

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

**Wednesday, 17th December, 2025 at 4.00 pm in the Kempe Room -  
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 - 44)

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

**25/01802/FM**

Erection of 19 dwellings and associated infrastructure including the demolition of all existing buildings at J And I Motor Engineers South Lynn Plain King's Lynn Norfolk

**25/01783/FM**

Application for the phased development comprising the change of use of the land to an Active Travel Hub, alongside the construction of a single storey hub building, surface car park, pedestrian infrastructure, access, landscaping and ancillary works. at Development Site W of Nar Ouse Way King's Lynn Norfolk.

7. **ANY OTHER BUSINESS**

If any.

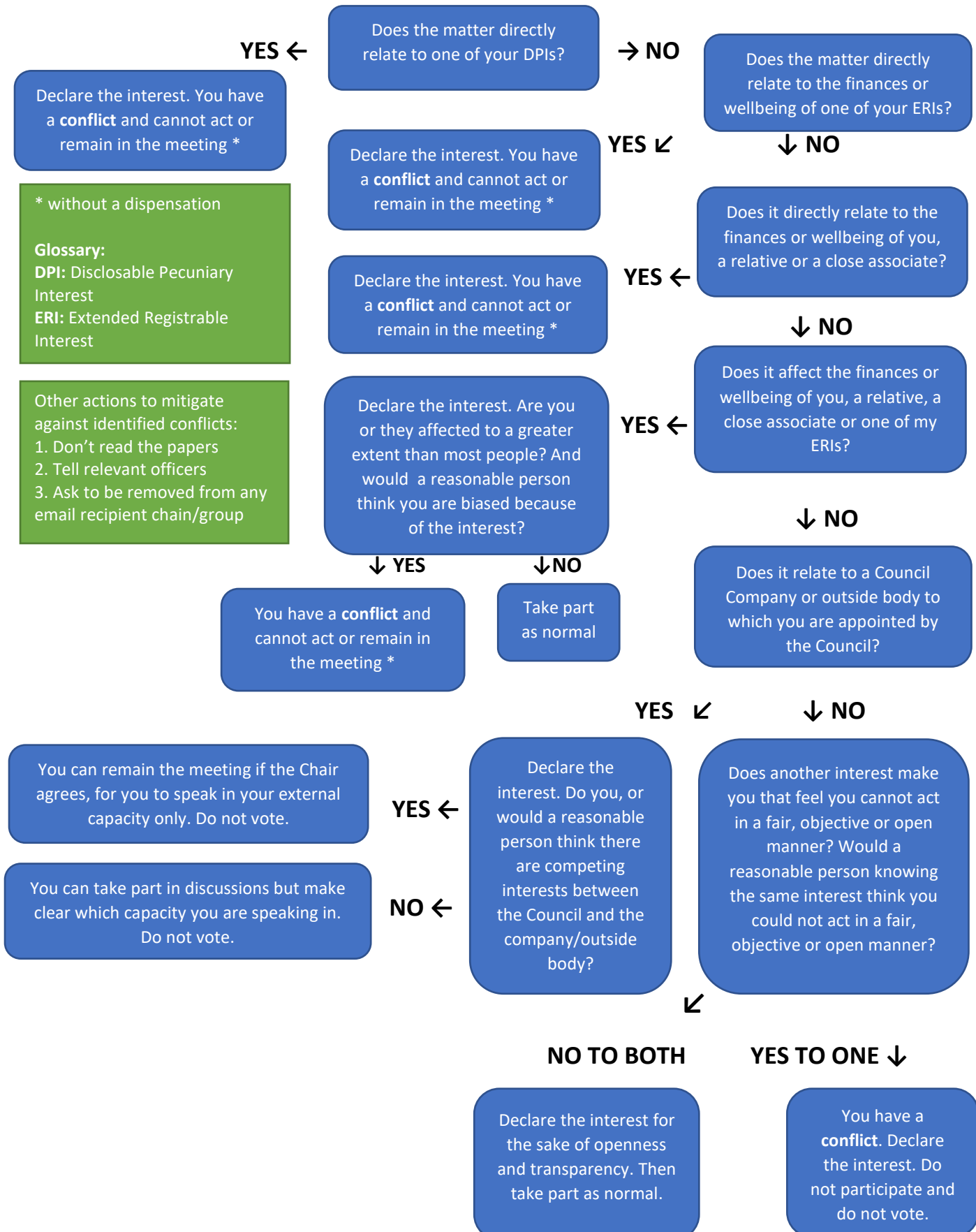
8. **DATE OF NEXT MEETING**

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

# DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



## START



\* 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

# KLAC Planning Sub Group

## 17th December 2025

Planning application ref: 25/01802/FM

J & I Motor Engineers, South Lynn Plain, King's Lynn PE30 5HF

Erection of 19 dwellings and associated infrastructure including the  
demolition of all existing buildings



