



Planning Committee
Tuesday, 9th January, 2024 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 on Applications (Pages 2 - 177)**

Contact

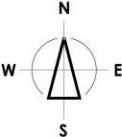
Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

23/00605/O

2



23/00178/RMM | Reserved Matters Application for 30 dwellings including layout, external appearance, scale and landscaping | Furlong Stone Furlong Road Stoke Ferry Norfolk - PENDING CONSIDERATION



NOTES
DO NOT SCALE THIS DRAWING.
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LOCATION PLAN - 1:1250

AREA FOR FUTURE RESIDENTIAL DEVELOPMENT SUBJECT TO REMOVAL OF ADJACENT WAREHOUSING AND FUTURE PLANNING APPLICATION - TO BE MAINTAINED IN THE INTERIM

ACCESS FOR POSSIBLE FUTURE HOUSING

Existing estate road to be widened by 700mm and 1.0m wide footpath to be provided from the junction to the retail units

Grass and scrub along old wall to be removed.

SITE PLAN

SITE PLAN - 1:200

F	FENCE ACCESS, PATHS REVISIONS AND REVEALS	DATE	BY	CHK	PK	23/11/23
H	FINAL RESIDENTIAL LIMITS REMOVED AND REVEALS	DATE	BY	CHK	PK	23/11/23
G	REVISIONS AND REVEALS FOR PLANNING	DATE	BY	CHK	PK	26/03/23
REV	DESCRIPTION	DATE	BY	CHK	DATE	

SCALE: 1:1250, 1:200

CLIENT: NORTON HILL LTD

PROJECT: DEVELOPMENT OF LAND AT LAND OFF FURLONG ROAD STOKES FERRY PE33 9SU

DRAWING TITLE: PROPOSED BLOCK PLAN AND LOCATION PLAN

- SCHEME
- BLINDING REES
- WORKING DRAWING
- PLANNING
- TENDER BLUE
- ISSUED ON COMPLETION

CALVERT BRAIN & FRAULO

1 FORTLAND STREET, KING'S LYNN, NORFOLK, PE33 9JH

TEL: 01553 766221 WWW.C-B-F.A.CO.UK

DRAWING NO. 230953 / 10 / 100

REV: 1



SOUTH WEST ELEVATION - 1:100
ROAD SIDE

SOUTH EAST ELEVATION - 1:100
CAR PARKING SIDE

SECTION - 1:100

NOTES

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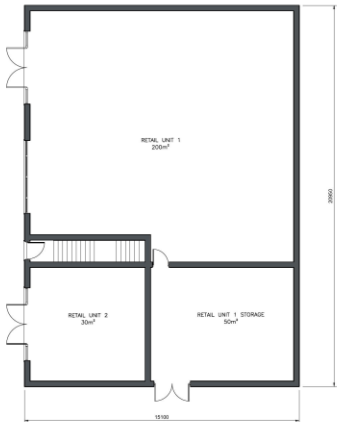
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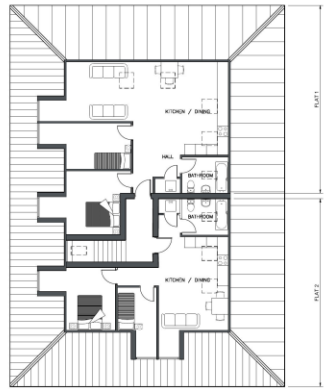
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GROUND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100

A	ISSUED FOR PLANNING	REV	DATE	BY	CHKD
-	FIRST ISSUE	001	08/2023	MB	MB
REV	DESCRIPTION	DATE	CHKD	DRWN	CHKD

SCALE: 1:100

CLIENT: NORTON HILL LTD

PROJECT:
**DEVELOPMENT OF LAND AT
 LAND OFF FURLONG ROAD
 STOKES FERRY
 PE33 9SU**

DRAWING TITLE:
**PROPOSED FLOOR PLANS
 AND ELEVATIONS OF FLATS
 AND RETAIL UNITS**

- SCHEME
- BLANDING REQS
- WORKING DRAWING
- PLANNING
- TENDER BILL
- ISSUED ON COMPLETION

**CALVERT
 BRAIN &
 FRAULO**

3 FORTLAND STREET, KING'S LYNN, NORFOLK, PE33 9JH
 TEL: 01553 76620 WWW.CBFA.CO.UK

DRAWING NO.: **230953 / 10 / 102**

4

5



SITE PLAN - 1:200

In so far as vehicle tracking only

Borough Council of King's Lynn & West Norfolk

NOTES

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C	REVISED AND REISSUED FOR PLANNING	RWS	RWS	PKK	26/10/23
B	FOOTPRINTS AND ROAD REVISED AND REISSUED	RWS	RWS	PKK	16/09/23
A	VEHICULTY SPLAY, ACCESS, VEHICLE TRACKING REVISED AND REISSUED	RWS	RWS	PKK	16/09/23
	ISSUED FOR PLANNING	RWS	RWS	PKK	16/09/23
REV	DESCRIPTION	APP	CHKD	DRWN	DATE
SCALE 1:200					

CLIENT: NORTON HILL LTD

PROJECT: DEVELOPMENT OF LAND AT LAND OFF FURLONG ROAD STOKE FERRY PE33 9SU

DRAWING TITLE: PROPOSED SITE PLAN SHOWING VEHICLE TRACKING AND VISIBILITY SPLAY

- SCHEME
- WORKING DRAWING
- PLANNING
- VISIBILITY SPLAY
- ISSUED ON COMPLETION

CALVERT BRAIN & FRAULO

17 PORTLAND STREET, HARBOR TOWN, NORWICH, NOR1 1PB
 TEL: 01603 788881 WWW.CBF-A.CO.UK

DRAWING NO: 230953 / 110 / 103

REV: C

9



7



∞



Application site on Furlong Road looking South

6



Application site on Indigo Road





Application site on Indigo Road







Entrance to Indigo Road





Opposite Indigo Road/ application site



14



23/01 475/FM





Location Plan



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

NOTES:



Revisions		
Suffix	Date	Amendments

Status **Planning Submission**

The Design Partnership
 The Design Partnership (Ety) Ltd
 Claremont House,
 10 Station Road,
 Chatteris,
 Cambridgeshire PE16 6AG
 Tel: 01354 662111

Job Title
 Proposed Development of Affordable Dwellings
 Lynn Road, Stoke Ferry, Norfolk
 for Freebridge Community Housing

Drawing Title
 PLANNING SUBMISSION
 Location Plan

Date	Scale	Drawn	Drawn No.	Rev.
May 2023	1:1250@A3	PD	FB-1008-P01	

17





Block Plan



Development Mix

- ALL DWELLINGS ARE SHOWN IN FULL UNLESS OTHERWISE STATED
- 1b (2p) - House
 - 2b (2p) - House
 - 3b (2p) - House
 - 3b (2p) - House
 - 4b (2p) - House
 - s106 - Shared ownership plots.
 - s106 - Affordable rent plots.

Revision	Date	Amendment
A	08/01/2023	SB drawings updated to final scale removed
B	09/05/2023	Consultation responses to planning committee comments
C	26/05/2023	Further NCC highway comment updates - dropped the width of shared car/parking spaces and replaced with cycle racks
D	26/05/2023	Further NCC highway comment updates
E	08/01/2023	Further NCC highway comment updates

Revision: **Planning Submission**



The Design Partnership
 The Design Partnership (UK) Ltd
 100 Waterhouse Lane
 100 Waterhouse Lane
 Colchester, Essex CO1 1JG
 Tel: 0204 882211

Job Title:
 Proposed Development of Affordable Dwellings
 Lynn Road, Stoke Ferry, Norfolk
 for Freebridge Community Housing

Drawing Title:
PLANNING SUBMISSION
 Block Plan & Development Mix

Date	Scale	Drawn	App. No.	Rev.
08/05/2023	1:500(A1)	FD	TB.1006.P02	E

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21



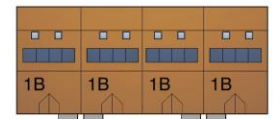
First Floor Plan

Scale 1:100



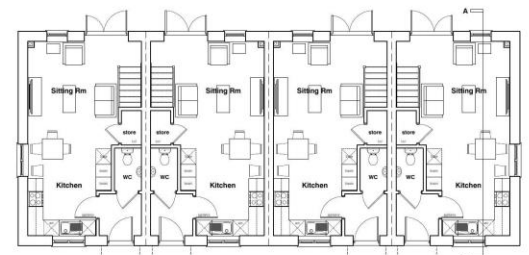
Section

Scale 1:100



Roof Plan

Scale 1:200



Type 1B (GFA = 38.6m²) Type 1B (GFA = 38.6m²) Type 1B (GFA = 38.6m²) Type 1B (GFA = 38.6m²)

