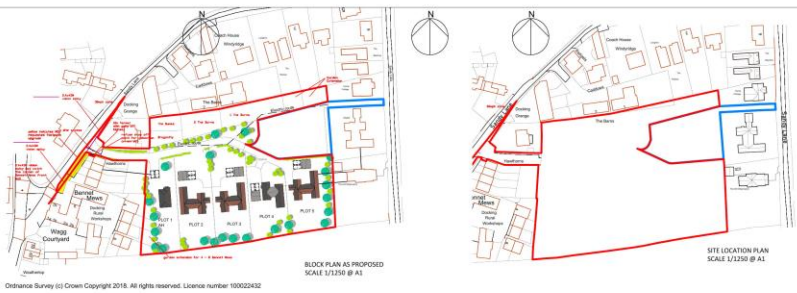
Client:  
Vellis Limited

PLOTS 3 & 5 As Proposed

Drawing Number:  
2020192 05

Proposed Use:  
Planning

Revision:  
A



3 bed bungalow 86 sqm

**Proposed Materials**

- Roof: Rainwater goods
- Fascia: Brickwork
- Windows: Doors
- Clay Pantiles
- Black upvc.
- black upvc.
- Norfolk soft red multi.
- Painted timber.
- Composite

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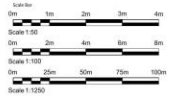
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Drawings 1:500 Coverage	20/01/20	001
1:1000 Coverage	20/01/20	001
1:1250 Coverage	20/01/20	001
Project No.	Scale @ A1	Drawn By: CJS
Client	Drawn By: CJS	Checked By: CJS

