

## **KING'S LYNN AREA COMMITTEE - PLANNING SUB-GROUP**

**Thursday, 13th November, 2025 at 4.30 pm in the Council Chamber, Town Hall,  
Saturday Market Place, King's Lynn PE30 5DQ**

### **AGENDA**

1. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

2. **DECLARATIONS OF INTEREST** (Page 3)

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

3. **URGENT BUSINESS**

To consider any business in which, by reason of special circumstances, the Chair proposes to accept as urgent business under Section 100(b)(4)(b) of the Local Government Act 1972.

4. **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chair of their intention to do so and what items they wish to be heard before a decision on that item is taken

5. **CHAIR'S CORRESPONDENCE**

If any.

6. **ITEMS FOR CONSIDERATION** (Pages 4 - 26)

To view the planning application visit; [Simple Search \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk) and quote the planning reference number:

**25/01610/FM**

Extension to the existing effluent treatment plant to enable anaerobic treatment of the existing wastewater at Palm Paper Poplar Avenue King's Lynn Norfolk PE34 3AL

**25/00627/FM**

Proposed residential development of 22 affordable dwellings following demolition of former community centre building at Former North Lynn Community Centre Lawrence Road King's Lynn Norfolk PE30 2DW

7. **ANY OTHER BUSINESS**

If any.

8. **DATE OF NEXT MEETING**

The date of the next meeting will be scheduled when required.

# DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



## START

YES ←

Does the matter directly  
relate to one of your DPIs?

→ NO

Does the matter directly  
relate to the finances or  
wellbeing of one of your ERIs?

↓ NO

Does it directly relate to the  
finances or wellbeing of you,  
a relative or a close associate?

↓ NO

Does it affect the finances or  
wellbeing of you, a relative, a  
close associate or one of my  
ERIs?

↓ NO

Does it relate to a Council  
Company or outside body to  
which you are appointed by  
the Council?

YES ↙

↓ NO

Declare the interest. You have  
a **conflict** and cannot act or  
remain in the meeting \*

\* without a dispensation

### Glossary:

DPI: Disclosable Pecuniary  
Interest

ERI: Extended Registrable  
Interest

Other actions to mitigate  
against identified conflicts:

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any  
email recipient chain/group

Declare the interest. You have  
a **conflict** and cannot act or  
remain in the meeting \*

YES ↙

Declare the interest. You have  
a **conflict** and cannot act or  
remain in the meeting \*

YES ←

Declare the interest. Are you  
or they affected to a greater  
extent than most people? And  
would a reasonable person  
think you are biased because  
of the interest?

YES ←

↓ YES

↓ NO

You have a **conflict** and  
cannot act or remain in  
the meeting \*

Take part  
as normal

You can remain the meeting if the Chair  
agrees, for you to speak in your external  
capacity only. Do not vote.

YES ←

You can take part in discussions but make  
clear which capacity you are speaking in.  
Do not vote.

NO ←

Declare the  
interest. Do you, or  
would a reasonable  
person think there  
are competing  
interests between  
the Council and the  
company/outside  
body?

Does another interest make  
you that feel you cannot act  
in a fair, objective or open  
manner? Would a  
reasonable person knowing  
the same interest think you  
could not act in a fair,  
objective or open manner?



NO TO BOTH

YES TO ONE ↓

Declare the interest for  
the sake of openness  
and transparency. Then  
take part as normal.

You have a  
**conflict**. Declare  
the interest. Do  
not participate and  
do not vote.

# KLAC Planning Sub Group

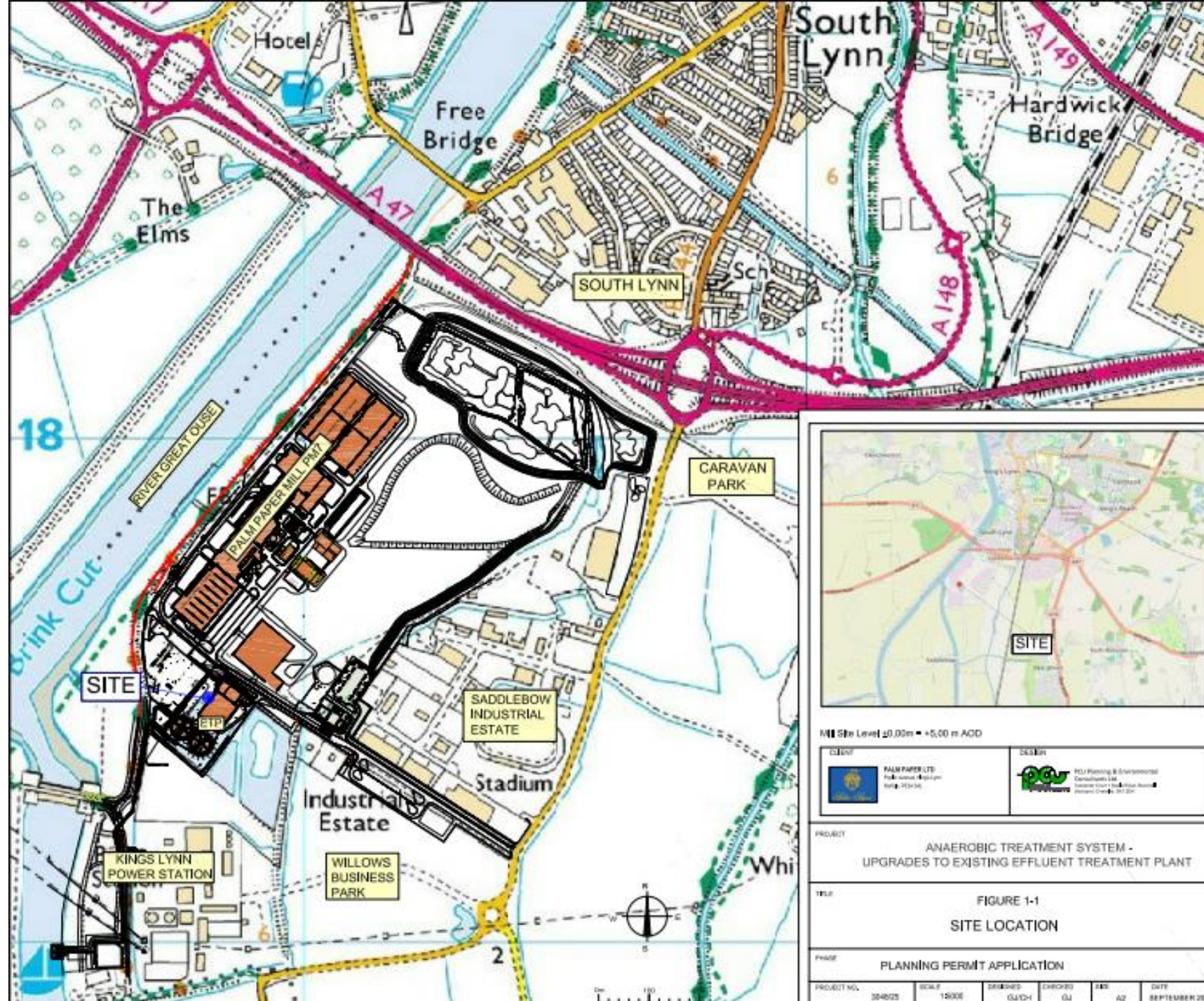
## 13th November 2025

Planning application ref: 25/01610/FM

Palm Paper, Poplar Avenue, King's Lynn PE34 3AL

Extension to the existing effluent treatment plant to enable anaerobic treatment of the existing wastewater