Ground Floor Plan



South Elevation

Scale 1:100

Revisions			
Suffix	Date	Amendments	
A			

Status: **Planning Submission**

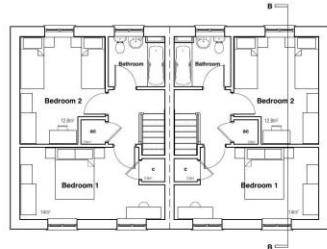


The Design Partnership
 The Design Partnership (Ed) Ltd
 Castlewood House,
 15 Station Road,
 Chelms,
 Chelmsfordshire PE16 6AG
 Tel: 01354 693111

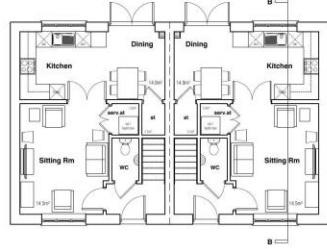
Job Title:
 Proposed Development of Affordable Dwellings
 Lynn Road, Stoke Ferry, Norfolk
 for Freebridge Community Housing

Drawing Title:
 Planning Submission
 House Types Plans and Elevations
 One Bedroom Terrace - Plots 11-14

Date	Scale	Drawn	Over No.	Rev.
May 2023	1:100@A1	PD	FB-1008-P05	



First Floor Plan
scale 1:100



Type 2B - 4P (GFA = 300m²)
Ground Floor Plan



West Elevation
scale 1:100



Section
scale 1:100

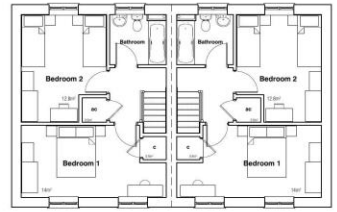


Roof Plan
scale 1:200

Revisions				
Suffix	Date	Amendments		
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Status				
Planning Submission				
 The Design Partnership The Design Partnership (Ely) Ltd Castleford House, 15 Station Road, Chatteris, Cambridgeshire PE16 6AG Tel: 01354 693111				
Job Title				
Proposed Development of Affordable Dwellings Lynn Road, Stoke Ferry, Norfolk for Freebridge Community Housing				
Drawing Title				
Planning Submission House Types Plans and Elevations Two Bedroom Semi - Plots 15-18 & 21-22				
Date	Scale	Drawn	Over No.	Rev.
May 2023	1:100(G)/A1	PD	FB-1008-P06	

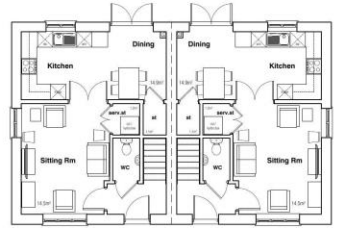
22

23



First Floor Plan

scale 1:100



Type 2B - 4P (gk4 - 3001)

Type 2B - 4P (gk4 - 3001)

Ground Floor Plan



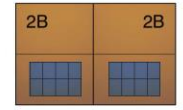
West Elevation

scale 1:100



Section

scale 1:100



Roof Plan

scale 1:200

Revisions	Suffix	Date	Amendments
A			

Status: **Planning Submission**



Job Title: Proposed Development of Affordable Dwellings
Lynn Road, Stoke Ferry, Norfolk
for Freebridge Community Housing

Drawing Title: Planning Submission
House Types Plans and Elevations
Two Bedroom Semi - Plots 21 & 22 (stepped)

Date	Scale	Drawn	Over No.	Rev.
May 2023	1:100(G/A1)	PD	FB-1008-P07	



South East Elevation

North West Elevation - facing Village Hall

Scale 1:100



Roof Plan

Scale 1:200

First Floor Plan

Section

Scale 1:100

Scale 1:100



South West Elevation

North East Elevation

Plot 29 (911 - 923m)

Plot 28 (923 - 935m)

Plot 27 (935 - 947m)

Ground Floor Plan

24

Revisions				
Suffix	Date	Amendments		
A				
Status				
Planning Submission				
 The Design Partnership The Design Partnership (Ely) Ltd Castleford House, 13 Station Road, Chatteris, Cambridgeshire PE16 6AG Tel: 01354 693111				
Job Title				
Proposed Development of Affordable Dwellings Lynn Road, Stoke Ferry, Norfolk for Freebridge Community Housing				
Drawing Title				
Planning Submission House Types Plans and Elevations Two Bedroom Terrace - Plots 27,28,29				
Date	Scale	Drawn	Over No.	Rev.
May 2023	1:100(A1)	PD	FB-1008-P08	

25

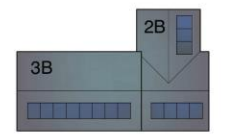


First Floor Plan

scale 1:100



South / SE Elevation



Roof Plan

scale 1:200



Type 3B - 5P (2B1 - 18.4M)

Type 2B - 4P (2B2 - 13.5M)

Ground Floor Plan

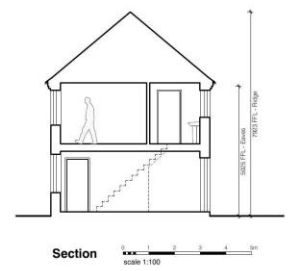
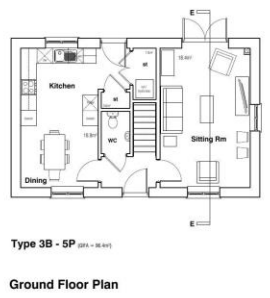
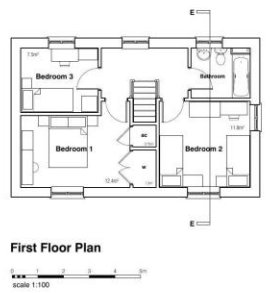
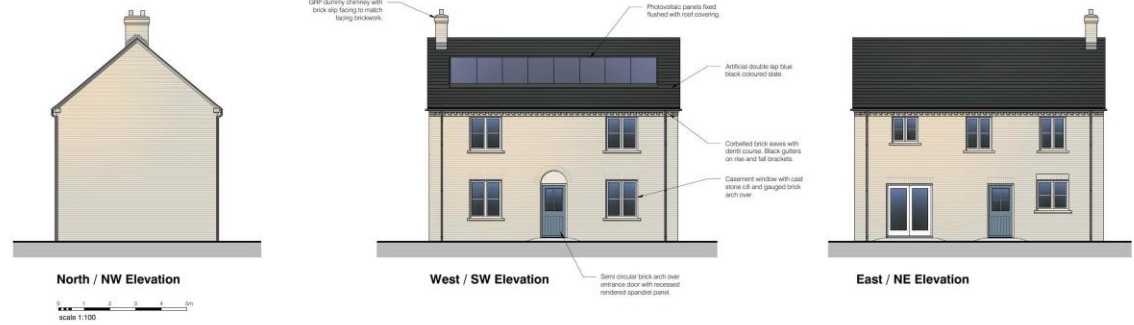


Section

scale 1:100

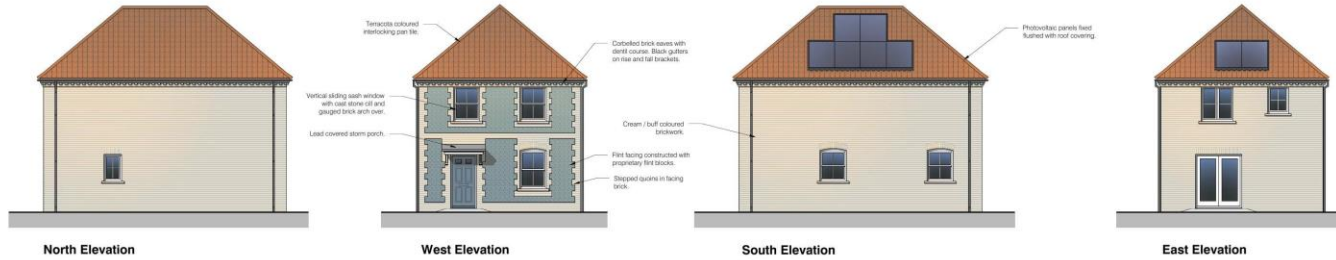
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Suffix	Date	Amendments		
A				
Status				
Planning Submission				
 The Design Partnership The Design Partnership (Ely) Ltd Castlewood House, 13 Station Road, Chatteris, Cambridgeshire PE16 6AG Tel: 01354 693111				
Job Title				
Proposed Development of Affordable Dwellings Lynn Road, Stoke Ferry, Norfolk for Freebridge Community Housing				
Drawing Title				
Planning Submission House Types Plans and Elevations 2 / 3 Bedroom Semi-detached - Plots 2,3,8,9				
Date	Scale	Drawn	Over No.	Rev.
May 2023	1:100(A1)	PD	FB-1008-P09	