0 5 10 20 30 40 50 62.5m  
scale 1:1250



0 5 10 20 30 40 50 62.5m  
scale 1:1250



































Block Plan / Aerial Photograph



Development Mix

Key:

- |     |  |                                   |  |              |
|-----|--|-----------------------------------|--|--------------|
| 2x  |  | 10 (pp) - Mainstone / PDS M2(T)   |  | 1 storey     |
| 14x |  | 20 (2x) - House / Mainstone M2(T) |  | 2 storey     |
| 3x  |  | 20 (3x) - House M2(T)             |  | 2 1/2 storey |



Storey Heights

Revision			
Rev	Date	Description	
1	15/03/25	Initial submission for planning	
Status			
Planning Submission			
<p>Redevelopment of J &amp; I Motor Engineers Valingers Road, Kings Lynn, PE30 5HD for Freebridge Community Housing</p>			
Drawing Title			
Planning Submission Block Plan / Development Mix			
Date	Scale	Drawn By	Check By
Mar 2025	1:250 (A1)	PD	FB-1543 - P50



**Site Plan**  scale = 200'

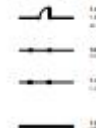
#### SOFT LANDSCAPING



## HARD LANDSCAPING



#### BOUNDARY TREATMENTS



GREEN TECHNIQUE, INC.

[illegible]

Drawings			
Scale	1:100	1:200	1:500

Notes

**DRAFT - Planning Submission**



**The Design Partnership**  
 The Design Partnership (Pty) Ltd  
 Commercial Division  
 40 Station Road  
 Glenhazel  
 Johannesburg 2004  
 Tel: 011 534 2001/11

Client Title

Redevelopment of J & I Motor Engineers  
 Vulliamy's Road, Kings Lynn, PE30 5HD  
 for Freestridge Community Housing

Drawing Title

Planning Submission  
 Site Plan / Landscaping Plan



Plot 5 - North Elevation - South Lynn Plain



Plots 7 - 14 - East Elevation - Rear



Plot 6 - South Elevation - Rear

Revisions	Date	Comments
1	May 04	Prepared in accordance with contract for J & I Motor Engineers, Valence Road, Kings Lynn, PE30 5HQ, Norfolk, Norfolk.
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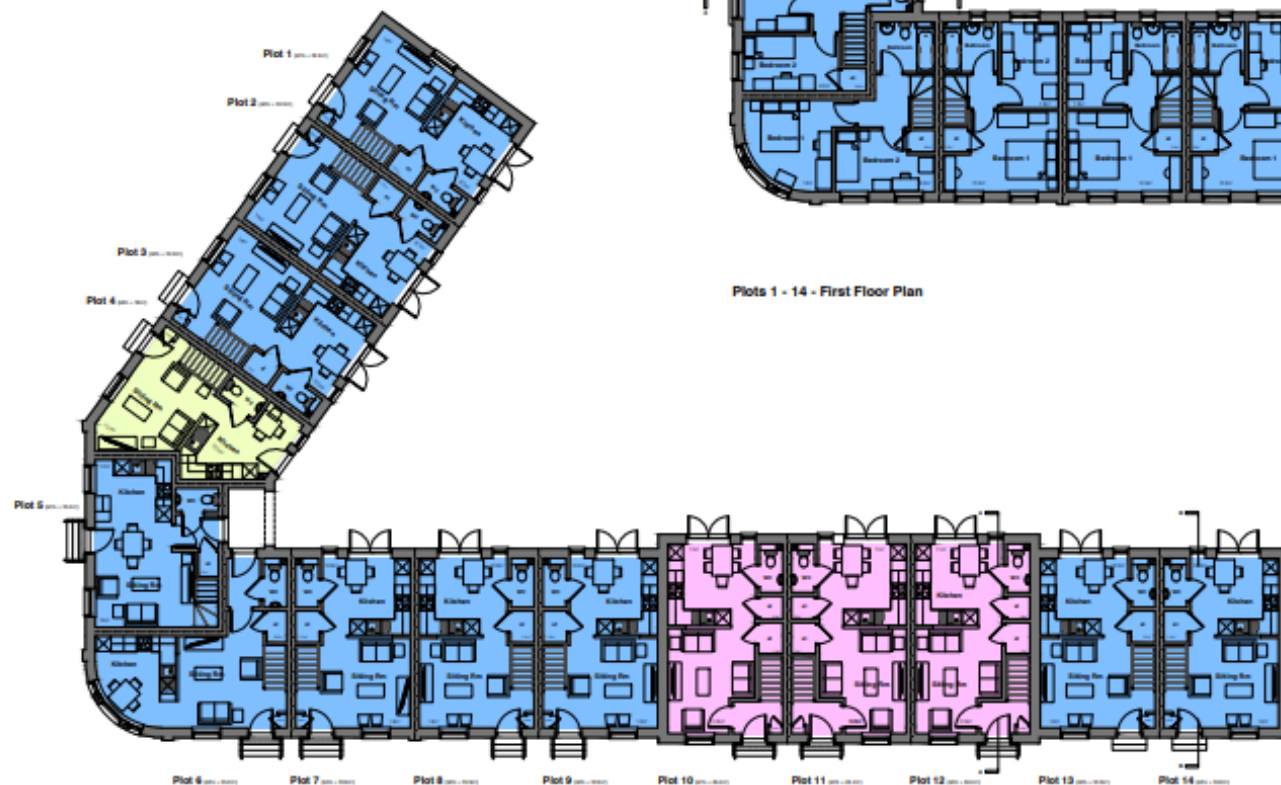