**C W JOHNSON**  
CHARTEDED SURVEYORS

Building Services    Architectural Design    Building Consultancy

www.cwjohanson.co.uk    info@cwjohanson.co.uk

Head Office: 01206 303333

Address: Residential Development  
Land at Sandy Lane  
Docking

Date: 20/01/20

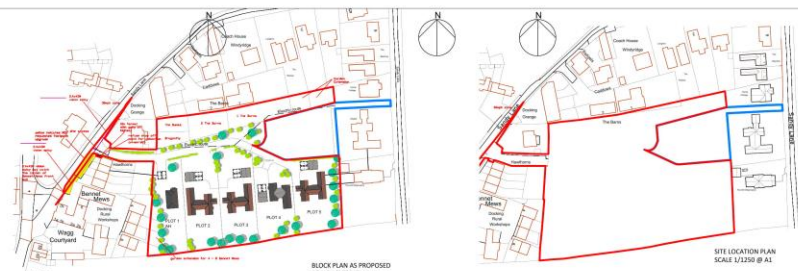
Veto: Limited

Title: POC 1 As Proposed

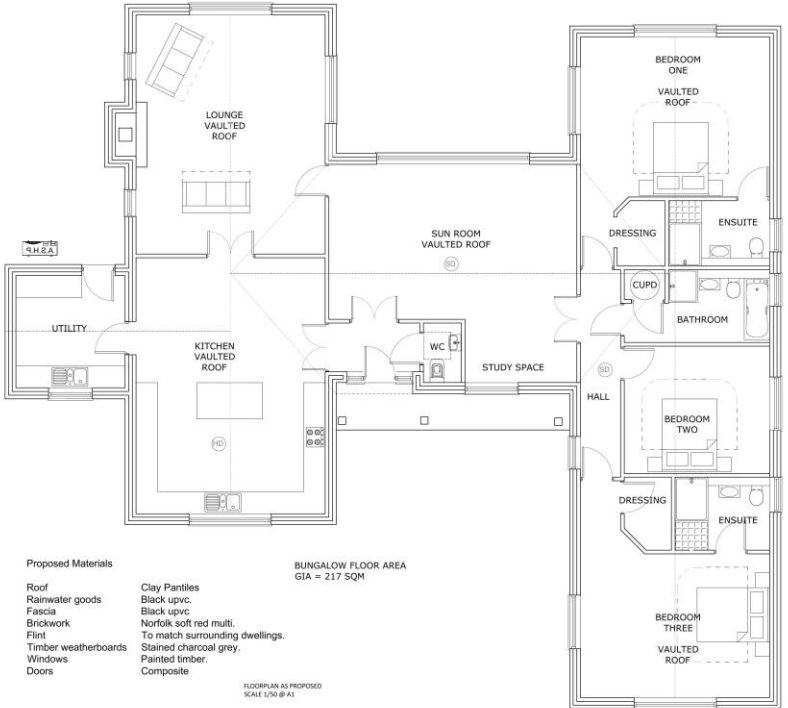
Drawing Number: 2002002\_07

Project Name: Planning

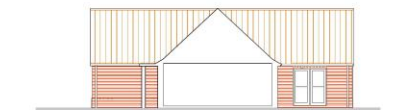
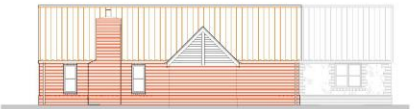
Revision: 1 C



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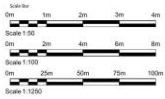
- Proposed Materials**
- Roof: Clay Pantiles
  - Rainwater goods: Black upvc
  - Fascia: Black upvc
  - Brickwork: Norfolk soft red multi.
  - Flint: To match surrounding dwellings.
  - Timber weatherboards: Stained charcoal grey.
  - Windows: Painted timber.
  - Doors: Composite



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Project: Residential Development, Land at Sandy Lane, Docking

Date: 16/05/2022  
Title: Plot 2 As Proposed

Drawing Number: 2023022\_06

Project Name: Plot 2 As Proposed

Revision: A

8

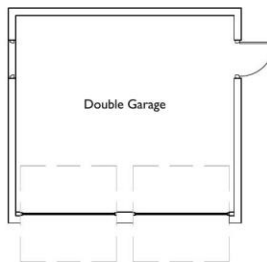






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Floor Plan

Garages  
33 sqM  
GIA

Proposed Materials

- |                      |                         |
|----------------------|-------------------------|
| Roof                 | Clay Pantiles           |
| Rainwater goods      | Black upvc.             |
| Fascia               | Black upvc              |
| Brickwork            | Norfolk soft red multi. |
| timber weatherboards | Stained charcoal grey.  |
| Doors                | Composite.              |

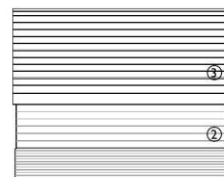
12



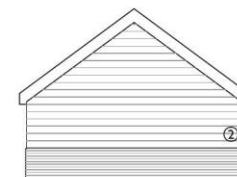
Front Elevation  
Plot 2 - East  
Plot 3 - West  
Plot 4 - North  
Plot 5 - West  
Plot 6 - South



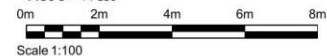
Side Elevation  
Plot 2 - South (handed)  
Plot 3 - South  
Plot 4 - East  
Plot 5 - South  
Plot 6 - East



Rear Elevation  
Plot 2 - West  
Plot 3 - East  
Plot 4 - South  
Plot 5 - East  
Plot 6 - North



Side Elevation  
Plot 2 - North (handed)  
Plot 3 - North  
Plot 4 - West  
Plot 5 - North  
Plot 6 - West



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Rev	Description	Date	Checked
-	-	-	-
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Project:  
Residential development  
Land at Sandy Lane  
Docking

Client:  
Vello Limited

Project No: 2020658	Scale @ A3: As shown	Drawn By: CWJ
Title: Garages		
Drawing Number: 2020658 - 12		
Purpose of Issue: Planning	Revision: -	