26



Revisions				
Suffix	Date	Amendments		
A				
Status				
Planning Submission				
 The Design Partnership The Design Partnership (E)iv Ltd Casemont House, 13 Station Road, Chatteris, Cambridgeshire PE16 6AG Tel: 01354 693111				
Job Title				
Proposed Development of Affordable Dwellings Lynn Road, Stoke Ferry, Norfolk for Freebridge Community Housing				
Drawing Title				
Planning Submission House Types Plans and Elevations Three Bedroom Detached - Plots 4 & 5				
Date	Scale	Drawn	Over No.	Rev
May 2023	1:100@A1	PD	FB-1008-P10	

27



North Elevation

West Elevation

South Elevation

East Elevation

0 1 2 3 4 5m
scale 1:100



3B-5P (GFA = 93sqm)

Ground Floor Plan

0 1 2 3 4 5m
scale 1:100



First Floor Plan



Section

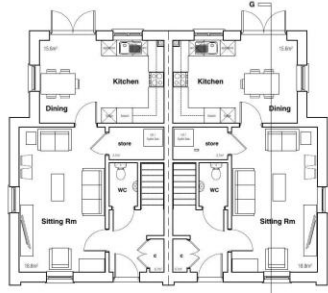
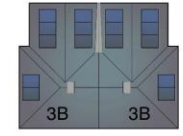
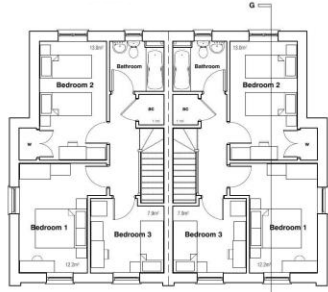
0 1 2 3 4 5m
scale 1:100



Roof Plan

0 1 2 3 4 5m
scale 1:200

Revisions			
Suffix	Date	Amendments	
A			
Status			
Planning Submission			
 The Design Partnership The Design Partnership (Ely) Ltd Castleford House, 15 Station Road, Chatteris, Cambridgeshire PE16 6AG Tel: 01354 693111			
Job Title			
Proposed Development of Affordable Dwellings Lynn Road, Stoke Ferry, Norfolk for Freebridge Community Housing			
Drawing Title			
Planning Submission House Types Plans and Elevations Three Bedroom Detached - Plots 6,7,19,20			
Date	Scale	Drawn	Over No.
May 2023	1:100(G/A1)	PD	FB-1008-P11
Rev			



Revisions	
Suffix	Date Amendments
A	11-08-22 Floor Plan - Bedroom 1 side window

Status: **Planning Submission**

The Design Partnership

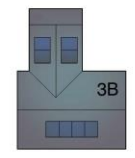
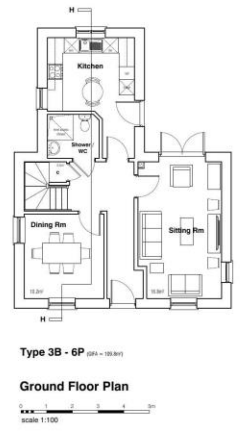
The Design Partnership (Ed) Ltd
 Castlecroft House,
 13 Station Road,
 Chelmsford,
 Chelmsford Essex CM1 6AG
 Tel: 01354 693111

Job Title:
 Proposed Development of Affordable Dwellings
 Lynn Road, Stoke Ferry, Norfolk
 for Freebridge Community Housing

Drawing Title:
 Planning Submission
 House Types Plans and Elevations
 Three Bedroom Semi-detached - Plots 24 & 25

Date	Scale	Drawn	Check	Over No.	Rev.
May 2023	1:100@A1	PD	DP	FB-1008-P12	A

29



Revisions	Suffix	Date	Amendments
A			

Status: **Planning Submission**



The Design Partnership
 The Design Partnership (E)V Ltd
 Casemont House,
 13 Station Road,
 Chatteris,
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title:
 Proposed Development of Affordable Dwellings
 Lynn Road, Stoke Ferry, Norfolk
 for Freebridge Community Housing

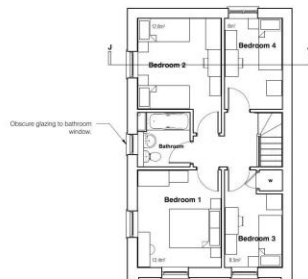
Drawing Title:
 Planning Submission
 House Types Plans and Elevations
 Three Bedroom 6 person - Plots 1 & 23

Date	Scale	Drawn	Over No.	Rev.
May 2023	1:100@A1	PD	FB-1008-P13	



Type 4B - 6P (20A - 18.2M)

Ground Floor Plan



First Floor Plan



Roof Plan




Section

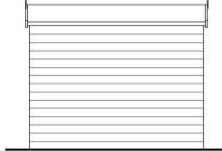
Revisions				
Suffix	Date	Amendments		
A				
Status				
Planning Submission				
 The Design Partnership The Design Partnership (Ely) Ltd Castleford House, 13 Station Road, Chatteris, Cambridgeshire PE16 6AG Tel: 01354 693111				
Job Title				
Proposed Development of Affordable Dwellings Lynn Road, Stoke Ferry, Norfolk for Freebridge Community Housing				
Drawing Title				
Planning Submission House Types Plans and Elevations Four Bedroom Detached - Plots 10 & 26				
Date	Scale	Drawn	Check No.	Rev.
May 2023	1:100(G)/A1	PD	FB-1008-P14	

31


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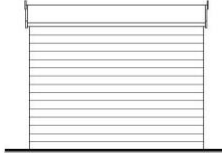
Front Elevation



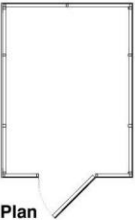
Side Elevation




Rear Elevation



Side Elevation



Plan



scale 1:50

Status				
PLANNING SUBMISSION				
Job Title Proposed Development of Affordable Dwellings Lynn Rd, Stoke Ferry, Norfolk for Freebridge Community Housing				
Drawing Title PLANNING SUBMISSION				
Shed				
Date	Scale	Drawn	Drawn No.	Rev.
14.08.2023	1:50@A1	EC	FB.1008.P17	A