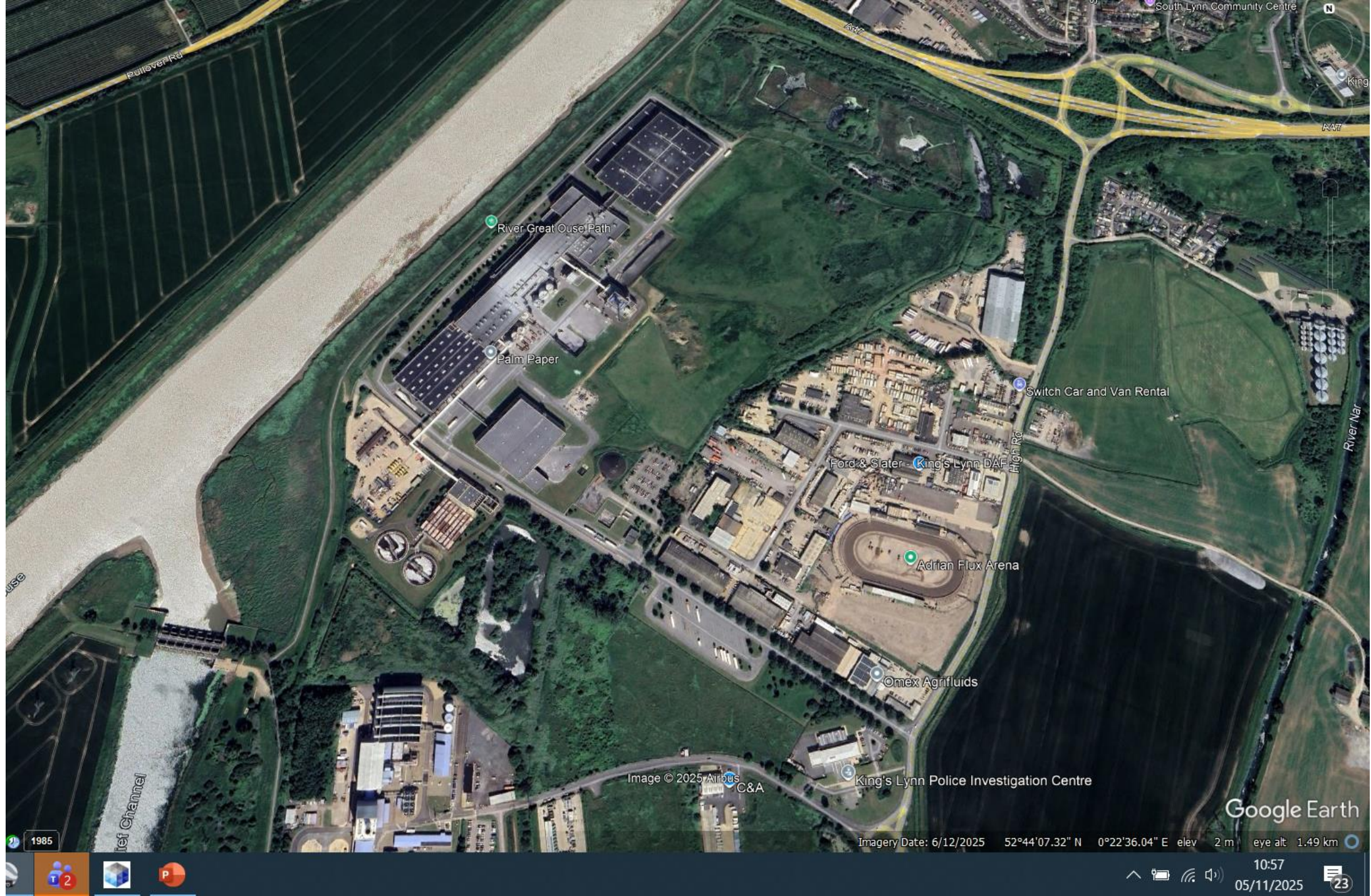






Image © 2025 Airbus

Google Earth

Imagery Date: 6/12/2025 -52°43'52.70" N 0°22'39.76" E elev 5 m eye alt 256 m

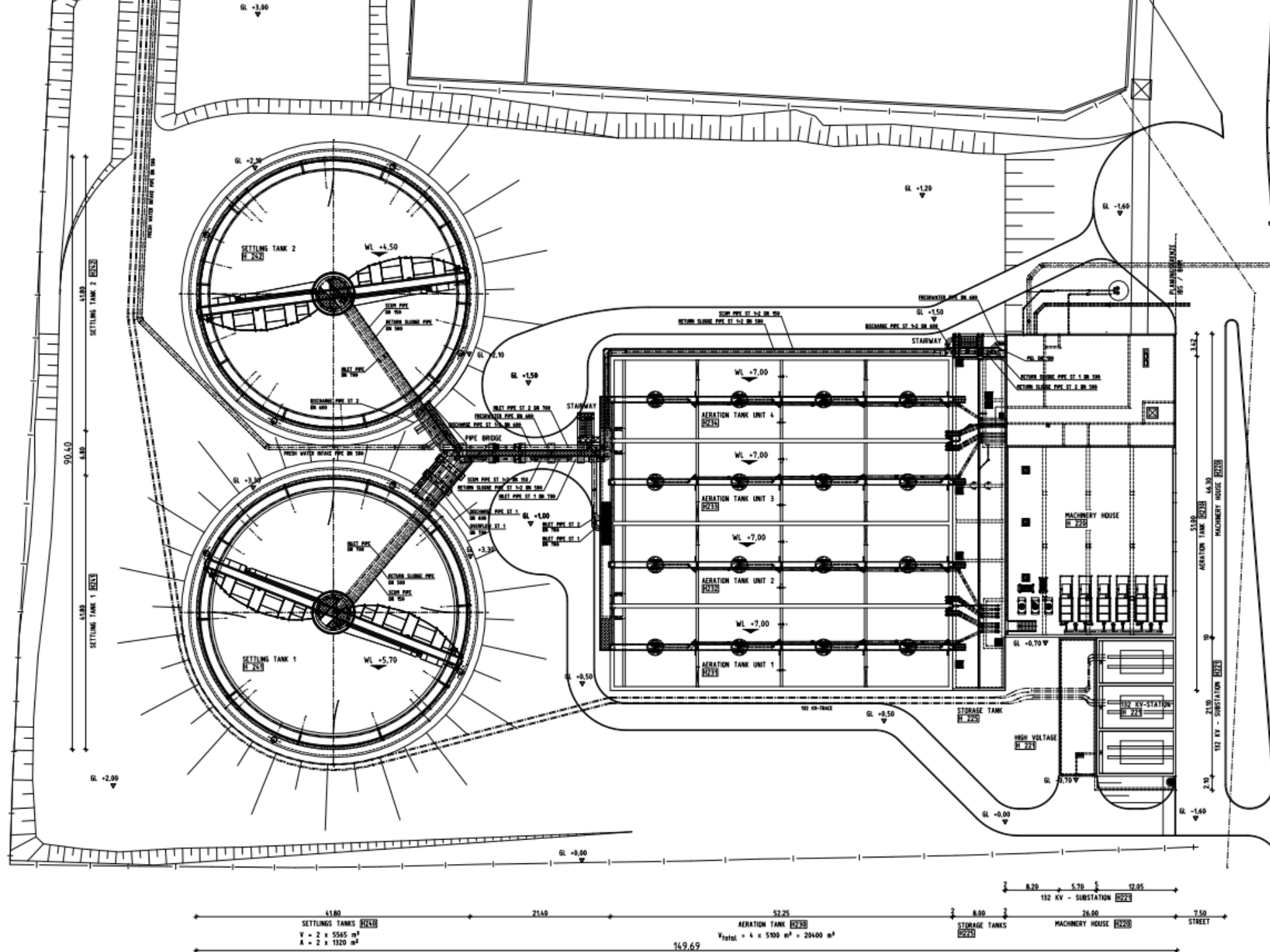
1985





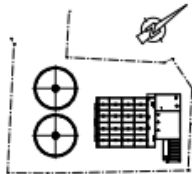
Existing plans

8



1	DRAWING REVISED	2000-06-01	BN
2	DRAWING REVISED	2000-02-05	KAL
3	DRAWING REVISED AFTER MODIFICATION OF AREA FILLING	2000-09-21	BN
4	AERATION TANK CUMULATIVE SLUDGE REMOVAL LEVEL HIGH VOLTAGE - 132KV SUBSTATION REVISED	2000-07-31	BN
5	DRAWING REVISED	2000-06-27	KAL
REVISION COMMENT		DATE	NAME

Date	Field	Subject	Drawing No.
07.09.24	GENERAL	H.2.0.0	14.0.1
Revision	1	2	3
01	02	03	04