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15



Aerial view showing settlement boundary and Conservation Area

16



View north along Sandy Lane access to right/centre



17



View east from within site





View west from within site towards access





20





View northwest from within site

22



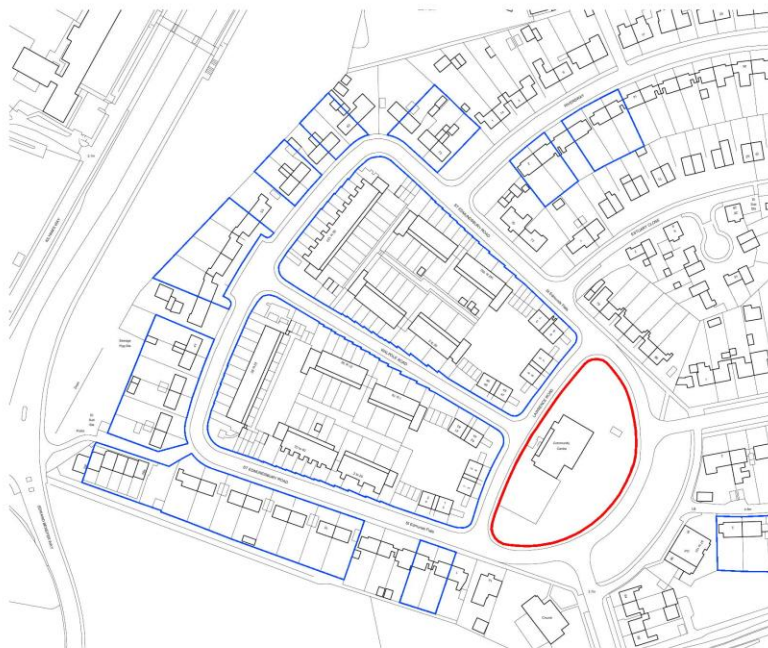
View south across fields to the southern site boundary



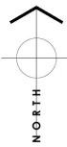
**25/00627/FM**

23





**Location Plan**  
 0 5 10 20 30 40 50 60m  
 scale 1:1250



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 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.



**Aerial Image**  
 0 5 10 20 30 40 50 60m  
 scale 1:1250

Revisions	Date	Amendments
A	27.03.25	J&S file updated

Status **Planning Submission**

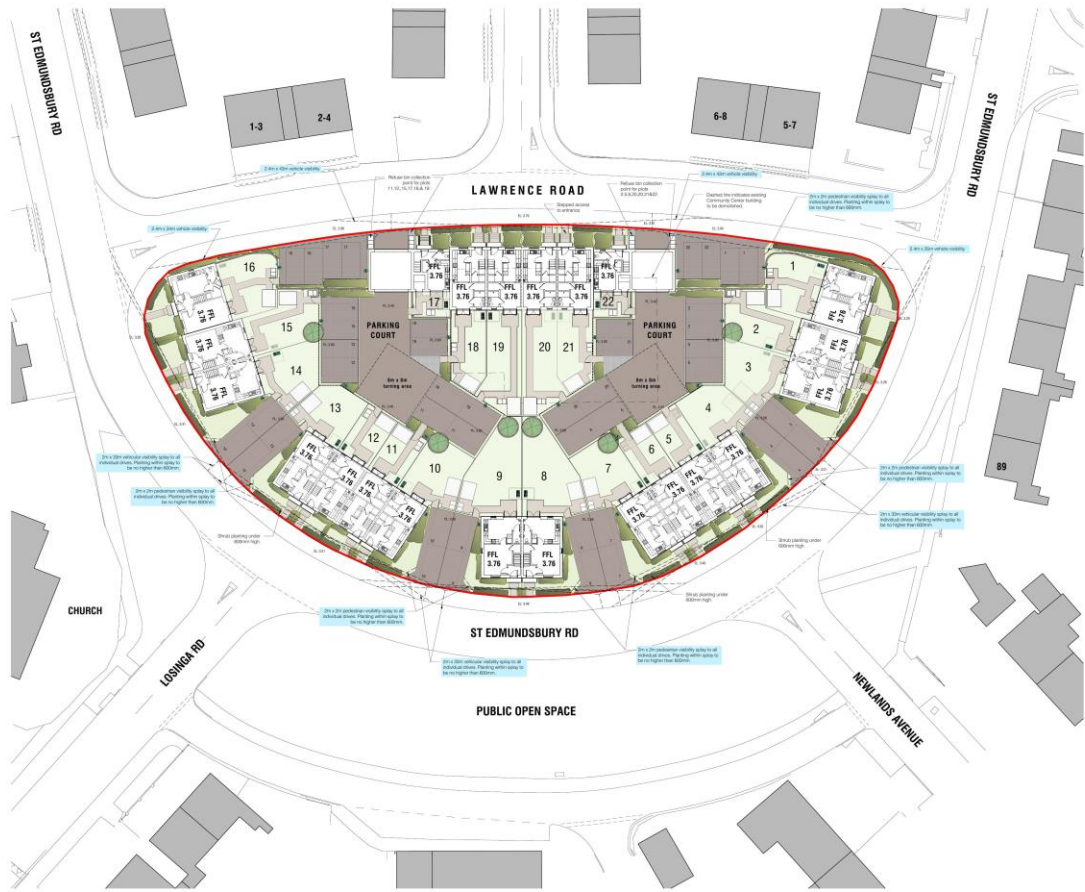
**The Design Partnership**  
 The Design Partnership (UK) Ltd  
 Clemons House,  
 19 Station Road,  
 Chatteris,  
 Cambridgeshire PE16 6AG  
 Tel: 01354 683111