33



Indigo Road, north of application site





Indigo Road, north of application site



35



36



Looking southeast across application site from northern boundary



37



Looking south across application site from northern boundary



38



Looking south across application site



39



Looking south across application site



40



Looking south across application site



41



Looking southwest across application site from northern boundary



42



Looking east across application site to village hall



43



Looking east across application site



44



Western boundary at Bramcote House



45



46



Western boundary to Bramcote House



47



From southern boundary looking north across site





From southern boundary looking north across site



49



Southern boundary along Lynn Road



50



51



Southern boundary along Lynn Road



52



Southern boundary along Lynn Road



53



Looking north across site from southern boundary



54



Looking north across site from southern boundary

55



Southern boundary along Lynn Road

56



Southern boundary along Lynn Road

57



Southern boundary along Lynn Road



58



Eastern boundary from Lynn Road



59



60



61



Eastern boundary- neighbouring site



62



Eastern boundary – neighbouring site



63



Eastern boundary – neighbouring site



64



Eastern boundary – neighbouring site



Speaker Helen Morris



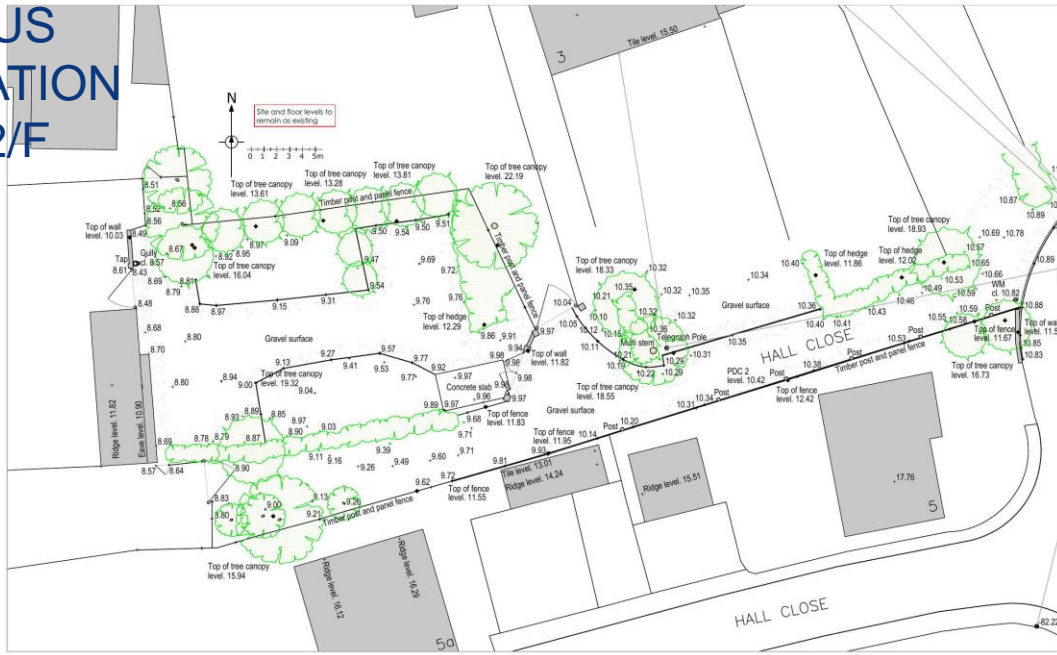
Speaker Charlotte Pursey



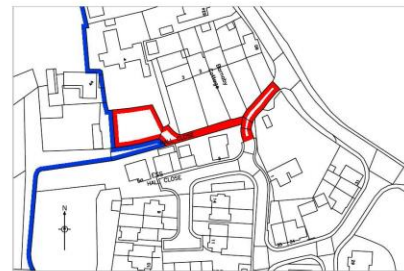
23/00681/F



PREVIOUS APPLICATION
22/01932/F



Existing Site Plan 1:200

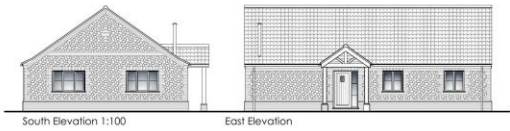
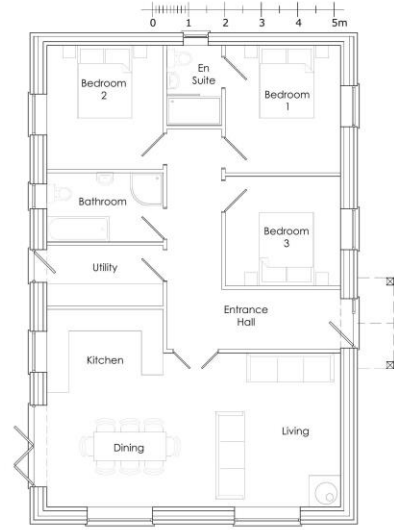
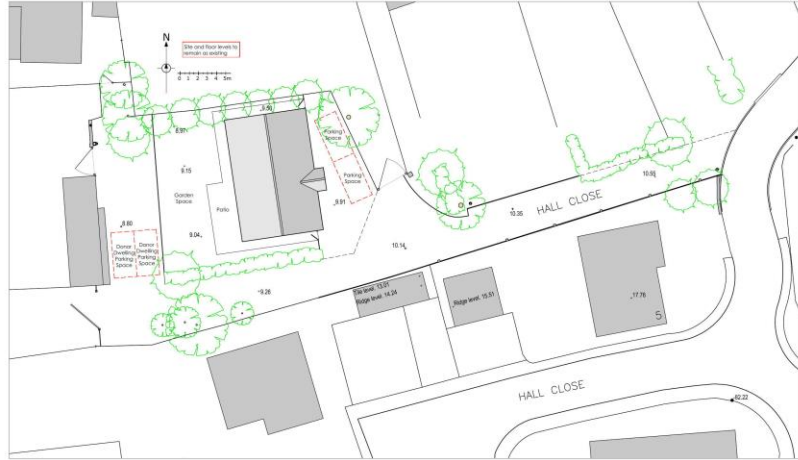


Location Plan 1:1250

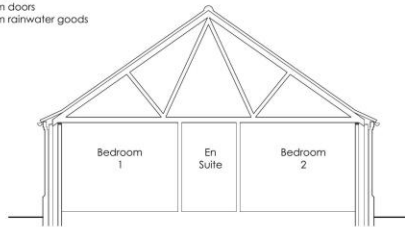
72

Date	Revision	Description
 <small> info@vertexarchitecture.co.uk www.vertexarchitecture.co.uk 7-9 Northgate Norwich, Norfolk PE3 6EA Tel: 01483 332866 10, Georgian Works, 57 Colgate Norwich, Norfolk NR3 1JQ Tel: 01483 574666 </small>		
Project: Porcherie, 4A Hall Close, Heacham, Norfolk PE31 7JT		
Subject: Proposed Dwelling following sub-division Existing Plans		
Date: September 2022		Scale: 1:200, 1:1250 @A2
Project No.: 22070	Drawing No.: 01	Revision:

73

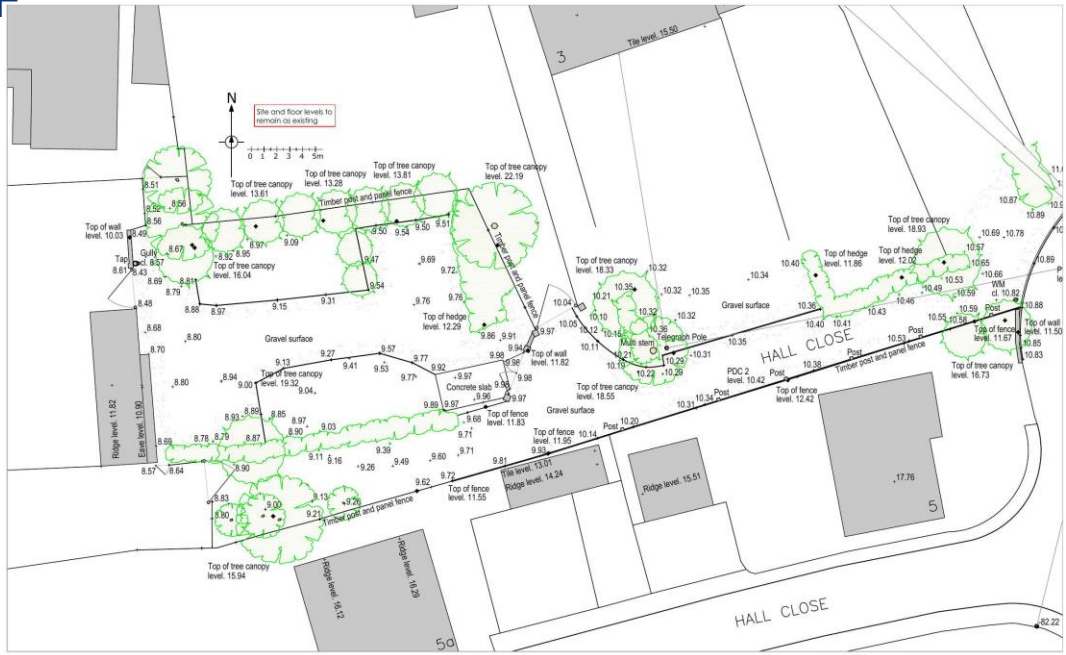


- Materials to be:
- Red facing brickwork
 - Camstone in-fill
 - Red clay pantiles
 - UPVC windows
 - Aluminium doors
 - Aluminium rainwater goods

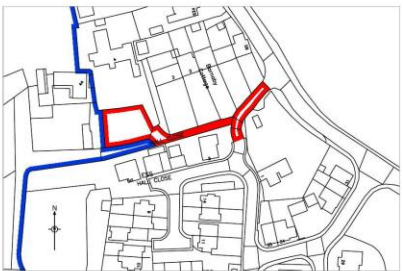


POCHOLE, 44 HALL CLOSE, HEACHAM, NORFOLK PE31 7JT			
Proposed Dwelling following sub-division Proposed Plans & Elevations			
Date:	September 2022	Scale:	1:50, 1:100, 1:200 @A1
Project No.:	22070	Planning No.:	02
Revision:		Revision:	A

74



Existing Site Plan 1:200



Location Plan 1:1250

Date	Revision	Description
 <small> info@vertexarchitecture.co.uk www.vertexarchitecture.co.uk 7-9 Northgate Precinct, Hunstanton, Norfolk PE36 6EA Tel: 01485 332866 10, Georgian Works, 57 Colchester, Norwich, Norfolk NR3 1JQ Tel: 01603 574664 </small>		
Project: Porcherie, 4A Hall Close, Heacham, Norfolk PE31 7JT		
Subject: Proposed Dwelling following sub-division Existing Plans		
Date: September 2022		Scale: 1:200, 1:1250 @A2
Project No.: 22070	Drawing No.: 01	Revision:

76



77



78



79



80



81







84



85



23/00681/F



86



Full extent of site's northern boundary

87



View westward along private track with modern development to the left (south) and site boundary to the right (north)



88



View westward along private track with modern development to the left (south) and site boundary to the right (north)