**PAPER MILL LYNN PM 7**  
WASTEWATER TREATMENT PLANT  
EFFLUENT TREATMENT PLANT

SUBJECT: EFFLUENT TREATMENT PLANT

FINAL DESIGN

SCALE: 1:200

DATE: 2007-09-24

DRAWN BY: KAL

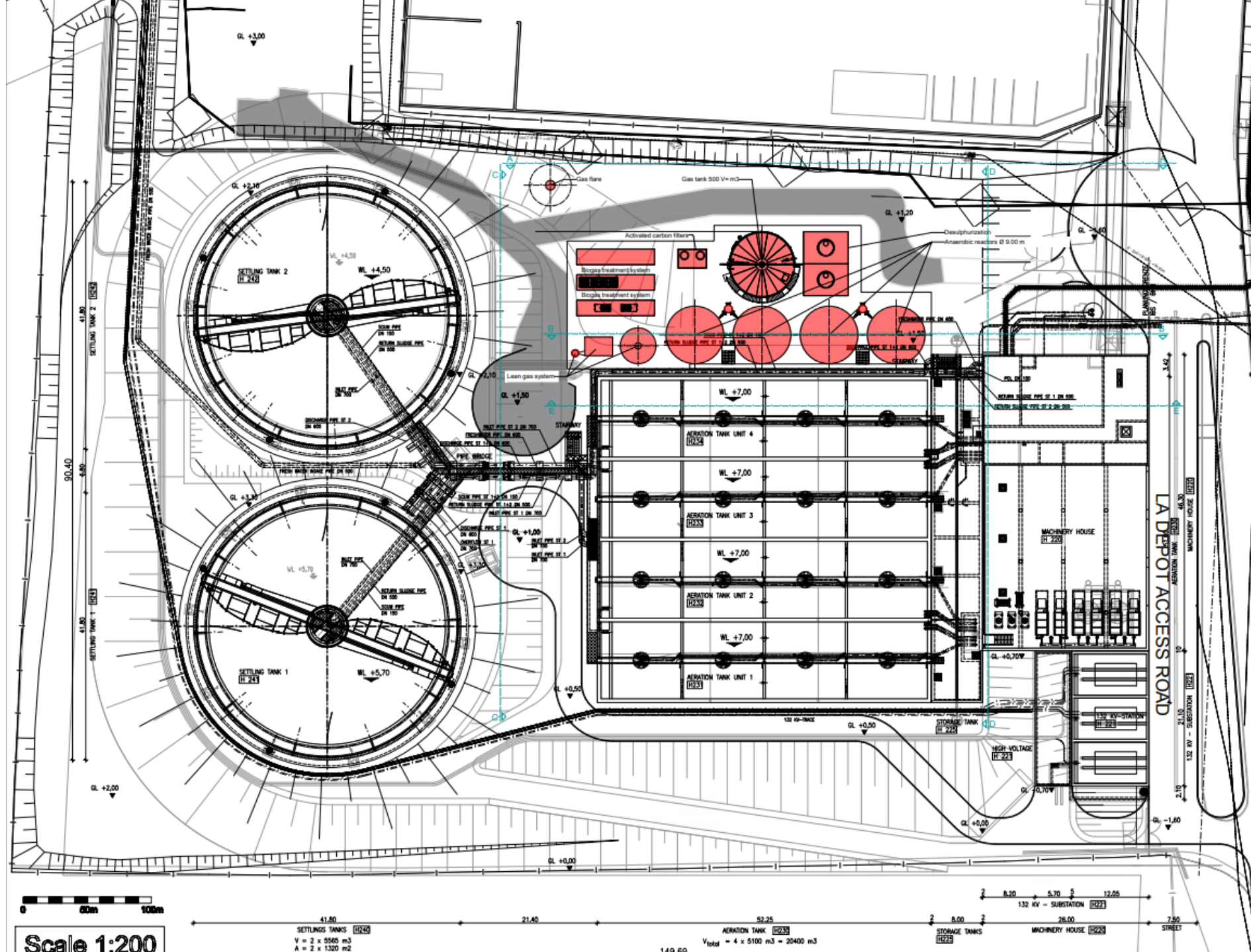
CHECKED BY: BN

PROJECT: PALM PAPER LIMITED  
King's Lynn  
Main Street, King's Lynn, Norfolk



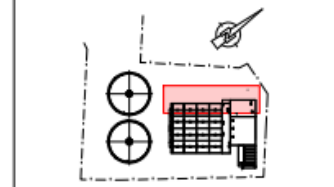
# Proposed plans

6



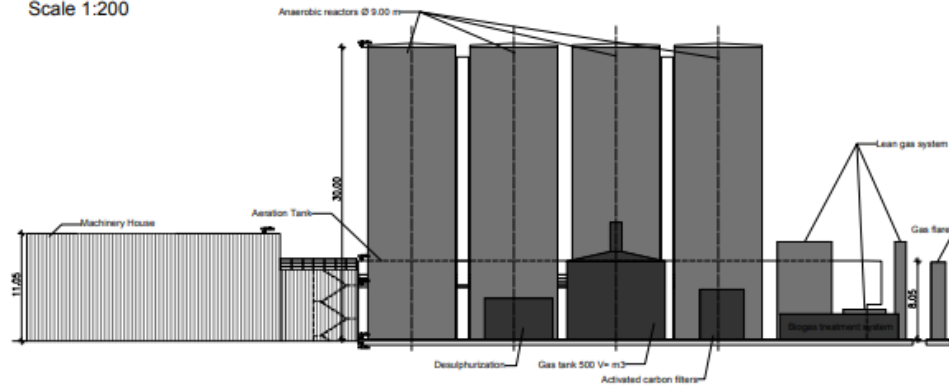
MILL SITE ZERO (MSZ) = 5.00 m AOD	
(LOCAL REFERENCE POINTS)	
(UNIQUE DISTANCE DATUM)	
REVISION	DATE

21.08.2025	LYNN PM 7	1001 0000 BAU	1100 00
DATE	PROJECT / FIELD	SUBJECT / NO.	FIELD / OR. NO. / REV.

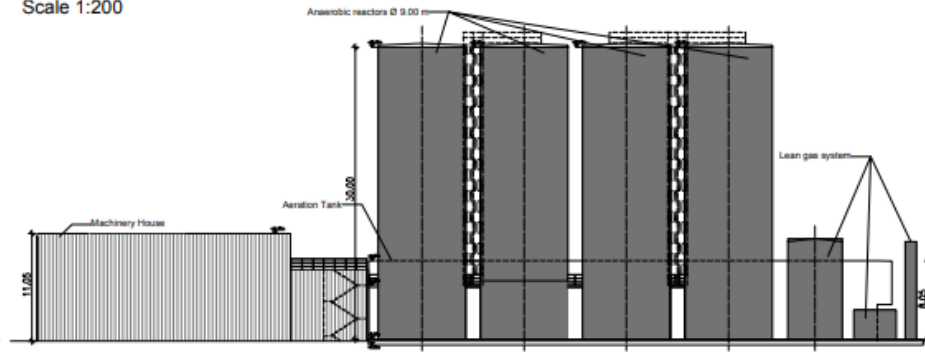


<b>PAPER MILL LYNN PM 7</b> WATER TREATMENT PLANT	
SUBJECT OPTIMIZING THE EXISTING WWTP VIA ANAEROBIC TREATMENT	
DESIGN PRELIMINARY DESIGN	
KIND OF PLAN LAYOUT	
DRAWN BY King's Lynn	CHECKED BY At-Aslan
DATE 18.03.2025	SCALE 1:200
PROJECT PALM PAPER LIMITED	CLIENT King's Lynn

