

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

**Thursday, 15th January, 2026 at 4.00 pm in the Council Chamber,  
Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

### **AGENDA**

1. **APOLOGIES FOR ABSENCE**

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

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**

5. **CHAIR'S CORRESPONDENCE**

6. **ITEMS FOR CONSIDERATION** (Pages 3 - 19)

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

**25/01958/FM**

HYBRID APPLCATION: FULL - Erection of a retail store with associated parking, highway infrastructure, access, landscaping, substation, plant equipment and other works; 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

7. **ANY OTHER BUSINESS**

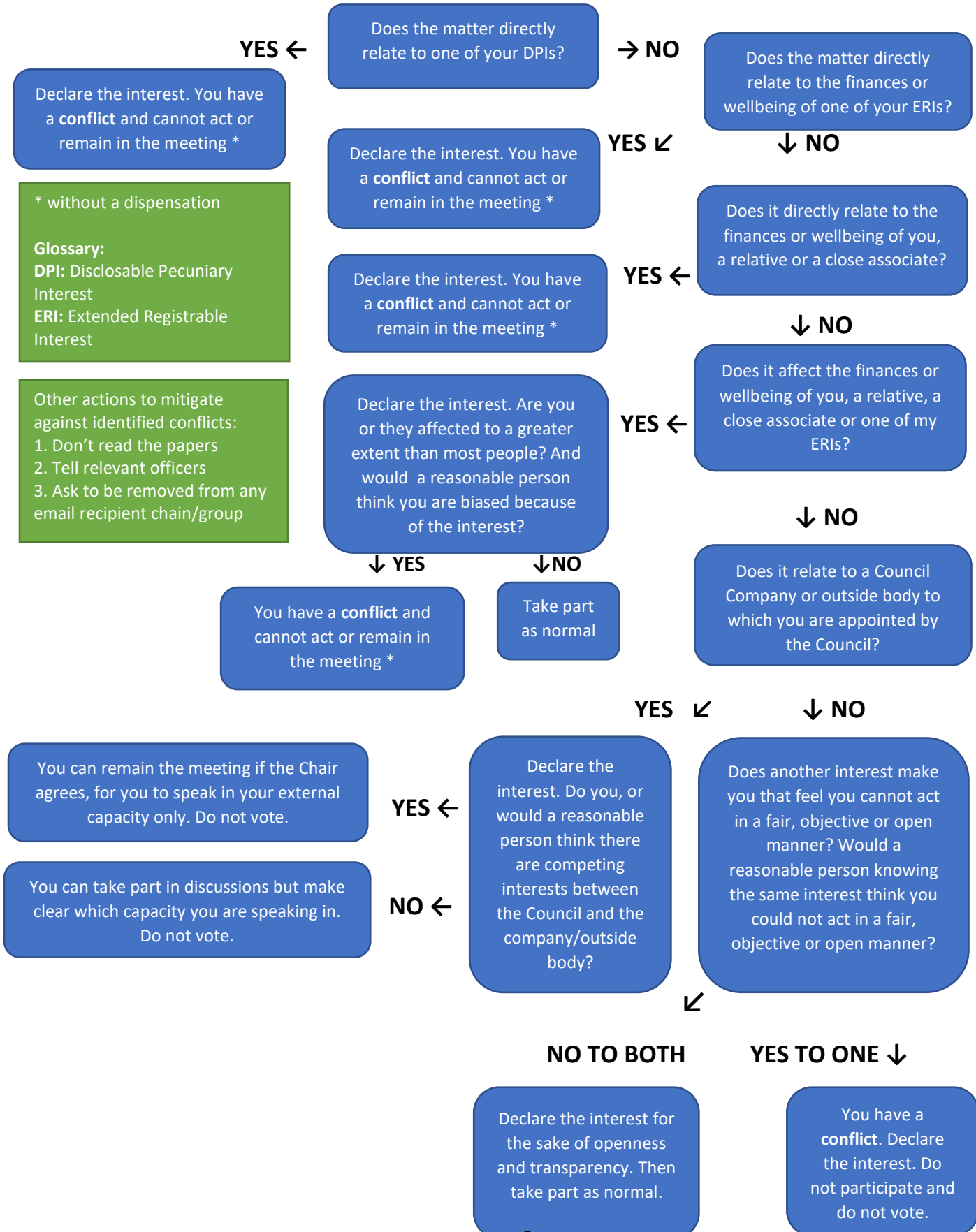
8. **DATE OF NEXT MEETING**

To be arranged when required.

# DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



## START



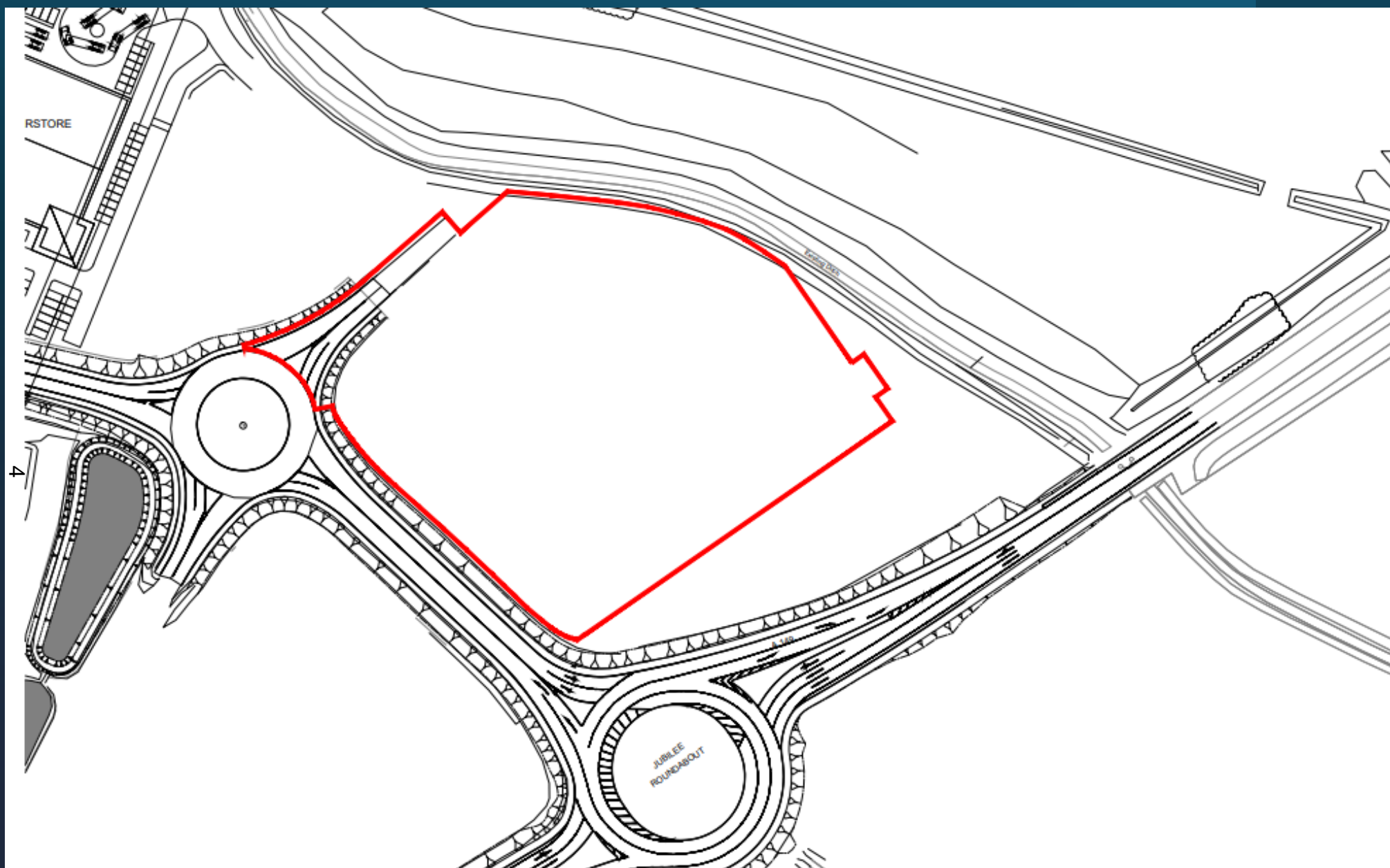
# KLAC Planning Sub Group

## 15<sup>th</sup> January 2026

Planning application ref: 25/01958/FM

Land on South East Side of Scania Way, Hardwick Industrial Estate, King's  
Lynn

HYBRID APPLICATION: 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.



#### NOTES:-

The sketch proposals shown have been produced using Ordnance Survey data as a base and will be subject to further specialist design from Structural, Highways and Mechanical Engineers. These proposals will also be subject to a detailed cut and fill exercise, stats, TPOs, etc.