89



Wider context view of site facing westwards







Adjacent dwellings to north-west of application site

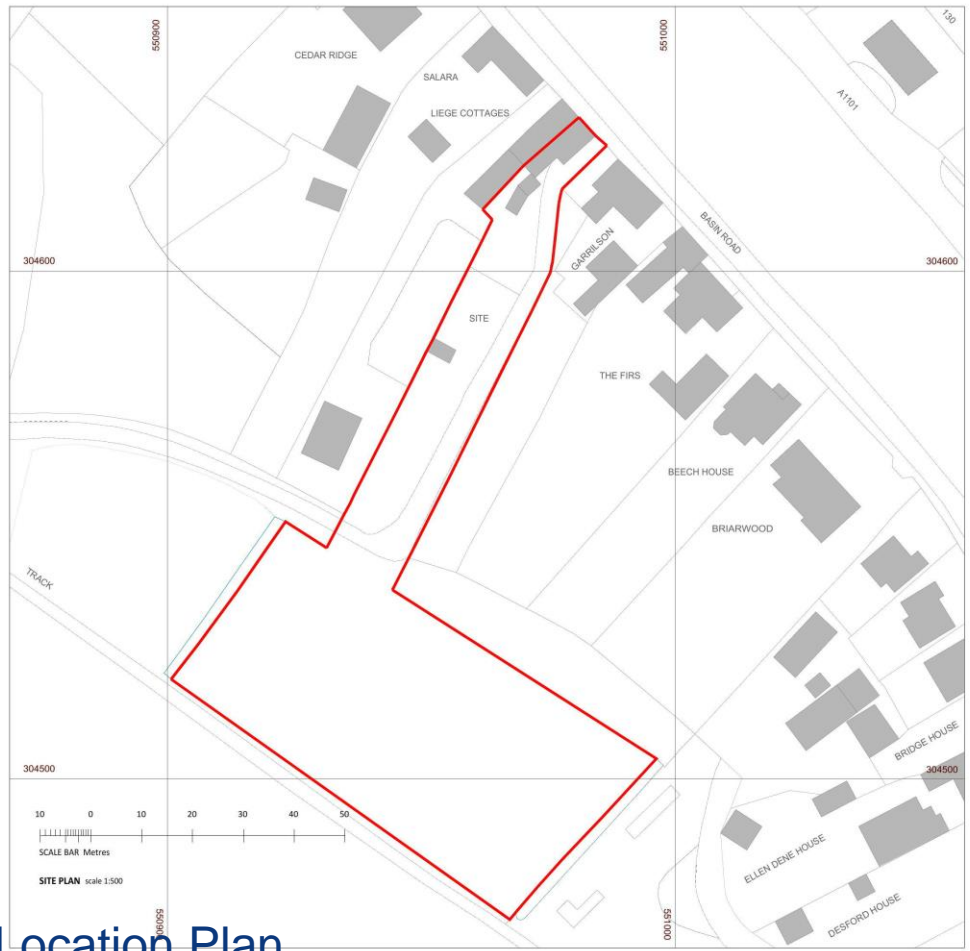


23/00940/F



1 LIEGE COTTAGES. BASIN ROAD. OUTWELL. CAMBRIDGESHIRE. PE14 8TQ

94

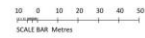
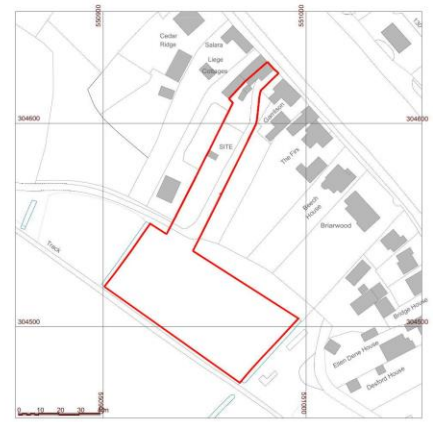


Location Plan

Borough Council of King's Lynn & West Norfolk

LM/03/B

Supplied by Streetwise Maps Ltd
www.streetwise.net
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LOCATION PLAN scale 1:1250

DATE 11.12.10 @ 1:00 PRINT AT A2	DATE MAY 2023	PROJECT A. 2010/0212 Drawing first issued. A. 2010/0212 Drawing revised
BY EXISTING LOCATION & SITE PLAN.		

sharman architecture
OAK BARR, WILLOW GROVE, BOROUGH FEN, PETERBOROUGH, PETS 7QB
tel: 07534 124 884 email: sharm@sharmanarch.com

1 LIEGE COTTAGES, BASIN ROAD, OUTWELL, CAMBRIDGESHIRE, PE14 8TQ

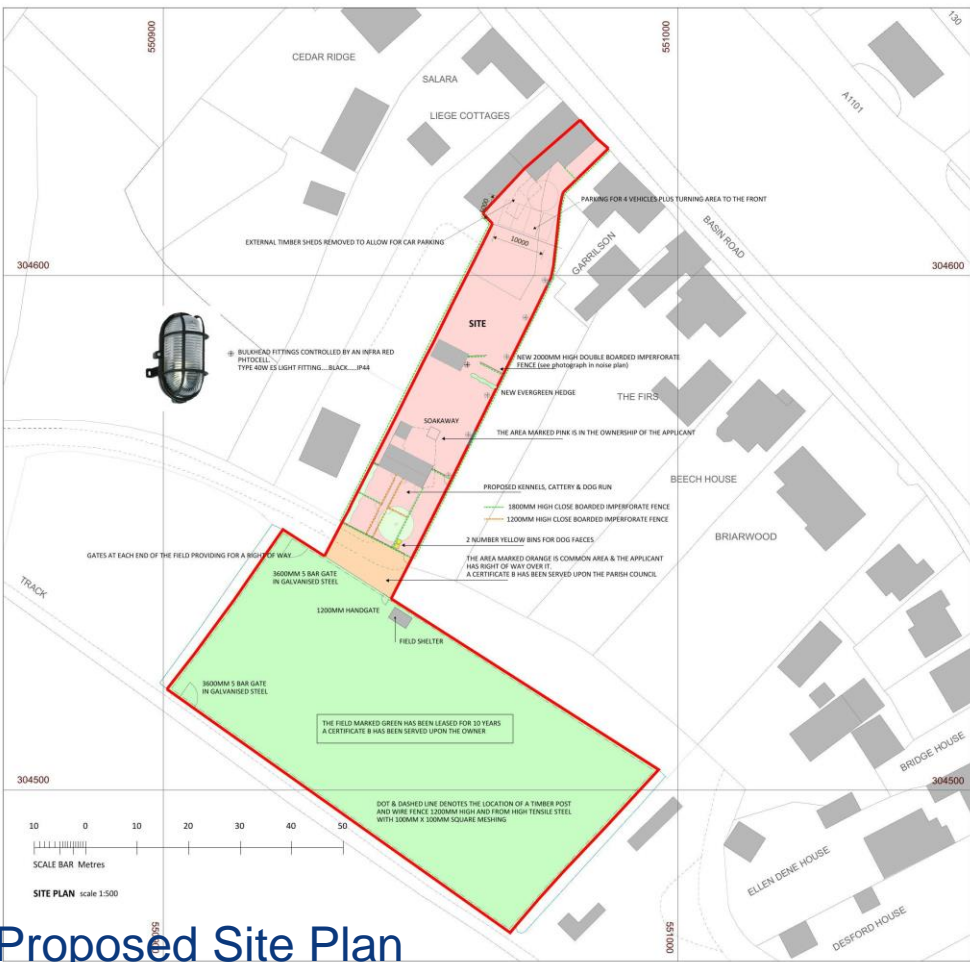
Drawing number
LM/04/E

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474



0 10 20 30 40 50
SCALE BAR Metres

LOCATION PLAN scale 1:1250



0 10 20 30 40 50
SCALE BAR Metres

SITE PLAN scale 1:500

Proposed Site Plan

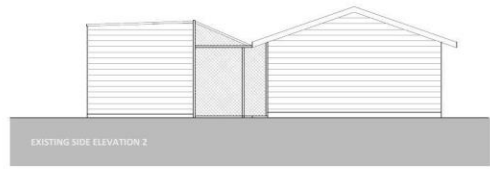
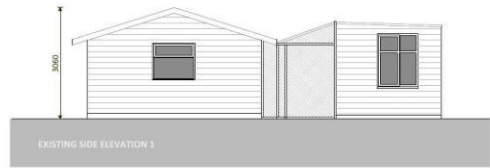
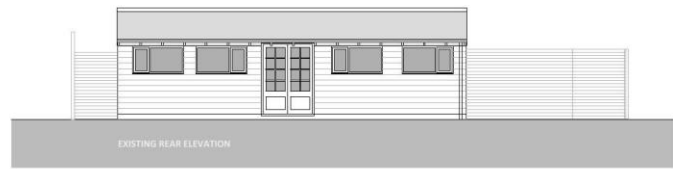
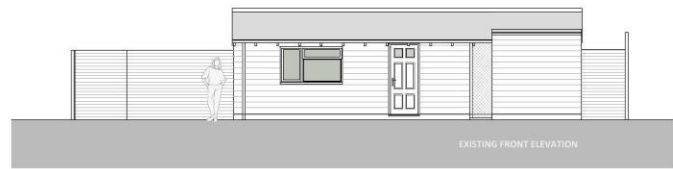
Borough Council of
King's Lynn &
West Norfolk

scale	1:1250 & 1:500	date	MAY 2023
format	PRINT AT A2	author	sharman architecture
		checked	02/05/2023 Drawing File Export
		checked	02/05/2023 Drawing File Export
		checked	02/05/2023 Drawing File Export
		checked	02/05/2023 Drawing File Export

PROPOSED LOCATION & SITE PLAN.

sharman architecture
OAK BARN, WILLOW DROVE, BOROUGH FEN, PETERSBOROUGH, PE5 7DB
tel: 01753 521208 email: info@sharmanarch.co.uk

97



NOTES
All drawings are the copyright of sharman architecture.