Job Title  
 Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing

Drawing Title  
 Planning Submission  
 Location Plan

Date	Scale	Drawn	Drawn No.	Rev.
August 2024	1:1250@A2	PD	FB-968-P01	A

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THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE.  
REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICE.



**HARD LANDSCAPING:**

- Shared & Private Drives**  
Proposed drive surfaces, together with adjacent pavements and footpaths to be approved by relevant authority.
- Private Paths - Pavés**  
Areas to be paved with paving slabs, 400 x 400mm, laid in a staggered pattern to be approved by relevant authority.
- Green Technology**
- Car Charging Poles**  
Proposed car charging poles to be approved by relevant authority.
- All Sources Heat Pump (ASHP) Location**  
Location of all ASHP heat pumps, including all piping and controls, to be approved by relevant authority.
- Pedestrian Paths Location**  
All paths to be shown on site, including all paving and drainage, to be approved by relevant authority.

**GREEN TECHNOLOGY:**

- Car Charging Poles**  
Proposed car charging poles to be approved by relevant authority.
- All Sources Heat Pump (ASHP) Location**  
Location of all ASHP heat pumps, including all piping and controls, to be approved by relevant authority.
- Pedestrian Paths Location**  
All paths to be shown on site, including all paving and drainage, to be approved by relevant authority.

**GREEN:**

- Reduce Site**  
Location of reduced site storage within boundary of site.
- Water Storage**  
Location of water storage within boundary of site.
- Lighting**  
Location of lighting to be approved by relevant authority.
- Proposed Street Level**  
Proposed street level, including proposed ground levels, to be approved by relevant authority.

**BOUNDARY TREATMENTS:**

- Low Green Boundary Fence**  
Proposed low green boundary fence with automatic sliding gates and gravel base to be approved by relevant authority.
- Low Green Boundary Fence with Slats**  
Proposed low green boundary fence with slats and automatic sliding gates to be approved by relevant authority.
- Boundary Walls - Low High**  
Proposed boundary walls to be approved by relevant authority.
- Boundary Walls - Low High**  
Proposed boundary walls to be approved by relevant authority.
- Boundary Walls - Low High**  
Proposed boundary walls to be approved by relevant authority.
- Medium High Area Rail Fence**  
Proposed medium high area rail fence to be approved by relevant authority.

**SOFT LANDSCAPING:**

- Lawns**  
Proposed lawns to be approved by relevant authority.
- Planting**  
Proposed planting to be approved by relevant authority.
- Planting (B&G) Vegetated**  
Proposed planting to be approved by relevant authority.
- Planting (B&G) Vegetated**  
Proposed planting to be approved by relevant authority.
- Planting (B&G) Vegetated**  
Proposed planting to be approved by relevant authority.

**Site Plan**  
Scale 1:250

25

Ref	Date	Amendments
A	27-09-24	add fire staff working cabinet
B	19-10-24	modify road layout to meet planning
C	20-10-24	to be approved by relevant authority
D	14-10-24	to be approved by relevant authority
E	19-10-24	to be approved by relevant authority
F	19-10-24	to be approved by relevant authority

**Planning Submission**

**The Design Partnership**  
The Design Partnership (UK) Ltd  
140-142  
100, Market Street  
King's Lynn, Norfolk  
PE30 1AA  
Tel: 01553 488911

Job Title  
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing  
Drawing Title  
Planning Submission  
Site Plan

Date	Scale	Drawn	Check	Rev No.	Rev
June 2024	1:500/3A1	PD	FB	FB-068-P03	F



**Block Plan**

- 2 storey dwelling
- 2 | storey dwelling



**Storey Heights**

- 2b (Sp) - Missoula M(1)
- 2b (Sp) - House M(1) / M(2)



**Development Mix**

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THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON-SITE AND  
REPORT ANY DISCREPANCIES TO THE SUPERVISOR IMMEDIATELY.