B	12/11/25	Red line boundary updated.	CG/WF
A	10/08/25	Red line boundary updated.	CG/WF
No	Date	Description	Drawn/Checked By
CLIENT			

Lidl Great Britain Limited

#### PROJECT

Kings Lynn  
Morston Point

#### TITLE

Site Location Plan

#### DRAWING STATUS

Planning

DRAWN	CG	CHECKED	WF
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SCALE 1:1250 @ A3

DATE August 2025

Whittam  
Chesterfield / 01246 260261  
London / 020 3388 0019  
Leeds / 0113 468 2450









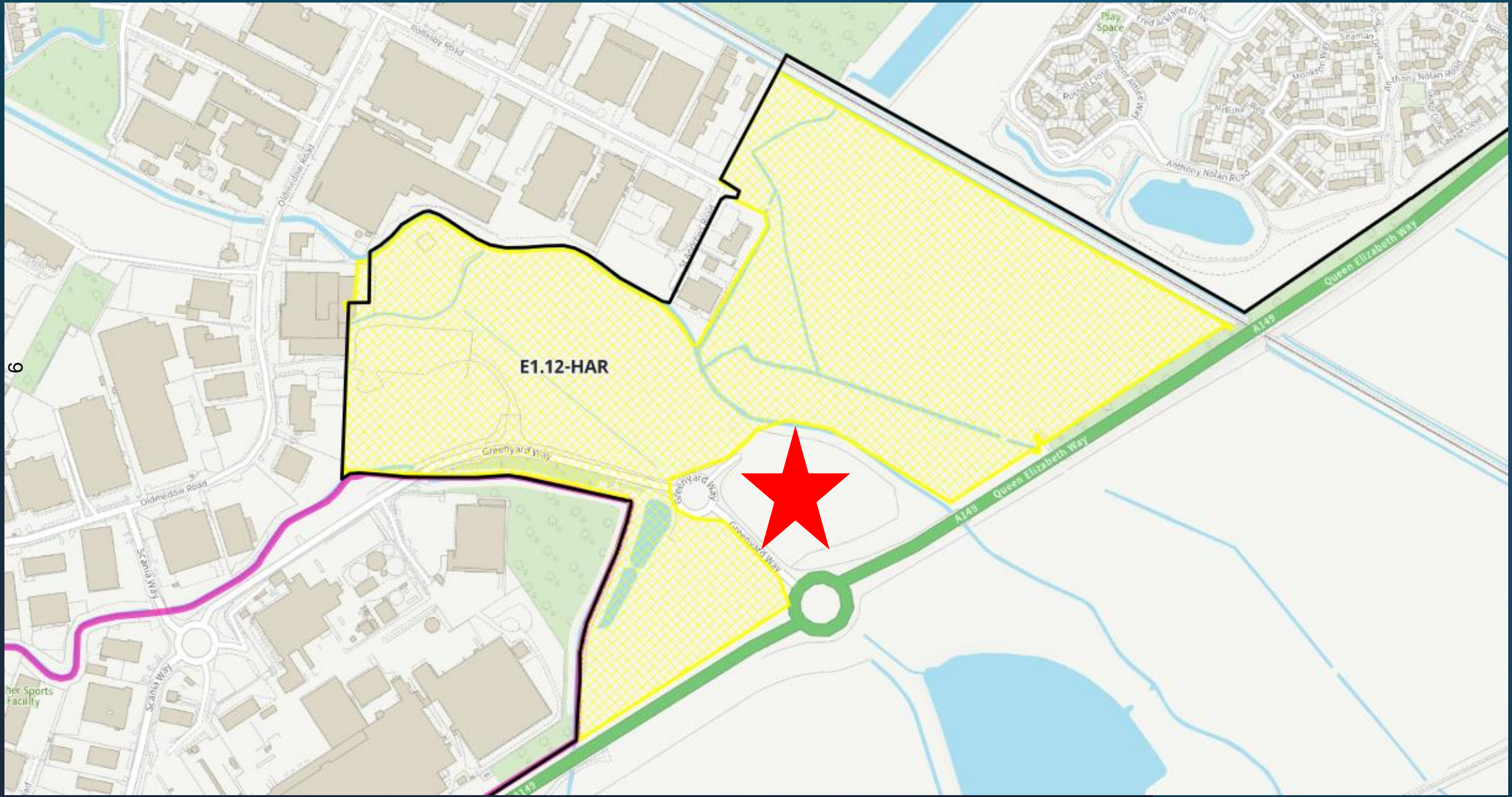












- **Planning History:**

- **14/01114/OM** - Outline Application: mixed use development comprising business / industrial / storage and distribution floorspace (Class B1 / B2 / B8), DIY superstore and garden centre (Class A1), limited assortment of discount supermarket (Class A1), Drive-Thru Restaurant (Class A3 / A5), Family Public House (Class A4), Hotel (Class C1), Car Showroom (Sui Generis) and associated access, car parking, road infrastructure, servicing and associated works.