VIEW EXISTING ELEVATIONS	SCALE 1:100 @ A3	DATE MAY 2023
-----------------------------	---------------------	------------------

CONTRACT MR & MRS JONES	PROJECT A. BIRCH/2023 DRAWING FIRST ISSUED
----------------------------	---

sharman architecture
 OAK BARN, WILLOW DROVE, BOURGH FEN, PETERBOROUGH, PE6 7QB
 tel: 07724 523 084 email: paul@sharman131@btinternet.com

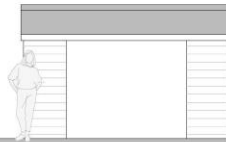
NOTES
All drawings are the copyright of sharman architecture.



PLAN VIEW OF FIELD SHELTER



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 2



PROPOSED SIDE ELEVATION 2



96

Field shelter elevations

Site FIELD SHELTER	Scale 1:100 @ A3	Date MAY 2023
Contract MR & MRS JONES		Revision A (23/05/23) DRAWING FIRST ISSUED

69

Street Scene looking south-east





100

Street Scene looking north-west



101

Parking area in rear garden of dwelling, kennel building in background



Looking back towards main dwelling



103

Front of proposed kennel building



Cat room for private use only attached to front of kennel building



105

Gap down side of kennel building providing access to runs

106

View of the outdoor runs looking south





107

View of outdoor runs looking west



108

Right of Way adjacent rear boundaries. Neighbouring commercial building to west.



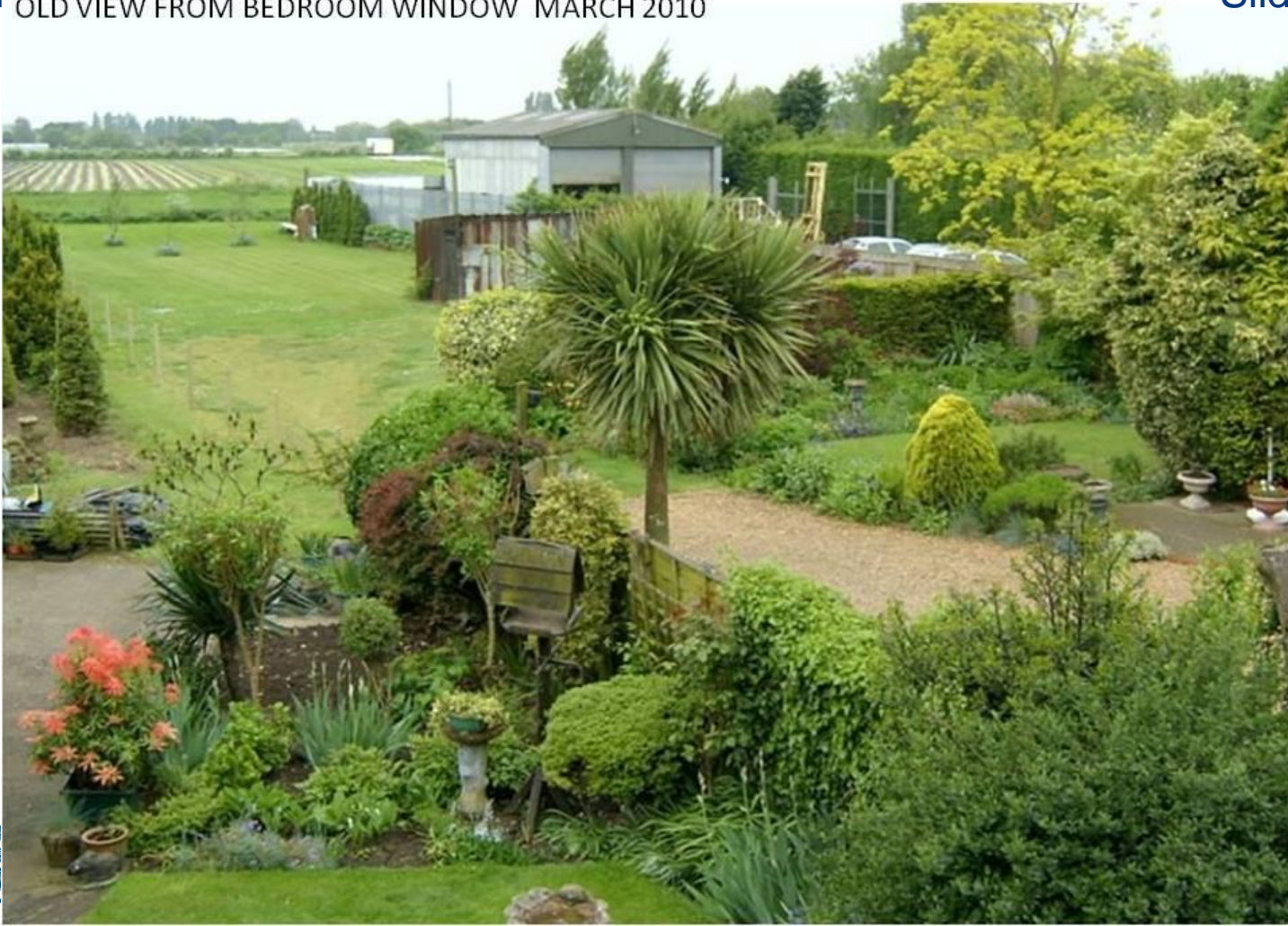
109

Proposed field for exercising dogs

SPEAKER MR SMITH







112



Local development
Map Sheet 68

Development
Boundary

Ordnance Survey
L100048780
MAPS REPRODUCED BY WP SMITH WITH THE
PERMISSION OF H.M. STATIONERY OFFICE

113

PUBLIC RIGHT OF WAY

1 Liege
Cottage

OLD TRAMWAY

RENTED AREA

Adopted King's Lynn & West Norfolk Local Plan 1998
Inset 108
Outwell/Upwell/Three Holes
SCALE 1:5000



114



115



AREA FILLED WITH WOODEN BUILDINGS
HOUSING: DOGS ,CATS, CHICKENS,
EXOTIC BIRDS



Red arrows showing potential contamination permeating through the ground from dog effluent



116

My grandchildren on holiday in Norfolk learning how to grow potatoes March 2021

ANNOTATED IMAGE 1993
Re: PLANNING App 23/00940/F

Drawing:
DNS



117

23/01693/F

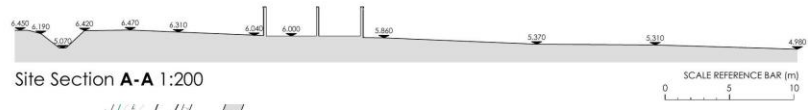
118



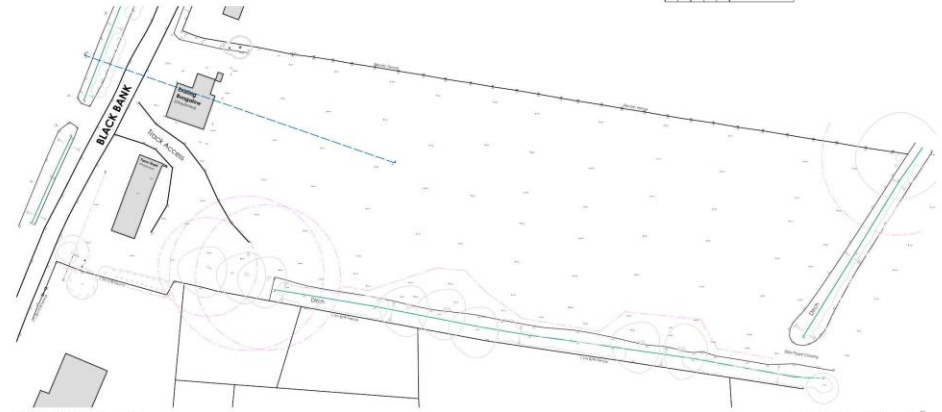


2042-20 Location Plan Scale 1:2500
 Black Bank, Ringmore Road, Southery
 Ian H Bix Associates Ltd, Sandpiper House,
 Leete Way, West Winch, King's Lynn, Norfolk, PE33 0ST
 Tel No - 01553 844077 Email - mail@ianbix.co.uk