Section A - A  
Scale 1:200

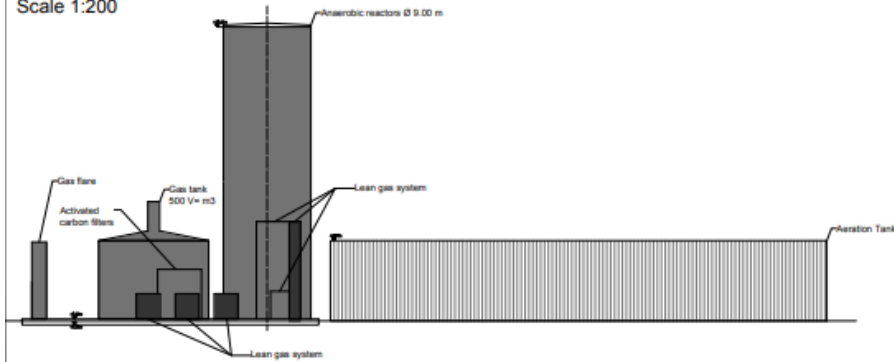


Section B - B  
Scale 1:200

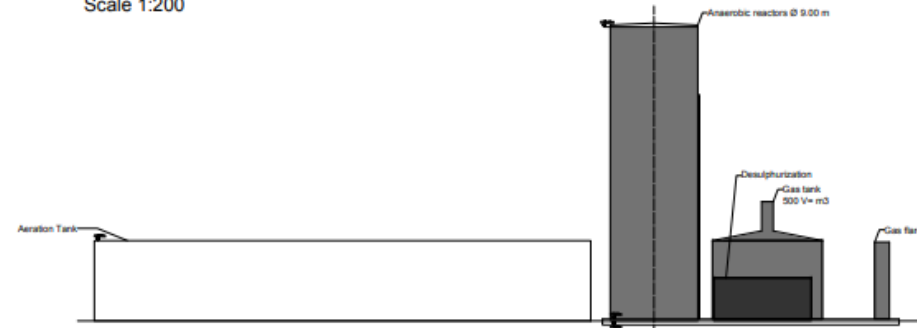


Proposed elevations

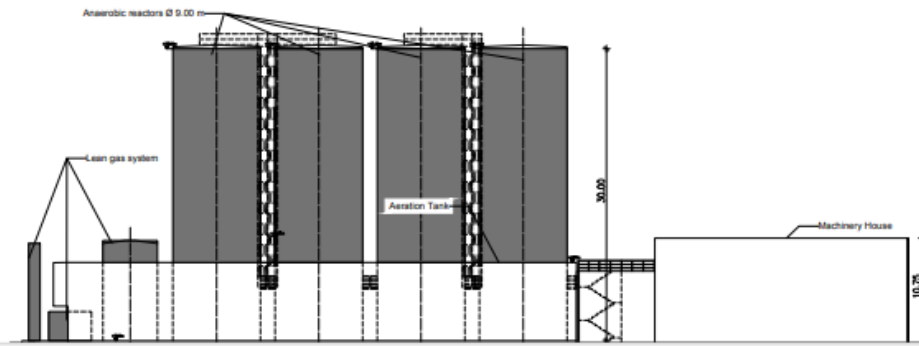
Section C - C  
Scale 1:200



Section D - D  
Scale 1:200

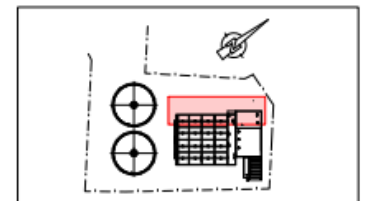


Section E - E  
Scale 1:200



MILL SITE ZERO (MSZ) = 5.00 m AOD		DATE	

21.08.2025	LYNN PM 7	1001	0000	BAU	1100	00
DATE	PROJECT FILE	SHEET NO	FILE	SR NO	REV	

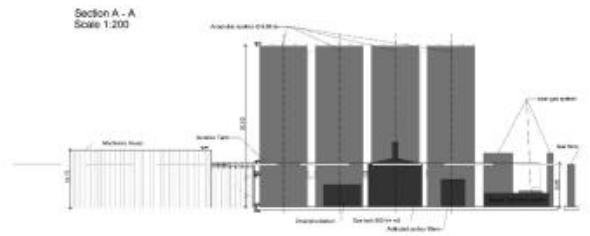




Existing View



Photomontage







View from A47

© 2025 Google

Google Earth

[Report a problem](#)