- **18/01966/RMM** - Reserved Matters: Erection of supermarket

- **18/01967/RM** - Reserved Matters: Erection of food establishment/drive thru takeaway



14/0114/OM

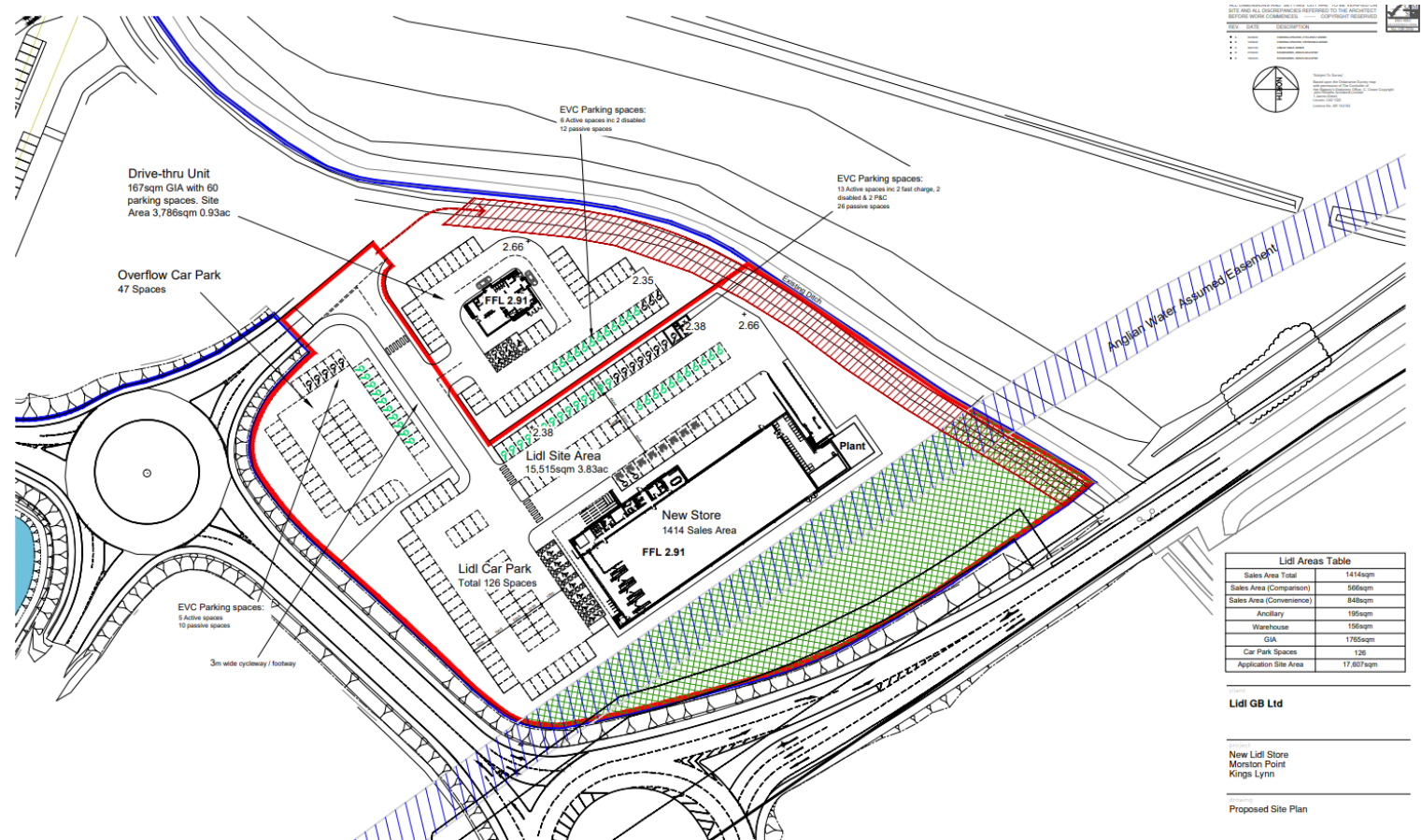
# Site Masterplan



18/01966/RMM

12

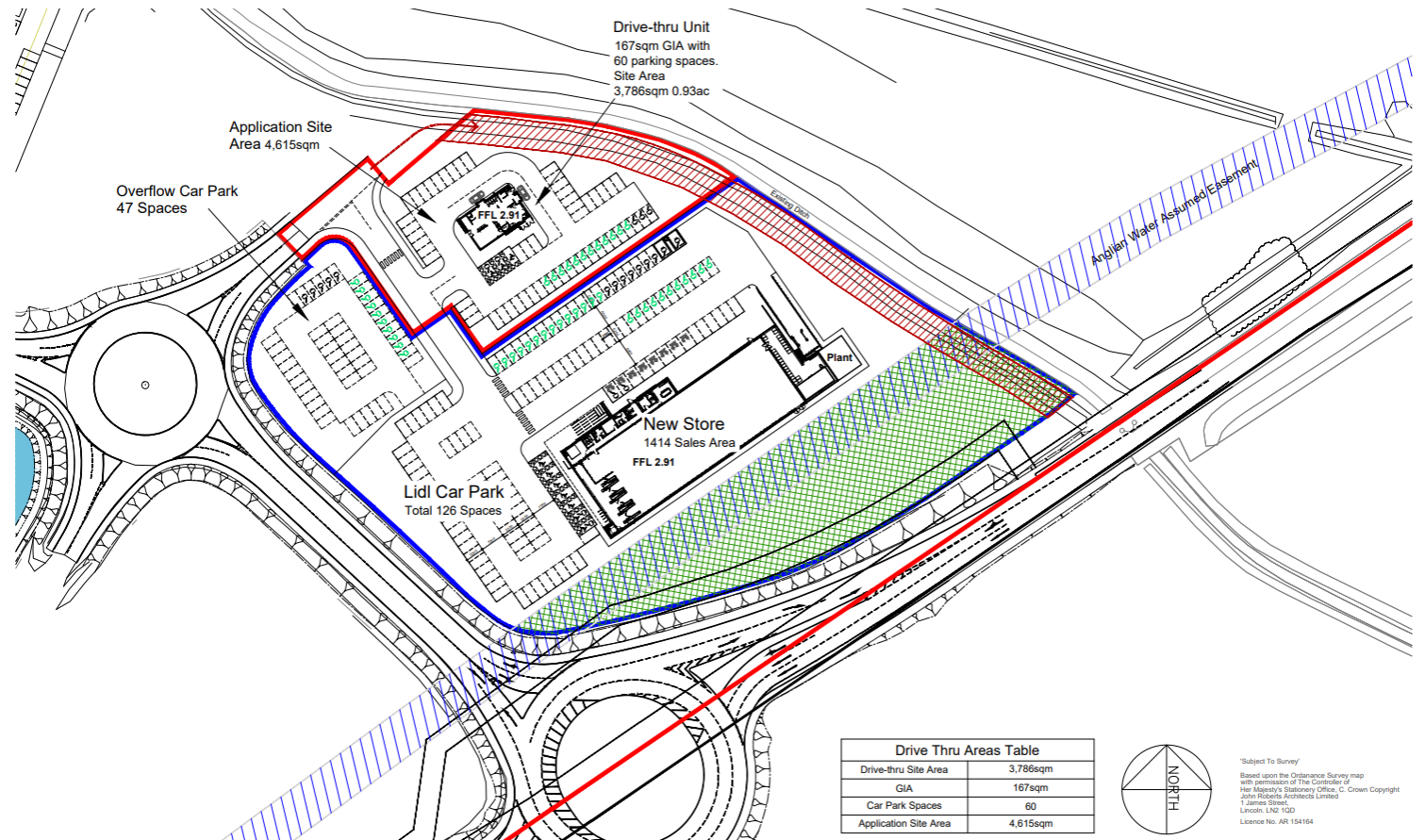
# Site Plan

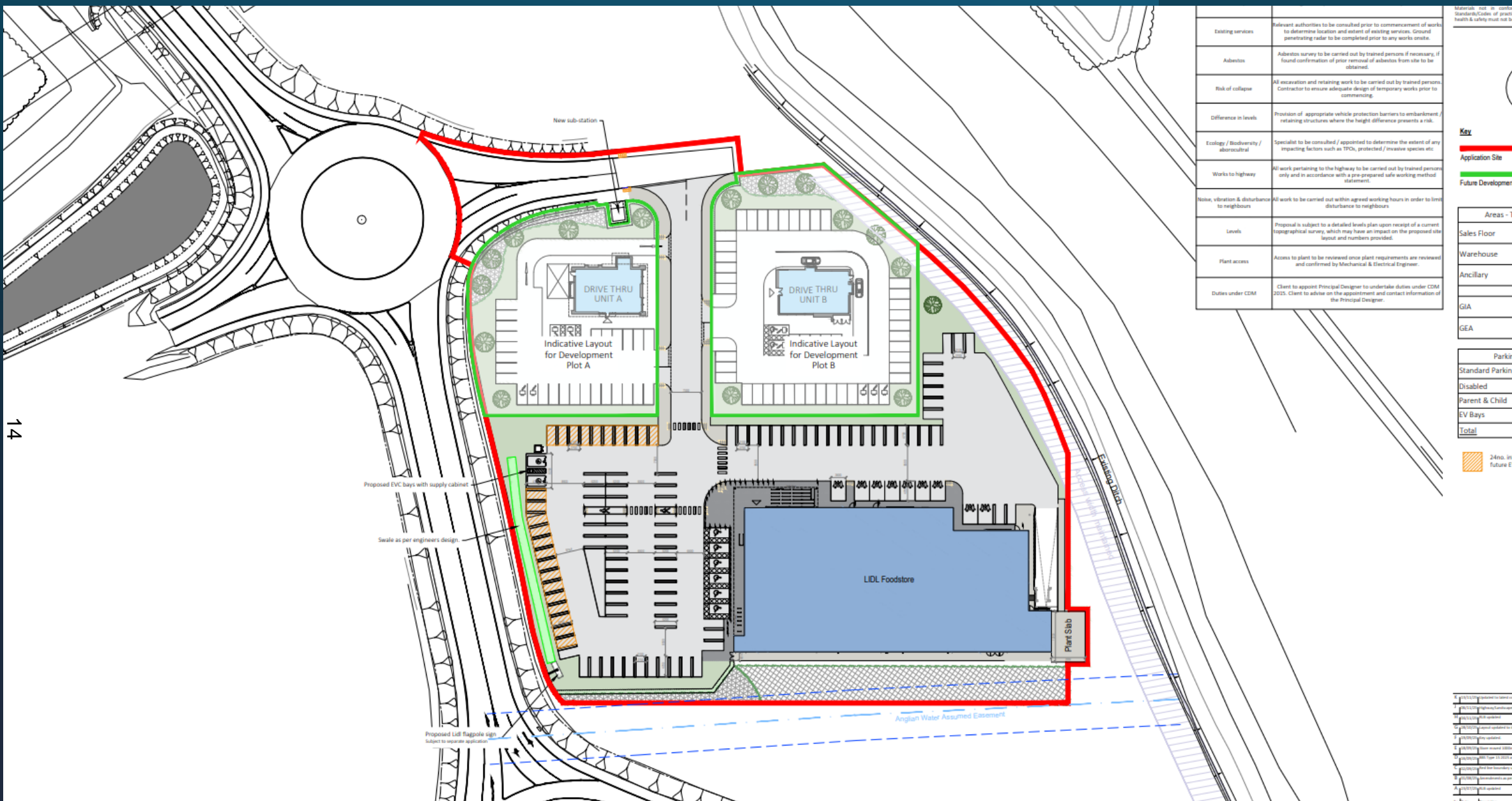




18/01967/RM

# Site Plan





Existing services	Relevant authorities to be consulted prior to commencement of works to determine location and extent of existing services. Ground penetrating radar to be completed prior to any works starts.
Asbestos	Asbestos survey to be carried out by trained persons if necessary, if found confirmation of prior removal of asbestos from site to be obtained.
Risk of collapse	All excavation and retaining work to be carried out by trained persons. Contractor to ensure adequate design of temporary works prior to commencing.
Difference in levels	Provision of appropriate vehicle protection barriers to embankment / retaining structures where the height difference presents a risk.
Ecology / Biodiversity / abiotic/cultural	Specialist to be consulted / appointed to determine the extent of any impacting factors such as TPOs, protected / invasive species etc.
Works to highway	All work pertaining to the highway to be carried out by trained persons only and in accordance with a pre-prepared safe working method statement.
Noise, vibration & disturbance to neighbours	All work to be carried out within agreed working hours in order to limit disturbance to neighbours.
Levels	Proposal is subject to a detailed levels plan upon receipt of a current topographical survey, which may have an impact on the proposed site layout and numbers provided.
Plant access	Access to plant to be reviewed once plant requirements are reviewed and confirmed by Mechanical & Electrical Engineer.
Duties under CDM	Client to appoint Principal Designer to undertake duties under CDM 2015. Client to advise on the appointment and contact information of the Principal Designer.