Reference	Date	Amendments
A	20/03/24	add M1 to all surrounding context
B	20/03/24	replace colour requirements / high contrast
C	20/03/24	re-design to respond to NCC highway comments
D	16/03/24	layout adjustments to parking areas
E	06/03/24	change to 2 storey houses / parking areas
F	06/03/24	add 4 storey house
F	06/03/24	change house to 2 storey house

**Planning Submission**

**The Design Partnership**  
The Design Partnership (UK) Ltd  
Clarendon House  
15 Clarendon Street  
Chichester  
West Sussex PO19 1BA  
Tel: 01243 830111

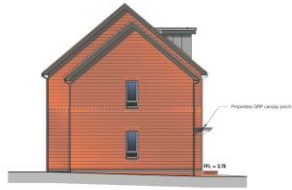
Job Title  
Proposed Residential Development on site of  
Isomer Community Centre, Lawrence Rd,  
Kings Lynn, for Freebridge Community Housing

Drawing Title  
Planning Submission  
Block Plan / Development Mix / Storey Heights

Date	Issue	Drawn	Check	Drawn	Check
June 2024	1.5000/0A.1	PD	PD	FB-966-P102	F

10 Design Partnership





Side Elevation  
Scale: 1:100



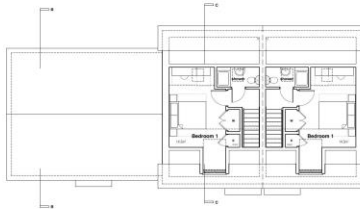
Front Elevation  
Scale: 1:100



Side Elevation  
Scale: 1:100



Rear Elevation  
Scale: 1:100



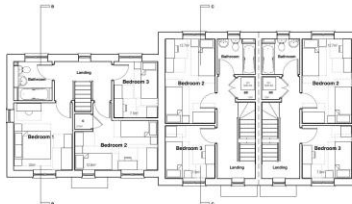
Second Floor Plan  
Scale: 1:100



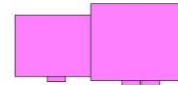
Section BB  
Scale: 1:100



Ground Floor Plan  
Scale: 1:100



First Floor Plan  
Scale: 1:100



Roof Plan  
Scale: 1:100

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THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISOR'S OFFICE.

Revisions
Rev. No.   Date   Amendments

Project: Planning Submission



Job Title: Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing  
Drawing Title: Revised Planning Submission  
Plots 1-3 and Plots 14-16

Date	Issue	Drawn	Check	Rev.
25-11-2025	1-100627A1	PD	FB	968-P08



Side Elevation - Plots 8 & 9      Front Elevation - Plots 8 & 9      Side Elevation - Plots 8 & 9      Rear Elevation - Plots 8 & 9



Ground Floor Plan      First Floor Plan      Second Floor Plan      Roof Plan



Section AA      Section BB      Section CC      Section DD

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THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISOR'S OFFICE.

Revisions			
Date	Scale	Amendments	

**Planning Submission**



Job Title  
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing

Drawing Title  
Revised Planning Submission  
Plots 8 & 9  
Sections All Plots

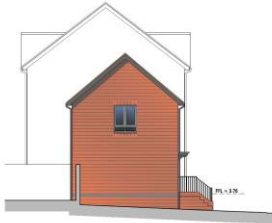
Date	Drawn	Drawn	Drawn	Drawn
25-11-2025	1-100627A1	PD	FB-968-P09	