# Development Schedule

Plot	Type	Beds	GFA, m <sup>2</sup>	NDSS (m <sup>2</sup> )	% NDSS
1	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
2	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
3	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
4	House	18(2P)	55.0	58 (m <sup>2</sup> )	90.8%
5	House	25(2P)	53.7	75 (m <sup>2</sup> )	97%
6	House	25(2P)	55.2	75 (m <sup>2</sup> )	95.1%
7	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
8	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
9	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
10	House	25(2P)	55.4	50 (m <sup>2</sup> )	90.2%
11	House	25(2P)	55.4	50 (m <sup>2</sup> )	90.2%
12	House	25(2P)	55.4	50 (m <sup>2</sup> )	90.2%
13	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
14	House	25(2P)	55.9	75 (m <sup>2</sup> )	85.8%
15	Maisonette	25(2P)	64.0	75 (m <sup>2</sup> )	91.4%
16	House	25(2P)	70.1	75 (m <sup>2</sup> )	100%
17	House	25(2P)	70.1	75 (m <sup>2</sup> )	100%
18	Maisonette	25(2P)	64.0	75 (m <sup>2</sup> )	91.2%
19	FOG	18(2P)	62.3	58 (m <sup>2</sup> )	107.2%



Plots 10 - 12 - Second Floor Plan



Plots 1 - 14 - First Floor Plan

Plots 1 - 14 - Ground Floor Plan

- 15 (2p) - House / Maisonette / FOG M2(1)
- 25 (2p) - House / Maisonette M2(1)
- 25 (2p) - House M2(1)

Revision	Date	Description
1	May 04	Prepared for submission to the Planning Authority for the Planning Submission

## Planning Submission



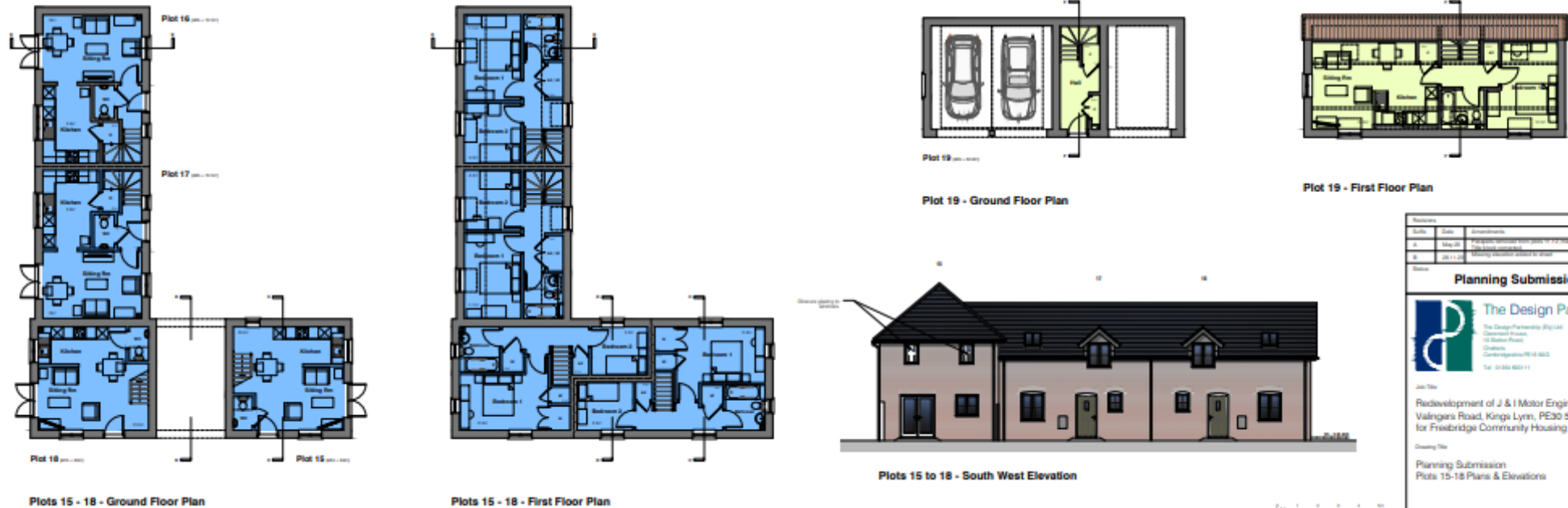
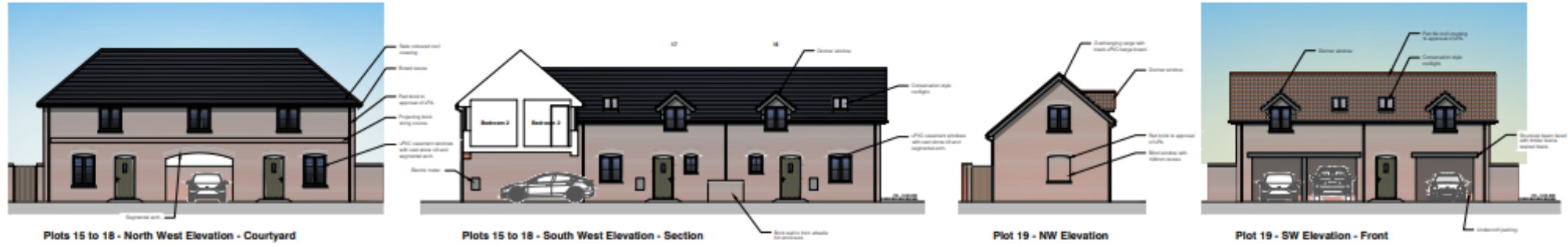
**The Design Partnersh**  
The Design Partnership (UK) Ltd  
Ground Floor,  
10 Station Road,  
Gillingham, Kent ME14 4AG  
Tel: 01522 650111