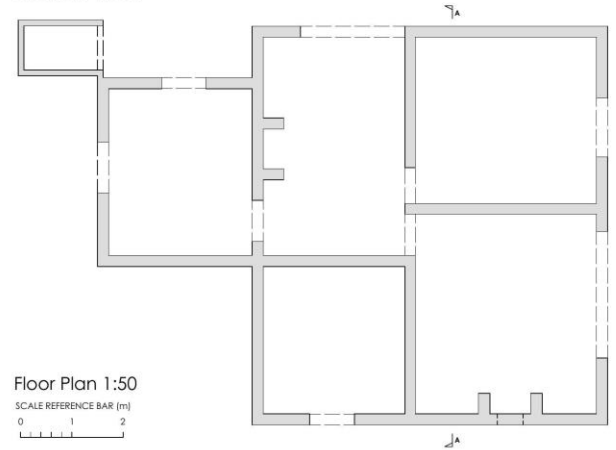


Site Section A-A 1:200

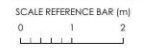


Site Plan 1:500

120

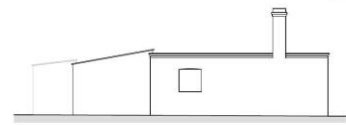


Floor Plan 1:50

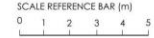


MATERIALS:

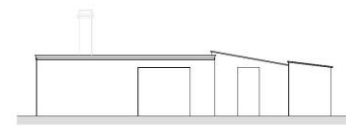
External Walls	Pebble dashed render
Windows/Doors	Treated timber
Roof Covering	Clay paniles



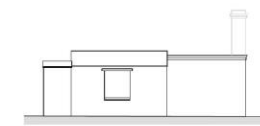
South-West Elevation 1:100



South-East Elevation



North-East Elevation



North-West Elevation

Notes

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- Measurements to be checked on site by the Contractor prior to commencement of works and any discrepancies brought to the attention of the Designer.

Revisions

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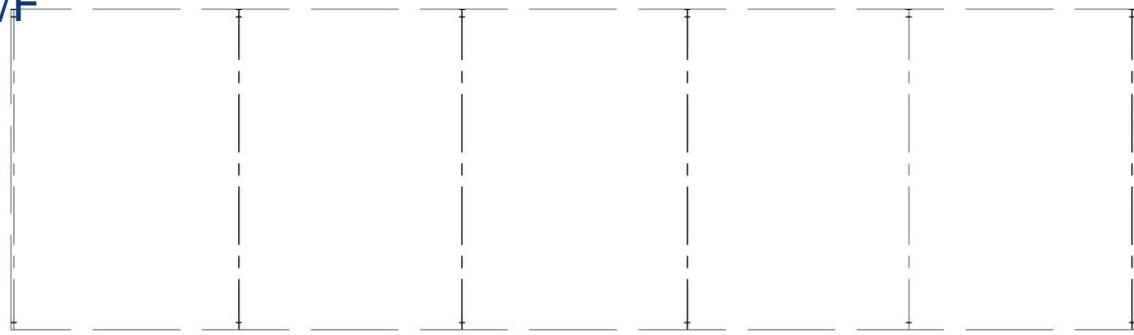
IAN · H · BIX Associates Ltd
 M · C · F · A · T
 ARCHITECTURAL AND BUILDING CONSULTANTS
 SANDHURST HOUSE, LITTLE WAY, WEST WITCH
 KING'S LYNN, NORFOLK PE33 0SL
 TEL: 01553 844077 FAX: 01553 844078
 Email: mail@ianhbix.co.uk WEB: www.ianhbix.co.uk

Project:
 Proposed Dwelling at
 Black Bank
 Ringmore Road
 Southrey

Drawing Title:
 Existing Floor Plan, Elevations
 Section and Site Plan
 and Site Section

Scale: 1:50, 1:100 & 1:200 @ A2
Date: September 2023
Drawn: AW

Drawing No.: 2042-21



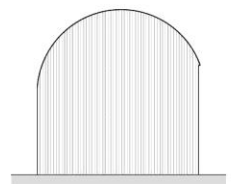
Floor Plan 1:50
 SCALE REFERENCE BAR (m)
 0 1 2

121

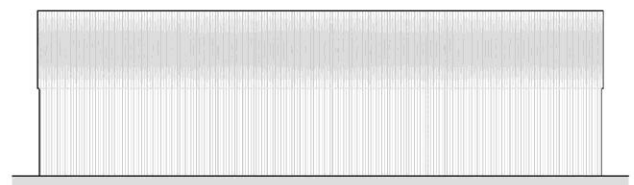


South-East
 Elevation 1:100

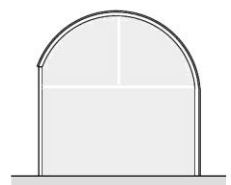
SCALE REFERENCE BAR (m)
 0 1 2 3 4 5



South-West
 Elevation



North-West
 Elevation



North-East
 Elevation

Notes 1. The copyright of this drawing is the property of Ian H Biv Associates Ltd and shall not be copied without their authority. 2. Measurements to be checked on site by the Contractor prior to commencement of works and also throughout through to the addition of the Employer.	Project Proposed Dwelling at Black Bank Drove Ringmore Road Southery
	Revisions
Drawing Title Existing Barn Plan and Elevations	Scale 1:50 & 1:100 @ A3 Date September 2023 Drawn AW
<div style="border: 2px solid black; padding: 5px; text-align: center;"> IAN · H · BIX Associates Ltd M · C · F · A · T ARCHITECTURAL AND BUILDING CONSULTANTS SANDPIPER HOUSE, LEELE WAY, WEST WITCH KING'S LYNN, NORFOLK PE33 9ST TEL: 01553 844577 FAX: 01553 844578 EMAIL: mail@ihbix.co.uk WEB: www.ihbix.co.uk </div>	Drawing No. <div style="border: 2px solid black; padding: 5px; text-align: center; font-size: 1.2em;"> 2042-24 </div>

MATERIALS
 External Walls: Kerspanon Anthracite/Contrach Clay (see schedule)
 Windows/Doors: UPVC
 Roofs/Roofing: Slate
 Roof Covering: Clay or slate (profile)
 Other: UPVC gutter/downpipes



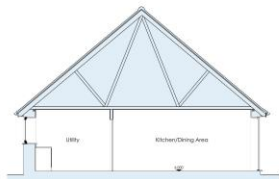
North-West Elevation 1:100

South-West Elevation



South-East Elevation

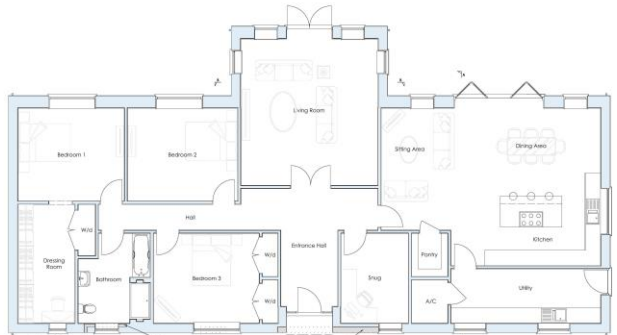
North-East Elevation



Section A-A 1:50



Section B-B



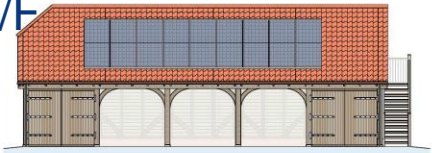
Floor Plan 1:50



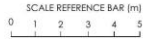
122



<p>IAN - H - BIX ASSOCIATES Ltd M.C. I.A.S.T ARCHITECTURAL AND BUILDING CONSULTANTS 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</p>	<p>Proposed Dwelling at Black Bank Ringmore Road Southey</p>	<p>Drawn by Proposed Floor Plan Elevations and Sections</p>	<p>Scale: 1:100 & 1:100 (B.A.) Date: September 2023 Drawn: JBB</p>
	<p>Project: Proposed Dwelling at Black Bank Ringmore Road Southey</p>		<p>Client: IAN - H - BIX ASSOCIATES Ltd</p>