Front Elevation - Plots 17 to 22 - Facing St Lawrence Road  
Scale 1:100



Side Elevation - Plots 17



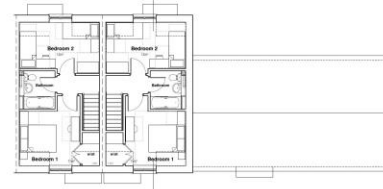
Side Elevation - Plot 22



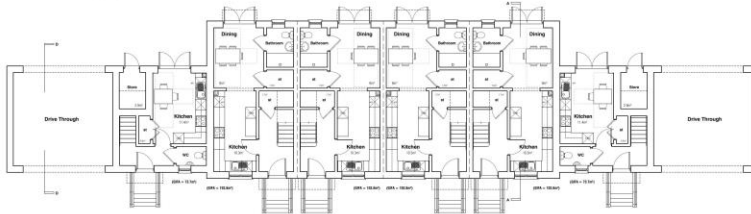
Rear Elevation - Plots 17-22



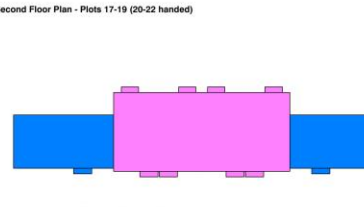
First Floor Plan  
Scale 1:100



Second Floor Plan - Plots 17-19 (20-22 handed)



Ground Floor Plan  
Scale 1:100



Roof Plan  
Scale 1:200

ALL DIMENSIONS ARE SHOWN IN MM UNLESS OTHERWISE STATED.  
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND  
REPORT ANY DISCREPANCIES TO THE SUPERVISOR'S OFFICE.

Revisions		
No.	Date	Amendments

**Planning Submission**

The Design Partnership  
The Design Partnership (2014) Ltd  
Clarendon House  
10 Colindale Avenue  
Colindale  
London NW9 1NS  
Tel: 02088 880111

Job Title  
Proposed Residential Development on site of  
Isomer Community Centre, Lawrence Rd,  
Kings Lynn, for Freebridge Community Housing

Drawing Title  
Revised Planning Submission  
Plots 17-22

Date	Drawn	Check	Drawn	Drawn No.	Drawn
25-11-2025	1:1000SA1	PD	FB	968-P10	

31



West elevation of community centre, Lawrence Road



32



Site as viewed from St Edmundsbury Road to the south





Site as viewed from St Edmundsbury Road to the south





North elevation of community centre and surrounding site



35



North west corner of site, houses opposite



36



North west corner of site, houses opposite





Site as viewed from Losinga Road to the south, North Lynn Church (The Beacon) to the left



38



Community centre as viewed along Lawrence Road





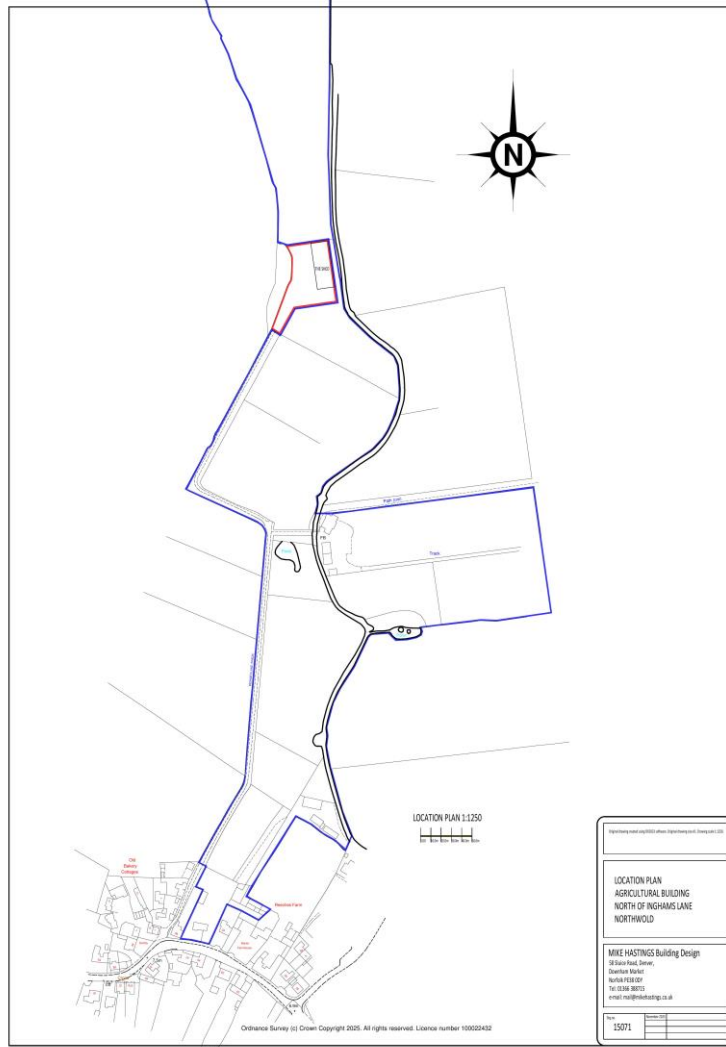
Surrounding street scene, including nearby maisonettes



