

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**KING'S LYNN AREA COMMITTEE - PLANNING SUB-GROUP**

Minutes from the Meeting of the King's Lynn Area Committee - Planning Sub-Group held on Thursday, 15th January, 2026 at 4.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors S Collop (Chair), B Jones and A Ware.

OFFICERS PRESENT: Julie Barrow- Principal Planner.

25 **APOLOGIES FOR ABSENCE**

There was none.

26 **DECLARATIONS OF INTEREST**

There was no declarations of interest.

27 **URGENT BUSINESS**

There was no urgent business.

28 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There was no members present under Standing Order 34.

29 **CHAIR'S CORRESPONDENCE**

There was none.

30 **ITEMS FOR CONSIDERATION**

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25/01958/FM

HYBRID APPLCATION: FULL - Erection of a retail store with associated parking, highway infrastructure, access, landscaping, substation, plant equipment and other ways; and an OUTLINE - all matters reserved for the erection of two drive thru units with associated parking, landscaping and other works. at Land on The South East Side of Scania Way Hardwick Industrial Estate King's Lynn Norfolk

The Principal Planner presented the application.

The Chair invited questions and comments from the Sub-Group.

In response to a question from Councillor Jones, the Principal Planner clarified that the site was previously allocated for employment use in the local plan but was removed due to extant planning permissions for a supermarket, while the surrounding land remains allocated for employment, and explained the distinction between employment uses and retail in planning terms.

The Sub – Group reviewed that the current application was a hybrid: full planning for the supermarket and outline for two drive-thru units, with all matters reserved for the drive-thrus, and noted the main differences from previous schemes, such as the reduction in car parking and the change in the red line boundary.

Councillor Collop queried the reason for a reduction in car parking spaces and questioned further if the Lidl supermarket in the town centre would be closed. The Principal Planner confirmed the applicant was maximising use of the site and there was no indication the town centre was to be closed.

The Principal Planner highlighted the site is located in the Parish of North Runton and adjoins King's Lynn on its north-eastern boundary. Therefore, the Principal Planner explained that North Runton Parish Council had historically commented on applications for this site due to its proximity to the parish boundary, and their concerns about landscaping and site layout were noted.

The Principal Planner explained that the site was in a flood risk area, requiring land level changes for development, and that the applicant had been asked to provide updated flood risk assessments and work with the lead local flood authority, as previous consents relied on historic data.

Members of the Sub - Group expressed concerns primarily about increased traffic and car parking, with Councillor Jones and Ware highlighting these issues, but acknowledged that technical consultees such as the highway authority would provide further input.

The Sub - Group agreed to support the application as presented, with no objections or additional stipulations, and noted that the application would proceed to the next stage once technical issues, particularly flood risk and highways, were resolved.

RESOLVED: The King's Lynn Area Committee Planning Sub – Group had no objections to the application.

There was none.

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DATE OF NEXT MEETING

The next meeting was to be confirmed when required.

The meeting closed at 4.23 pm