Materials not in conform  
Standard/Code of practice  
health & safety must not be

#### Key

Application Site

Future Development

Areas - T

Sales Floor

Warehouse

Ancillary

GIA

GEA

Parking

Standard Parking

Disabled

Parent & Child

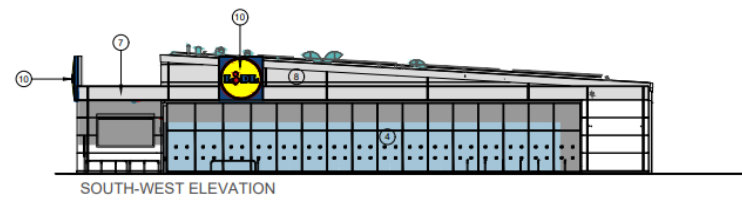
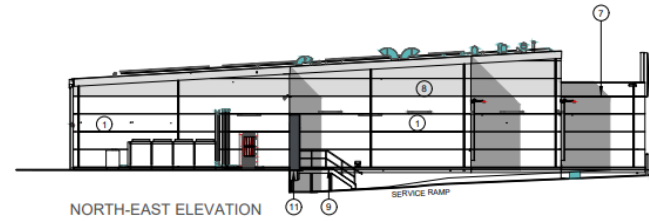
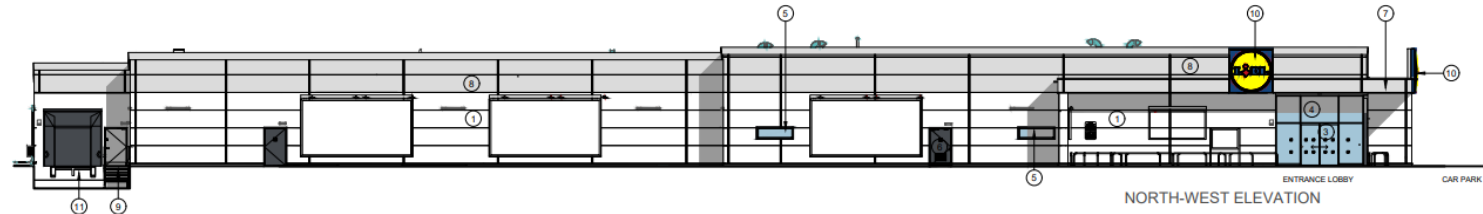
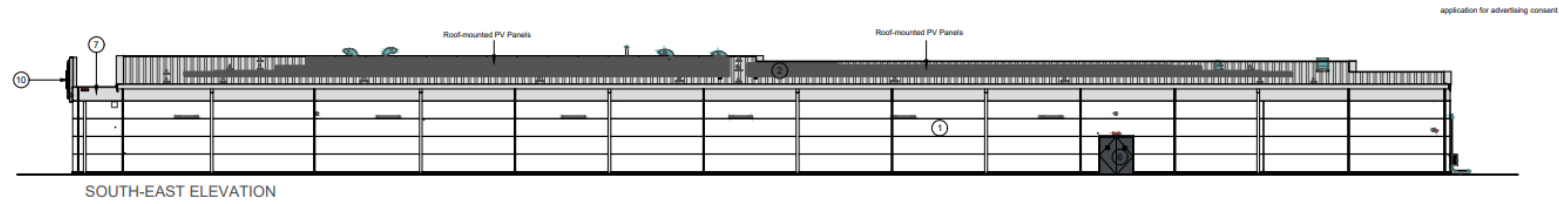
EV Bays

Total

24hrs. info  
future EV

1. LIDL Foodstore	2. LIDL Foodstore
3. LIDL Foodstore	4. LIDL Foodstore
5. LIDL Foodstore	6. LIDL Foodstore
7. LIDL Foodstore	8. LIDL Foodstore
9. LIDL Foodstore	10. LIDL Foodstore
11. LIDL Foodstore	12. LIDL Foodstore
13. LIDL Foodstore	14. LIDL Foodstore
15. LIDL Foodstore	16. LIDL Foodstore
17. LIDL Foodstore	18. LIDL Foodstore
19. LIDL Foodstore	20. LIDL Foodstore
21. LIDL Foodstore	22. LIDL Foodstore
23. LIDL Foodstore	24. LIDL Foodstore





- 1 WALL CLADDING PANELS - METAL INSULATED COMPOSITE PANELS COLOUR WHITE RAL9010
- 2 9° PITCH ROOF - PROFILED COMPOSITE METAL COLOUR ALUMINIUM RAL 9006
- 3 POWDER COATED ALUMINIUM FRAMED GLAZED ENTRANCE LOBBY WITH AUTOMATIC DOORS COLOUR GREY RAL7024
- 4 POWDER COATED ALUMINIUM FRAMED GLAZED SHOPFRONT COLOUR GREY RAL7024
- 5 POWDER COATED ALUMINIUM FRAMED WINDOWS COLOUR GREY RAL7024
- 6 POWDER COATED STEEL DOOR COLOUR GREY RAL7024
- 7 EAVES, SOFFITS AND FASCIA PANELS COLOUR ALUMINIUM RAL9006
- 8 WALL CLADDING PANELS - METAL INSULATED COMPOSITE PANELS COLOUR ALUMINIUM RAL9006
- 9 STEEL STEPS AND BALUSTRADE PAINTED GREY RAL 7024



client	
Lidl GB Ltd	
project	
New Lidl Store Morston point] Kings Lynn	
drawing	
Elevations	
scale	date
1:125@A1, 1:250@A3	Jan 22
drawn	checked
RM	