**26/00048/F**

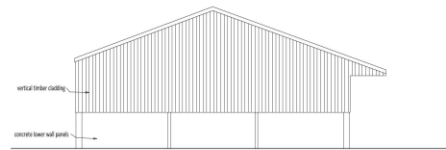
40



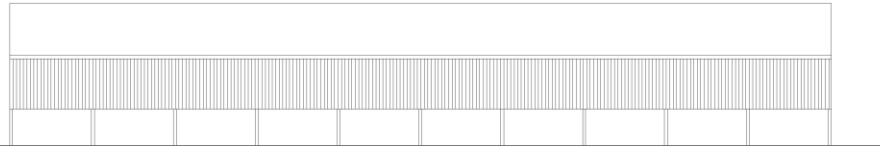




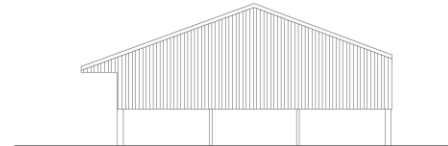
WEST ELEVATION



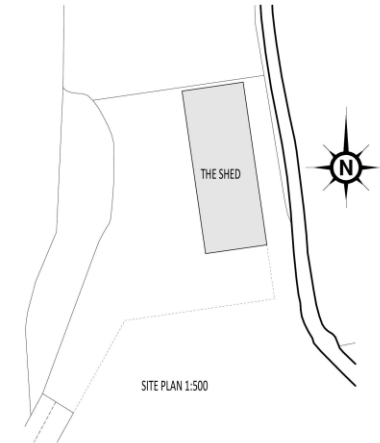
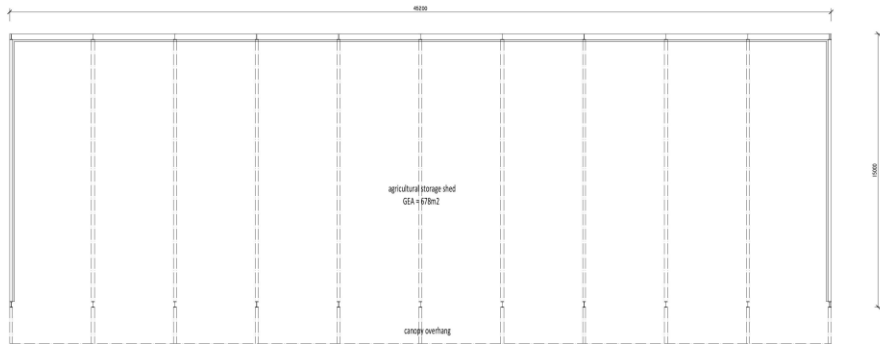
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



42

Digital drawing created using AutoCAD software. Original drawing scale 1:100. Drawing scale 1:100.  
  
**MIKE HASTINGS Building Design**  
 58 Sluice Road, Damer,  
 Downham Market  
 Norfolk PE33 6DY  
 Tel: 01366 388715  
 e-mail: mail@mikehastings.co.uk

**AGRICULTURAL BUILDING  
NORTH OF INGHAMS LANE  
NORTHWOLD**

Drawn	Number	2023
15072		



South-western elevation of barn from access



44



North-west boundary from access



45



South-east boundary



46



Southern boundary



# End of Presentation

47