The Site



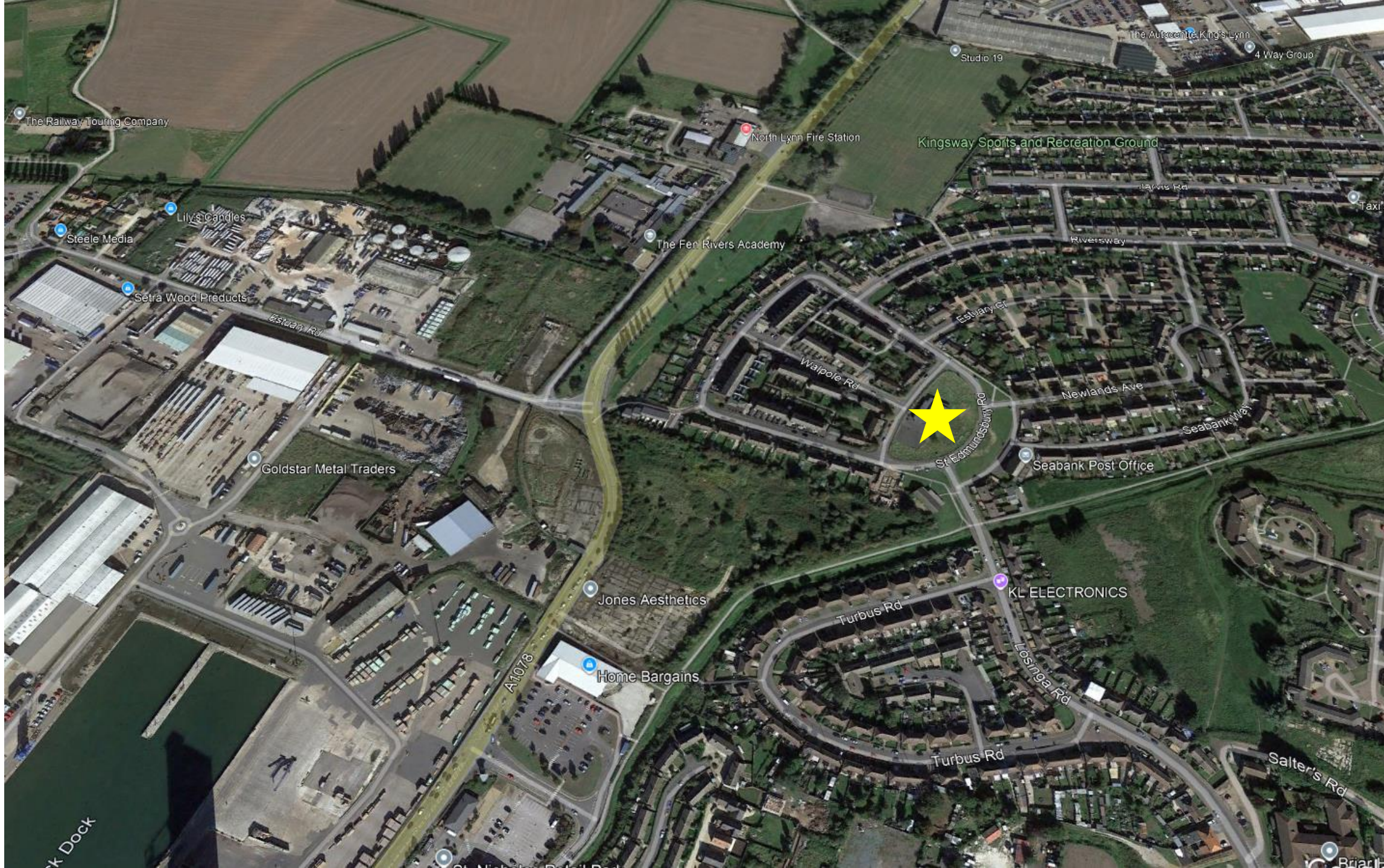
Zoomed in view

# 25/00627/FM

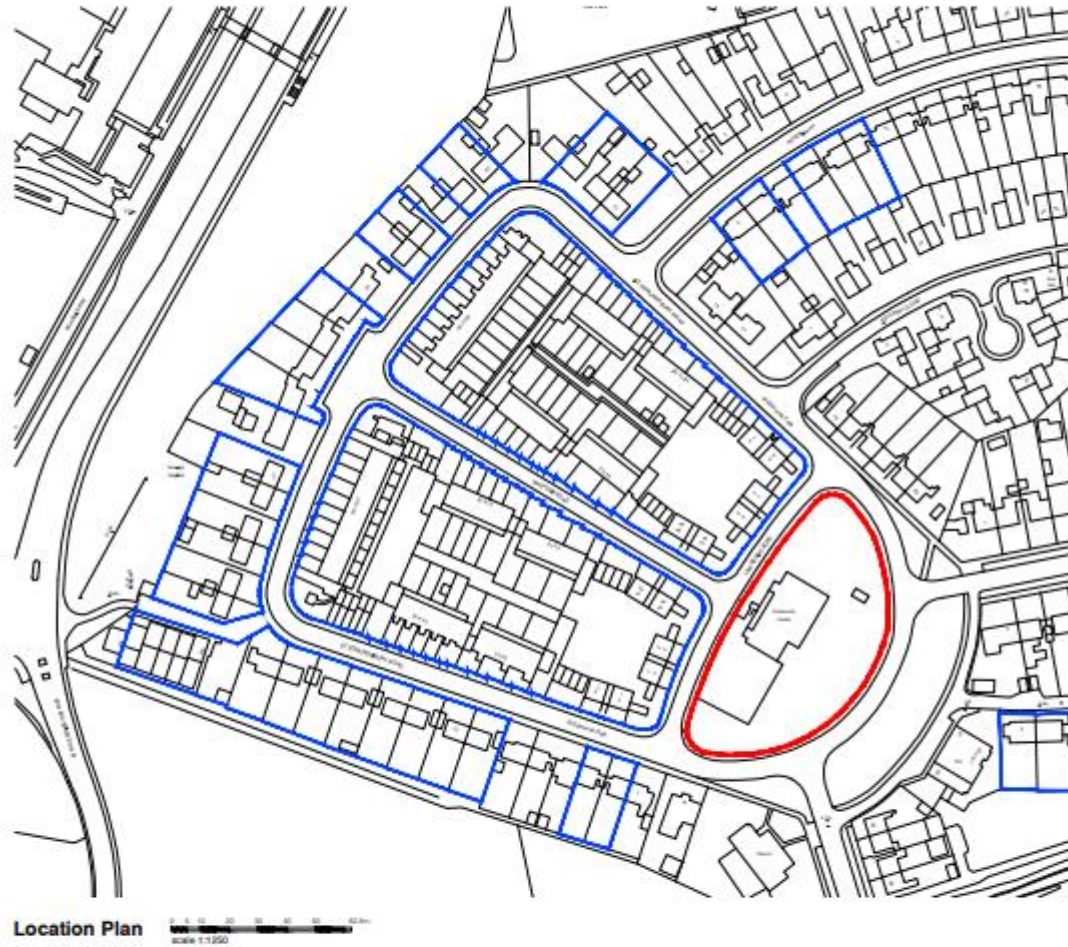
PROPOSED RESIDENTIAL DEVELOPMENT OF 22 AFFORDABLE DWELLINGS FOLLOWING DEMOLITION OF  
FORMER COMMUNITY CENTRE BUILDING

FORMER NORTH LYNN COMMUNITY CENTRE, LAWRENCE ROAD, KING'S LYNN









**Aerial Image**



ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.  
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICES.

Revisions				
Ref	Date	Amendments		
A	27-03-25	Job title updated		

Status

**Planning Submission**



**The Design Partnership**  
The Design Partnership (2024) Ltd  
Clarendon House,  
10 Station Road,  
Chelmsford,  
Chelmsford Essex CM1 6AG  
Tel: 01204 880111

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	Design No.	Rev.
August 2024	1:1250(A2)	PD	FB-968-P01	A





Block Plan

Scale 1:500