Job Title

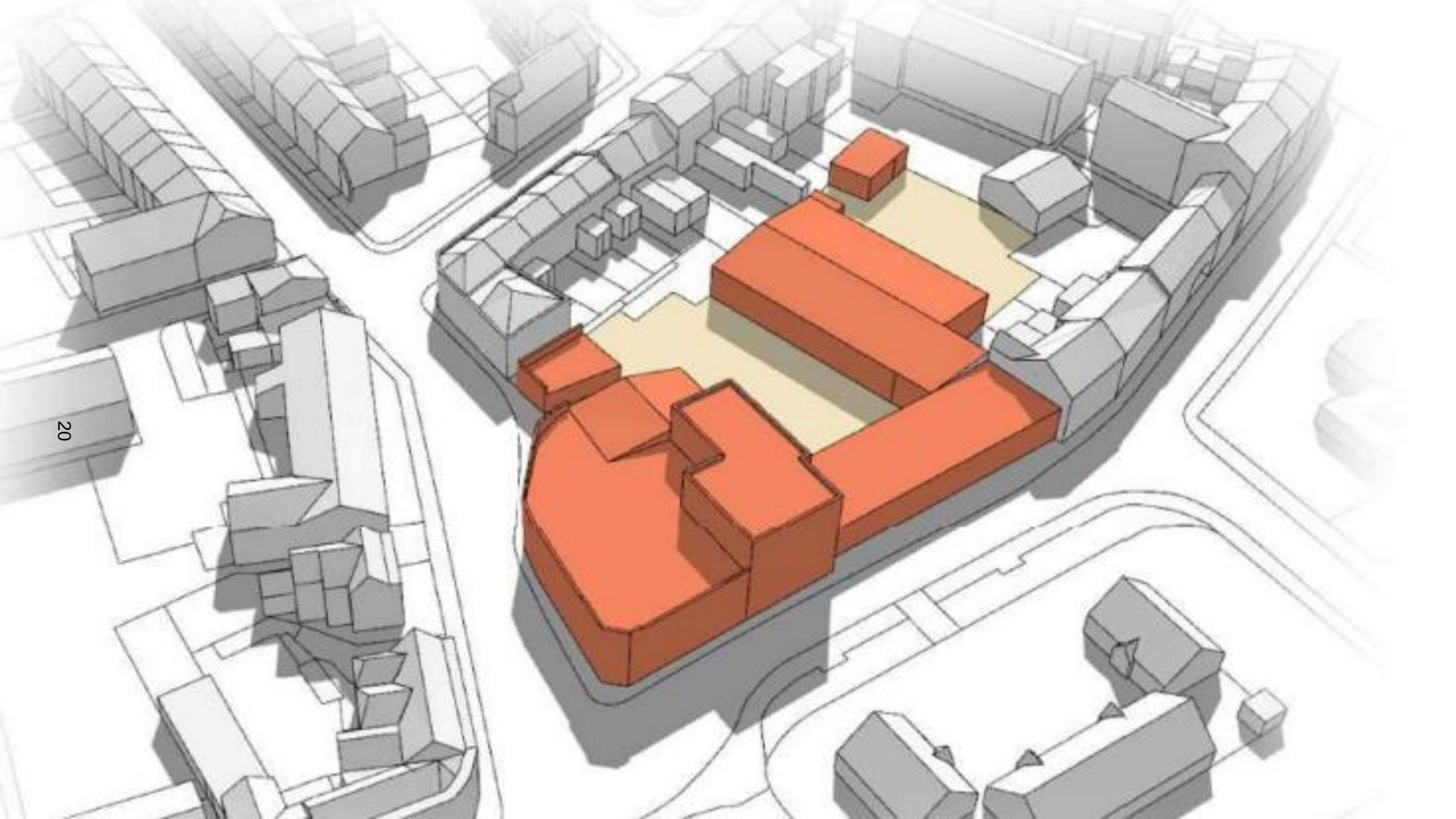
Redevelopment of J & I Motor Engineers  
Valingens Road, Kings Lynn, PE30 5HD  
for Freebridge Community Housing