18/01966/RM

Elevations



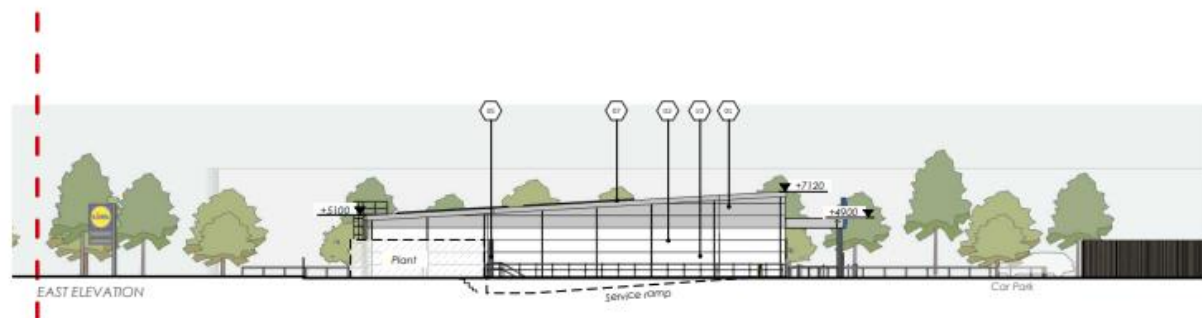
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

If in doubt AS  
Material and its proximity with adjacent building  
Material and its proximity with adjacent building  
Material and its proximity with adjacent building

- KEY**
- 01 - Aluminium composite cladding panel  
Colour: Silver (RAL 9006)
  - 02 - Aluminium composite cladding panel  
Colour: White (RAL 9010)
  - 03 - Rendered Plinth  
Colour: Grey (RAL 7036)
  - 04 - PVC Steel Door  
Colour: Dark grey (RAL 7024)
  - 05 - Servicing dock/door  
Colour: Dark grey (RAL 7024)
  - 06 - Aluminium framed glazing system  
Colour: Dark grey (RAL 7024)
  - 07 - PVC Aluminium Trim  
Colour: Silver (RAL 9006)
  - 08 - PVC Aluminium Canopy  
Colour: Silver (RAL 9006)
  - 09 - Internally illuminated sign
- Signage shown is indicative and will be sought through a separate advertisement application.

Application boundary



NO.	DESCRIPTION	DATE
1	Issued for planning	2025-07-01
2	Issued for planning	2025-07-01
3	Issued for planning	2025-07-01
4	Issued for planning	2025-07-01
5	Issued for planning	2025-07-01

LIDL Great Britain Ltd

PROJECT  
Kings Lynn  
Morston Point  
TITLE  
Proposed Elevations

DRAWING STATUS	
Planning	
DRAWN	CHECKED
MH	MD
SCALE	1:200 @ A1
DATE	July 2025

Whitlam  
ARCHITECTS  
www.whitlam.co.uk

SUB NO.	DRAWING NO.	REV
240563	PL_06	C







no.	date	drawn/checked	date
001	26/11/2015	First issue	12/11/2015

LD

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**LDH 2015 designers' residual risk information**

**LEGEND: COM RESIDUAL RISKS**

1

1. LOSES: (Extremely) dangerous event capable of causing serious injuries, damage to property, resulting in serious risk of incapacitation, falling from heights.

2

2. QUANTIF. RESOURCES: working against in a management of risks. However, risk of exceeding resources available, taking account of the complexity of the project.

3

3. PREVENTION & MITIGATION: technical, legal, cost and personnel ability to adapt to changing circumstances, risk of additional work, risk of non-compliance with regulations.

The project will be subject to a constant monitoring, where appropriate in a risk assessment and management supported by the Project Committee.





**Client:**  
Lidl Great Britain Limited

**project:**  
Morston Point,  
Kings Lynn

**Title:**  
DETAILED SOFT LANDSCAPE  
PROPOSAL

**Status:**  
PLANNING

<b>date:</b>	<b>drawn:</b>	<b>checked:</b>
26/11/2015	LD	LDH-2015-001-02
<b>revision:</b>	<b>revision:</b>	<b>revision:</b>
1/2016	T001	001