Storey Heights

Scale 1:500



Development Mix

Scale 1:500

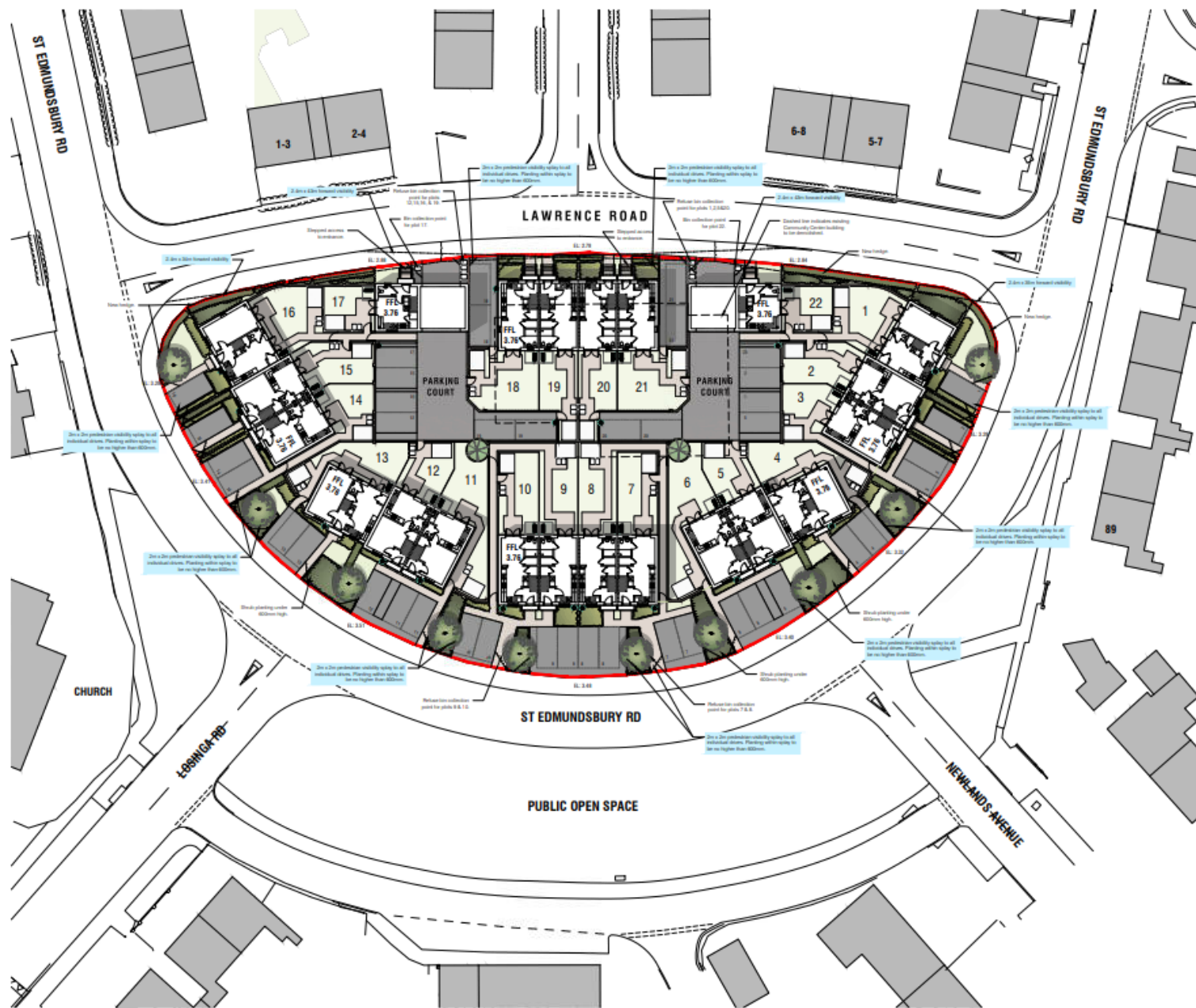
- Change to driveways positioning and layout (Local Highway Authority continue to raise concerns
- Revised Flood Risk Assessment and Drainage Strategy – out for consultation with the EA

Revisions	Date	Amendments
1	20/06/24	Initial design and layout
2	20/06/24	Revised design and layout
3	20/06/24	Revised design and layout

Planning Submission  
Block Plan / Development Mix / Storey Heights

Date: June 2024  
Scale: 1:500@A1  
Drawn: PD  
Check: FB-958-PG2  
Rev: 8





## Site Plan



## HARD LANDSCAPING

- Shared & Private Drives**  
Permissible block with posting. Tergate or similar to approval of local planning authority.
- Private Paths / Follies**  
Private footpaths and paths formed with L&C or D&C status to approval of local planning authority.