Drawing Title

Planning Submission  
Plots 1-14 Plans & Elevations



Revisions	Date	Comments
A	May 20	Final design submitted for planning
B	20.11.20	Minor amendments
Planning Submission		
 <b>The Design Partnership</b> The Design Partnership (Digital) Commercial House 10 Station Road Chalfont St Giles Bucks HP8 4JG Tel: 01494 600111		
Job Title Redevelopment of J & I Motor Engineers Valingers Road, Kings Lynn, PE30 5HD for Freebridge Community Housing		
Drawing Title Planning Submission Plots 15-18 Plans & Elevations		
Date	Scale	Drawn By
Jan 2025	1:1000(A1)	PD
		FB-1943-P06











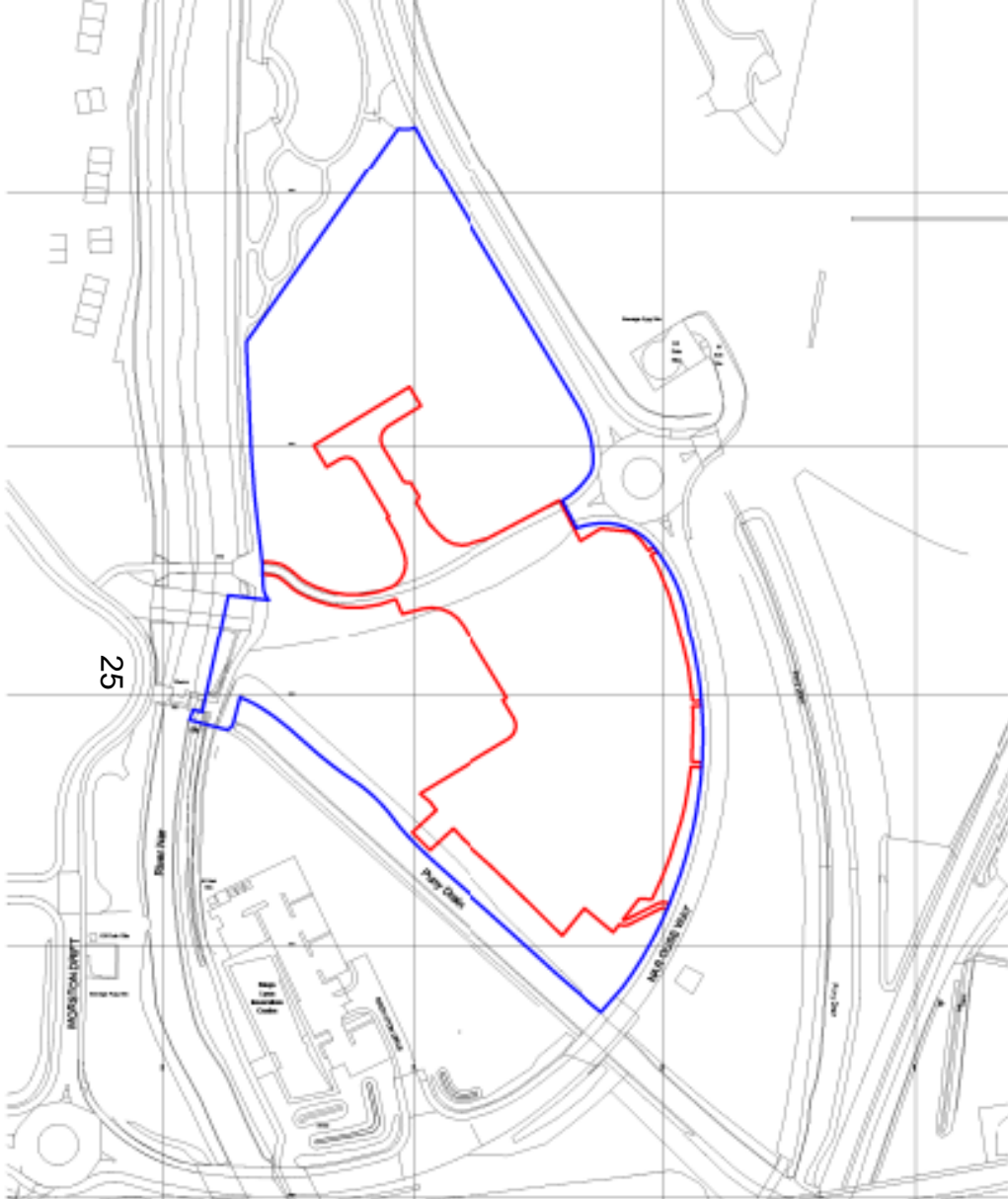




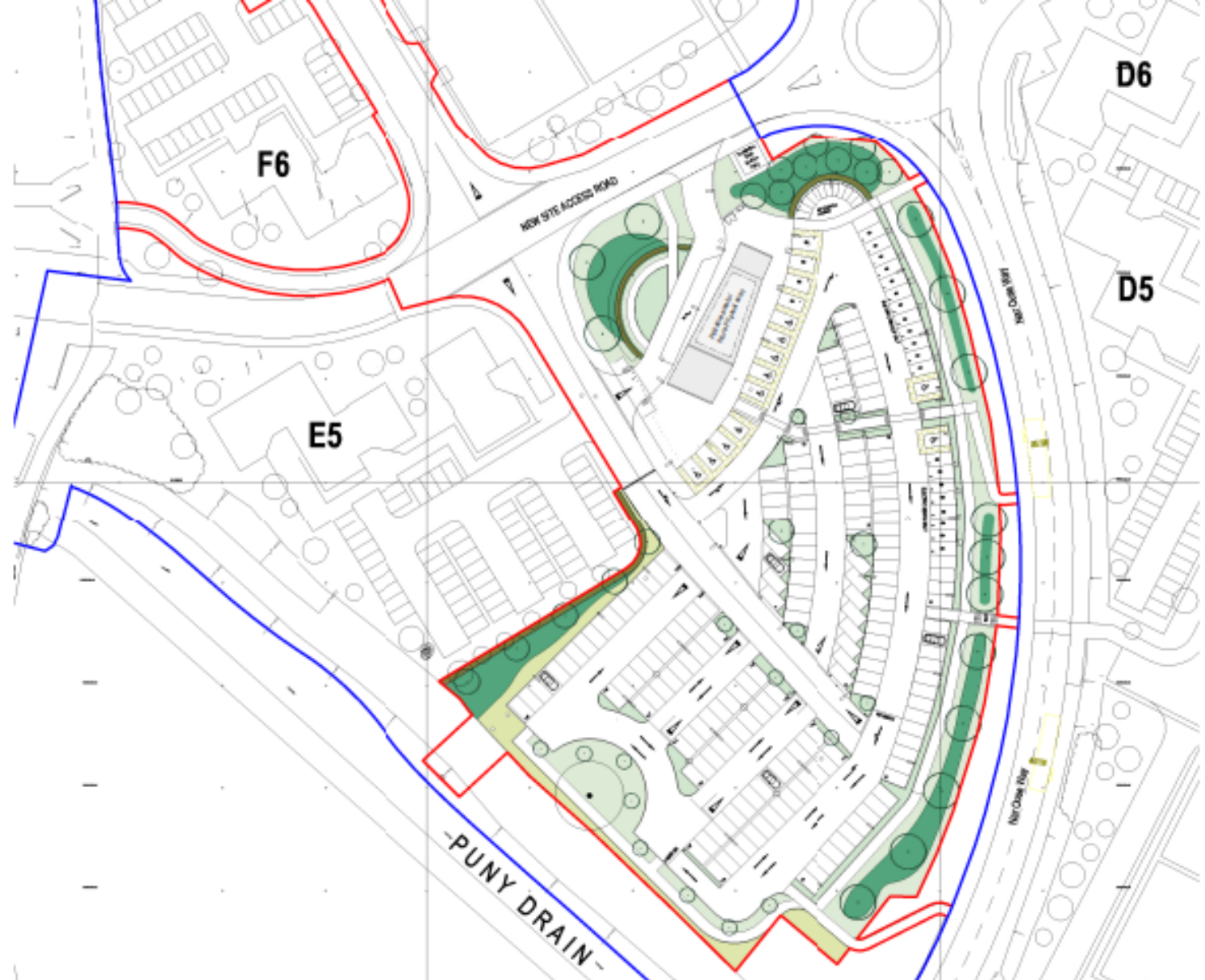
# KLAC Planning Sub Group 17th December 2025

- Planning application ref: 25/01783/FM
- Development Site W of Nar Ouse Way, King's Lynn
- Application for the phased development comprising the change of use of the land to an Active Travel Hub, alongside the construction of a single storey hub building, surface car park, pedestrian infrastructure, access, landscaping and ancillary works





**Site Location Plan**  
1 : 1250



**Proposed Site Plan**  
1 : 500

Rev	Date	Chg	Rev	Revision Description
01	15.07.2021	AM	01	Initial issue for comment
02	15.07.2021	AM	02	Site boundary updated following Client comments
03	15.07.2021	AM	03	Final Planning Issue
04	15.07.2021	AM	04	Final Planning Issue
05	15.07.2021	AM	05	General updates following Client comments