## GREEN TECHNOLOGY







- Car Charging Point**  
Position of infrastructure for electric vehicle charging points
- Air Source Heat Pump (ASHP) Location**  
Location of air source heat pumps installed on joining sites with grid margin to service area
- Photovoltaic Panels Location**  
PV panels to be located on roofs or aerial heating and storage. Refer to location drawings.

**OTHERS:**


- |   |  |
|---|--|
|  | <b>Refuse bins</b><br>Location of refuse bins (storage within coverings of buildings). |
|  | <b>Timber sheds</b><br>Location of timber sheds and/or garden-protecting cycle sheds.  |
|  | <b>Lighting</b><br>Provision lighting to be designed in approval of Health Committee.  |

- | IN.   | OUT.  | Proposed Ground Level   |
|-------|-------|---|
| 10.00 | 10.00 | Preliminary levels based on existing ground levels. To be confirmed by Civil Engineers. |

#### BOUNDARY TREATMENTS

- |   |  |
|---|--|
|  | <b>1.6m Close Beamed Panel</b><br>1.6m high column braced beam (lower) with concrete slabs<br>joist and girt supports at changes of level where required                                 |
|  | <b>1.6m Close Beamed Panel with Tralls</b><br>1.6m high column braced beam (lower) with 200mm walls<br>above with concrete slabs and girt supports at changes of<br>level where required |
|  | <b>Boundary Wall 1.6m High</b><br>1.6m boundary walls, in approval of LPS  |
|  | <b>Boundary Wall 3.0m High</b><br>1.6m boundary walls, in approval of LPS  |
|  | <b>Boundary Wall 1.6m High</b><br>1.6m boundary walls with girt support, in approval of LPS  |
|  | <b>600mm High Knee Wall Panels</b><br>600mm high column braced beam (lower) braced beams, in<br>approval of LPS  |

### SOFT LANDSCAPING

-  **Flare Gardens**  
Flare gardens, bordered with cultivated borders in lawns and adjacent to shrubbery. Margins need to be building into garden.
  -  **Front Gardens**  
Front gardens, bordered with shrubbery, flower borders are included.
  -  **New Tree Planting**  
Tree planting adjacent to lawns in the approval of Local Authority.
  -  **Planting (SWS Vegetated Garden)**  
General cover shrub and herbaceous planting in front of shrubbery in approval of Local Authority.
  -  **Shrub Planting (SWS Interspersed Shrub)**  
Tree and shrub cover of shrub planting in approval of Local Authority.
  -  **New Shrub Hedging**  
Frequent hedging of other natural hedging, alternative

Reservoir		
Buffer	Date	Artemisinin
A	27-03-20	2nd time 1st salt leaching experiment
B	12-10-20	Viscosity splash highlighting / salt leaching

### Planning Submission



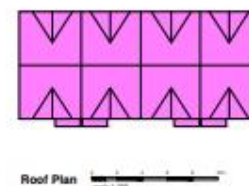
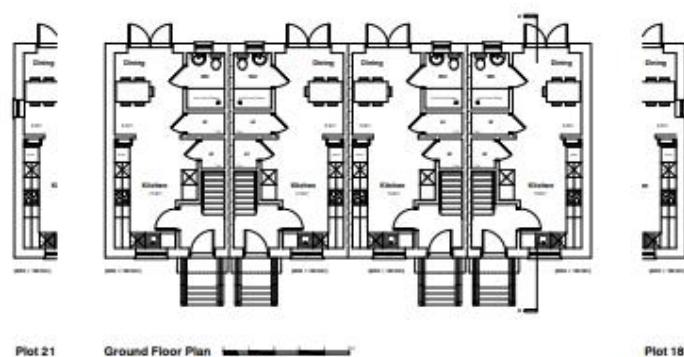
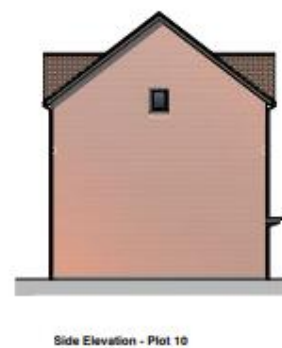
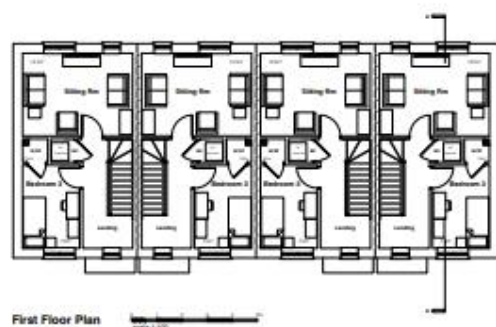
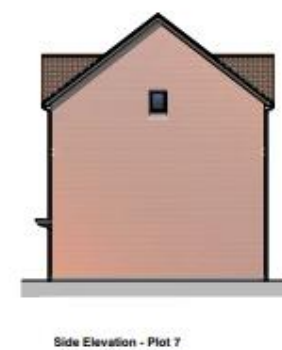
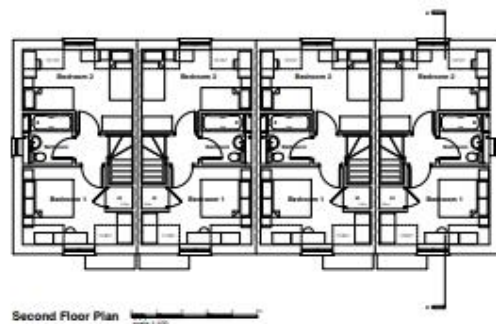
**The Design Partnership**  
The Design Partnership (Rt) Ltd  
Clarendon House,  
70 Station Road,  
Chalfont,  
Cardiff/section PE10 6NG  
Tel: 01294 499311