**KEY**

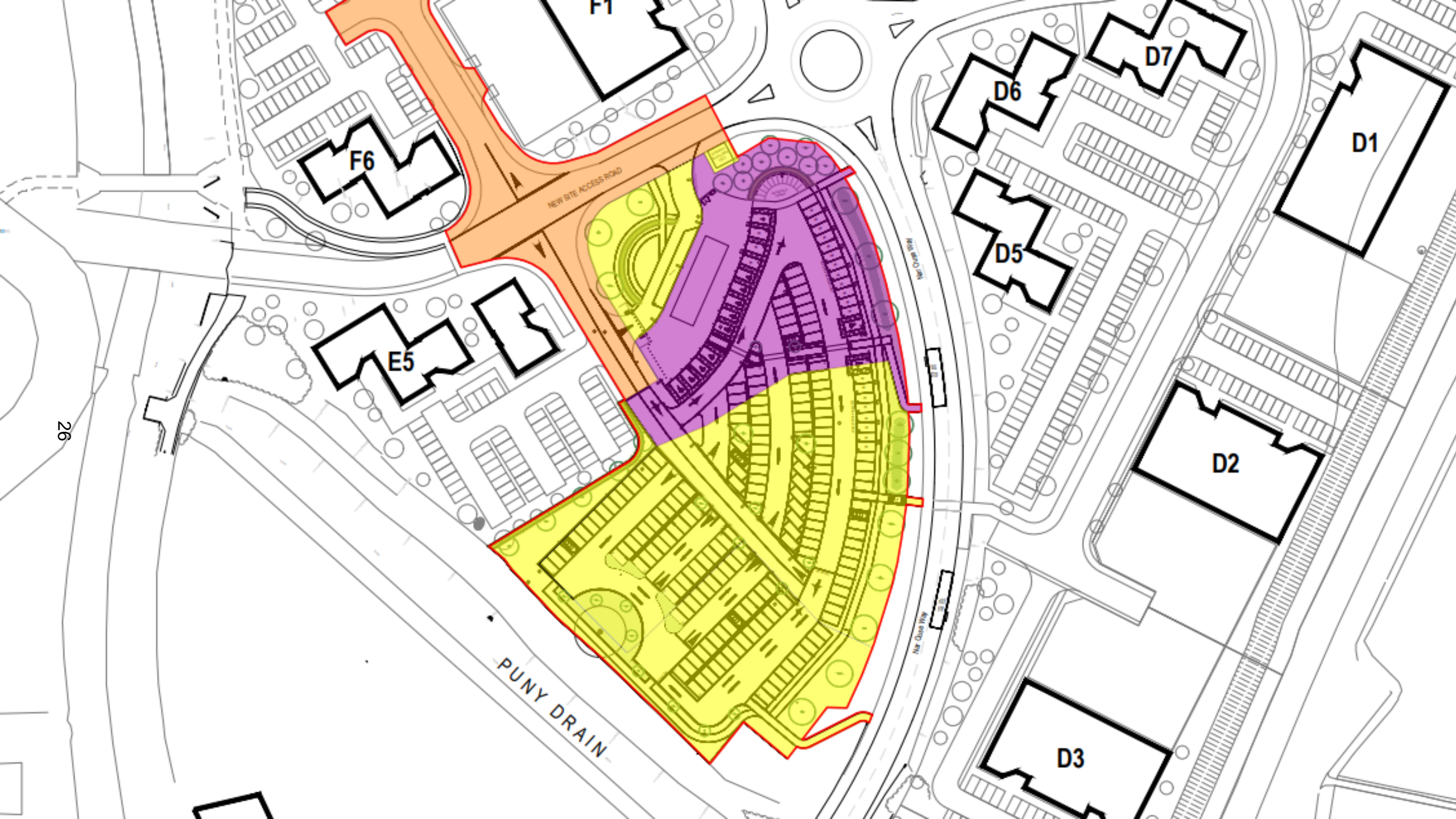
- Site Boundary - 1.45 Hectares
- Other land owned by Applicant