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

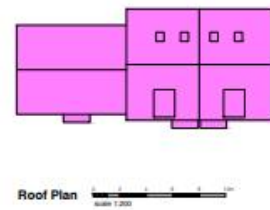
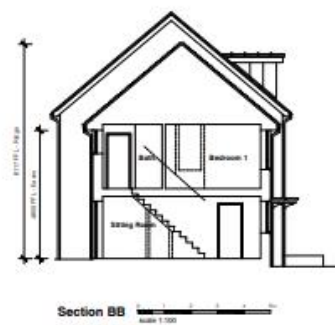
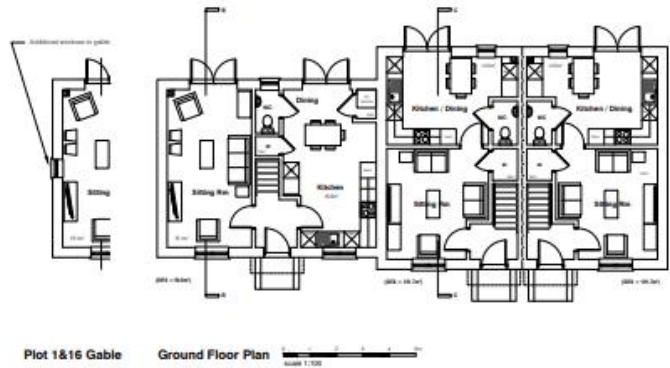
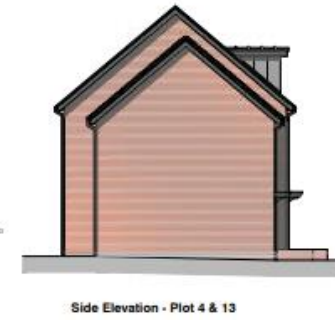
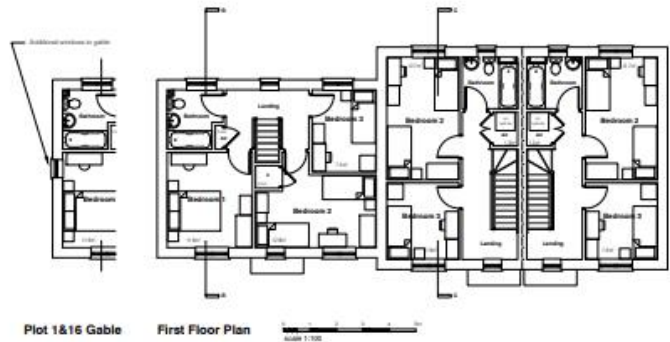
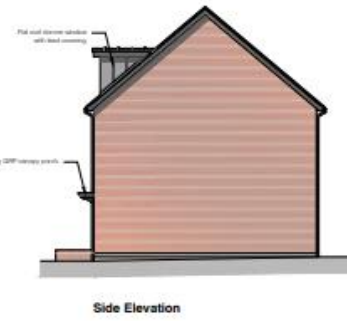
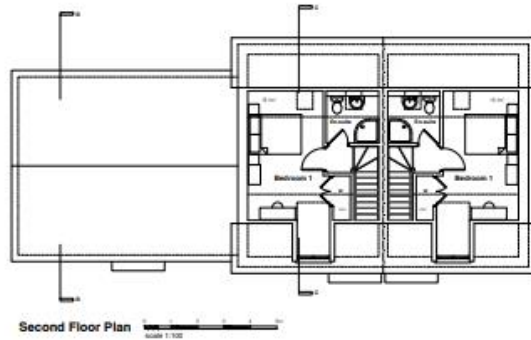
Drawing Title  
Planning Submission  
Site Plan

Date	Score	Dist	Org. No.	Rev.
June 2024	1:500@A1	PO	FB-968-P03	





Reference			
Sub	Date	Accession	
1A	27.03.24	2024-00000000	
1B	2024-00000000 (2024-00000000)		
Status			
<b>Planning Submission</b>			
 <div> <p>The Design Partnership Ltd              Commercial House              11 Station Road              Chesham              Buckinghamshire HP8 4JG              Tel: 01494 600011</p> </div>			
Job Title			
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing			
Drawing Title			
Planning Submission Plots 7-10 & 18-21 - Three Bedroom Terrace			
Date	Issued	By	For
June 2024	1,100,000/A1	JD	FD-568-P04



Revision	Date	Amendment
1	21-03-20	Initial design
2	12-04-20	Scale windows added to PWS 1 & 16

Planning Submission

**The Design Partnership**  
The Design Partnership (Pty) Ltd  
Community Housing  
12 Station Road  
Gillingham  
Kent Gillingham ME16 9NQ  
Tel: 01783 882117

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

Plotting Title  
Planning Submission  
Plots 1-6 & 11-16 - Three Bedroom Terrace





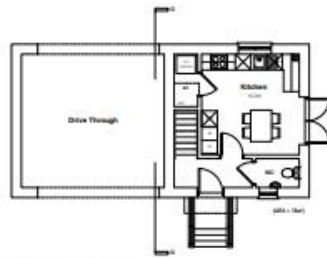
Street Elevation (flattened) - Plots 4 to 13 - Facing St Edmundsbury Road  
Scale 1:100



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



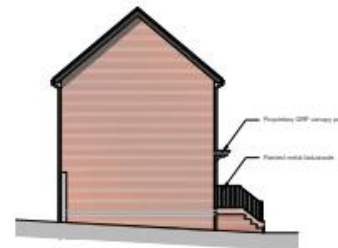
First Floor Plan  
Scale 1:100



Ground Floor Plan  
Scale 1:100



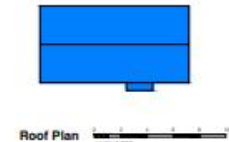
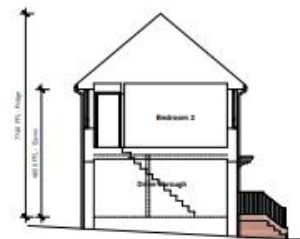
Front Elevation  
Scale 1:100



Side Elevation



Side Elevation



Roof Plan  
Scale 1:100

Revisions		
Rev	Date	Amendments
1	21/10/20	100% 100% 100%
2	21/10/20	100% 100% 100%
3	21/10/20	100% 100% 100%
Status		
Planning Submission		
 <b>The Design Partnership</b> The Design Partnership (UK) Ltd 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 Tel: 01223 880111		
Job Title		
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing		
Drawing Title		
Planning Submission		
Plots 17 & 22 - Two Bedroom Maisonette		













# Consultation Responses and Considerations (Black, unchanged

from 9/06/25, blue, as of october reconusltation period )

- Affordable Housing – Whilst this is a Freebridge Housing scheme and would be developed as fully affordable, the Policy requirement in Kings Lynn is for 15% which amounts to three on site units. A legal agreement would secure compliance with Policy LP29
- Flooding – The Environment Agency currently OBJECT due to an inadequate Flood Risk Assessment. This is potentially resolvable through amendments. This re-consultation was accompanied by a revised FRA, and we are waiting for revised comments from the EA.
- Air Quality – The Environmental Quality Team recommend a travel plan is created to address impacts of increased vehicle movements on air quality. Noting that the Bawsey Drain Path, which links the development to the town centre is in need of improvements.
- Ecology and Biodiversity – No Objections from the Council's Ecologist subject to standard conditions
- Local Highway Authority – continue to raise concerns over highway layout and access, given number of drop kerbs, curve in road will impact visibility etc.