**MORGAN SINDALL**

**Fellden+Mawson**

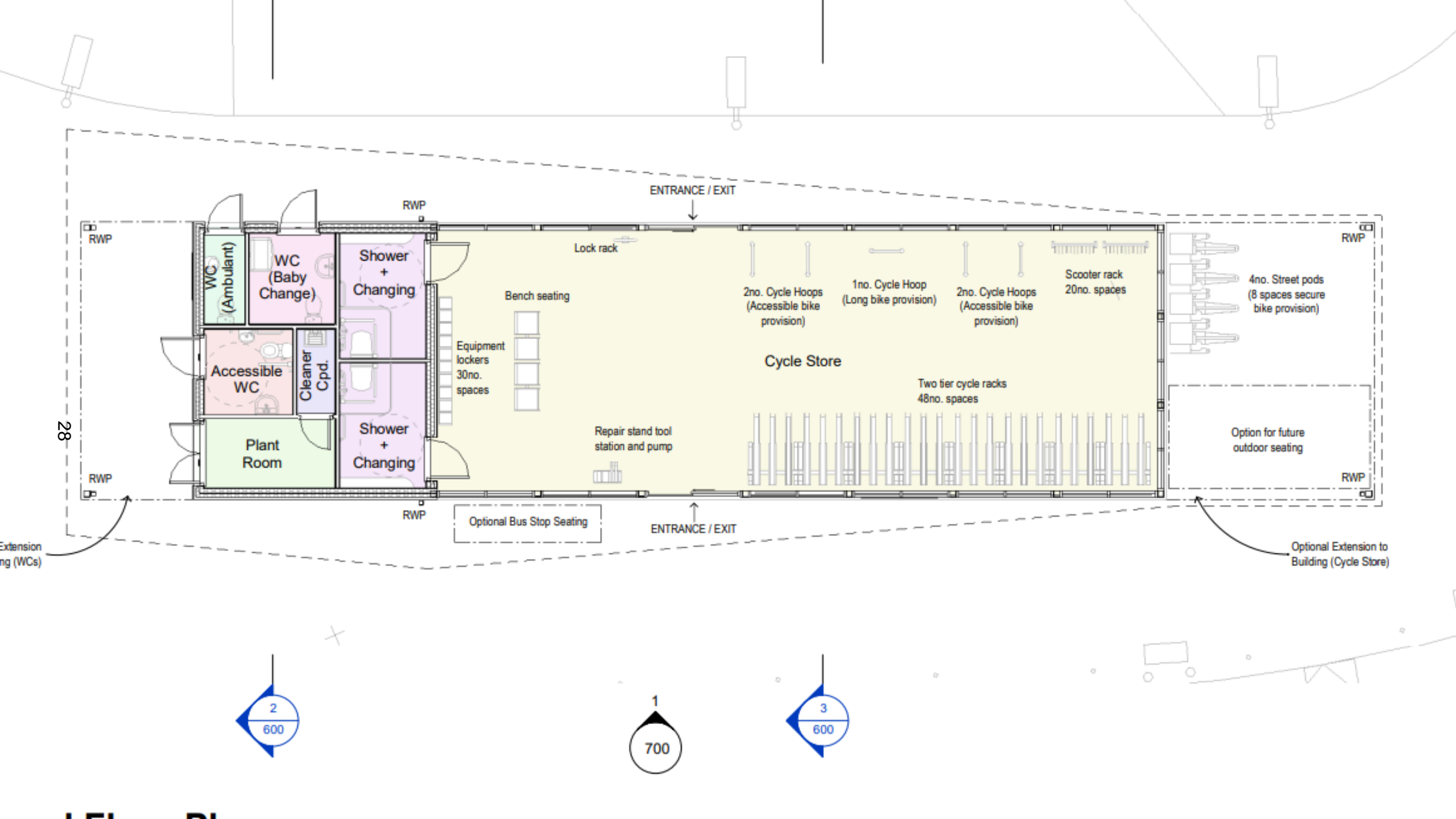
Client: Morgan Sindall

Job: Active Travel Hub - King's Lynn Enterprise Park





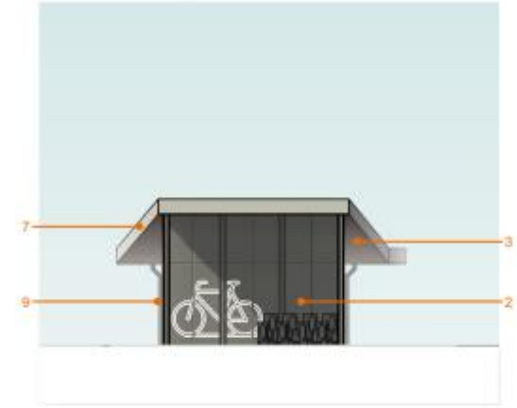








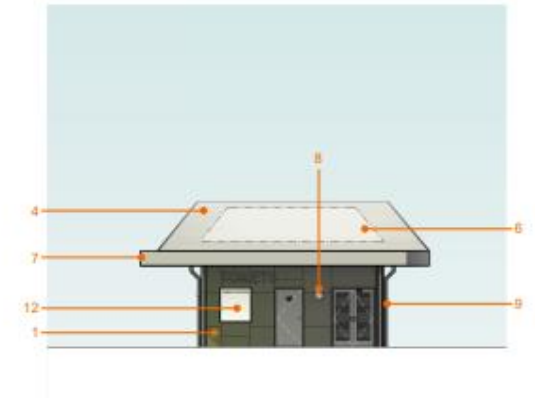
East Elevation



North Elevation



West Elevation



South Elevation











View eastwards from site access





View westwards into site access





View south-eastwards from site access across application site





View south-eastwards across application site towards KLIC building





View westwards – new access





View north from site access along Nar Ouse Way





View southwards (along the western site boundary)





View south-east from new footpath link towards application site





New footpath link





View eastwards back towards new access





View south-eastwards across application site





View from southern side of Puny Drain towards application site





View from southern side of Puny Drain towards application site - northwards