South-East Elevation 1:100



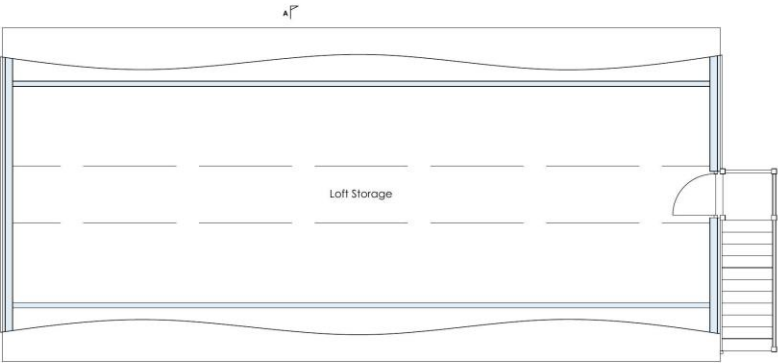
North-East Elevation



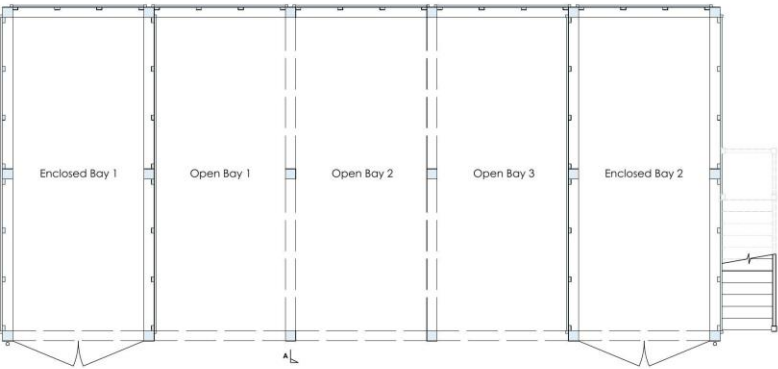
North-West Elevation



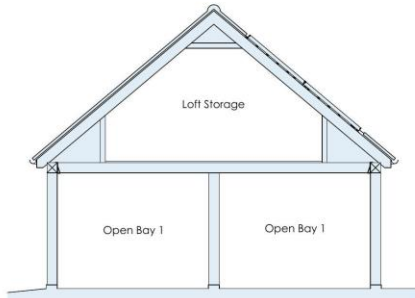
South-West Elevation



Roof Space Plan



Floor Plan 1:50



Section A-A 1:50

Notes

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Revisions

No.	Description

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 M · C · F · A · T
 ARCHITECTURAL AND BUILDING CONSULTANTS
 SANDHURST HOUSE, LITTLE HAY, WEST WITCH, KING'S LYNN, NORFOLK, PE33 0ST
 TEL: 01553 844077 FAX: 01553 844278
 EMAIL: info@ianhbix.co.uk WEB: www.ianhbix.co.uk

Project
 Proposed Dwelling at Black Bank Drive Ringmore Road Southery

Drawing Title
 Proposed Replacement Barn Plans, Elevations and Section

Scale 1:50 & 1:100 @ A2
Date September 2023
Drawn AW

Drawing No. 2042-25

123

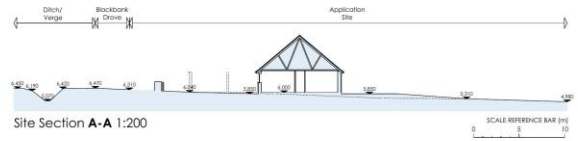
DRAWING TO BE READ IN CONJUNCTION WITH RICHARD MORRISH ASSOCIATES LANDSCAPING DESIGN

- KEY**
- Existing trees/hedges
 - Proposed trees/hedges
 - Grassed area
 - Meadow area
 - Shingle driveway
 - Paved patio

- Notes**
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 2. Measurements taken on site are to be the determining factor in the construction of the drawing and any variations through the implementation of the design.



Site Plan 1:250
GRAPHIC SCALE BAR (m)
0 2 4 6 8 10



Revisions

No.	Description

IAN · H · BIX Associates Ltd
M · C · I · A · T
ARCHITECTURAL AND BUILDING CONSULTANTS
SANDHURST HOUSE, LITTLE WAY, WEST BRIDGE
KING'S LYNN, NORFOLK PE33 0ST
01263 826077 FAX 01263 826078
EMAIL: info@ianhix.co.uk WEB: www.ianhix.co.uk

Project
Proposed Dwelling at
Black Bank
Ringmore Road
Sourthry

Drawing Title
Proposed Site Plan
and Site Section

Scale 1:00 & 1:200 @ A1
Date September 2023
Drawn AW

Drawing No. 2032-23

124

126



Access to site.



127



Site frontage



128



Abandoned structure

129



Abandoned structure



130



Abandoned structure



131



Abandoned structure



132



Existing barn



133



Looking east across application site



134



Looking east across application site

135



Historical Google Earth image Dec 1999





Historical Google Earth image Sept 2018



23/02010/F



138



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LOCATION PLAN

Scale 1:2500

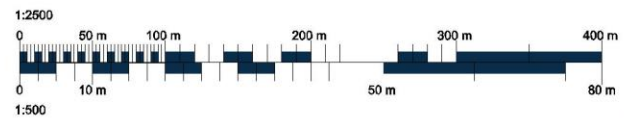
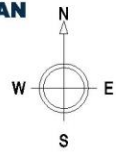
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 2. Where relevant, significant hazards have been identified on the drawing. Hazards which should be retained by a nominated contractor or subcontractor have not been identified.
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BLOCK PLAN

Scale 1:500

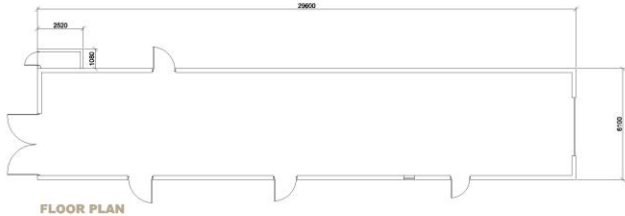


SITE LOCATION

Rev.	Date	Description	Drawn	Checked
HARRIS LONG BEACH FARM PE14 9AP				
EXISTING SITE LOCATION & BLOCK PLAN PROPOSED DWELLINGS				
DATE	11/23	BY	EB	BB
PROJECT	AS SHOWN @A3	SCALE	1:2500	1:500
REF	LBF/BR23/106	NO.	100_05	



139



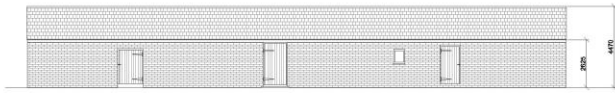
FLOOR PLAN



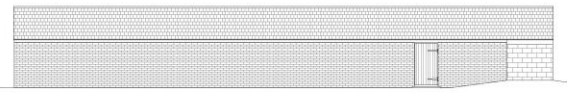
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EXISTING

FLOOR PLAN & ELEVATIONS

Scale 1:100

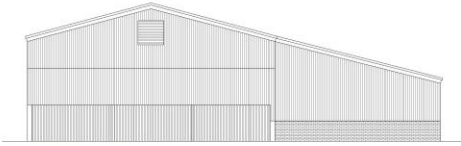
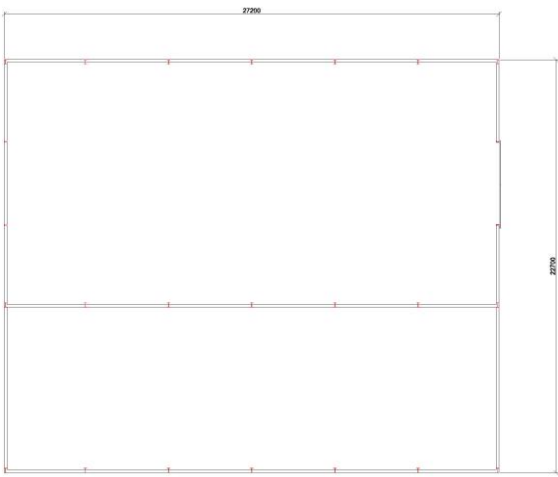
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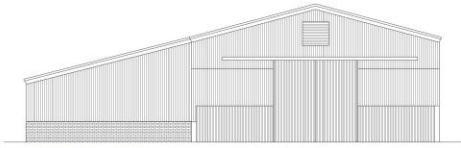
No.	Rev.	Description	Date	By
HADRIS LONG BEACH FARM PET4 9AP EXISTING BUILDING PLAN & ELEVATIONS AS SHOWN 0A1 09/23 CD BB HLB/BB23/106 100_01				



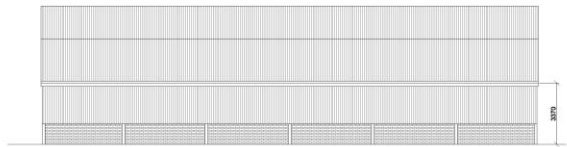
140



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



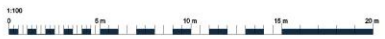
NORTH ELEVATION

EXISTING

FLOOR PLAN & ELEVATIONS

Scale 1:100

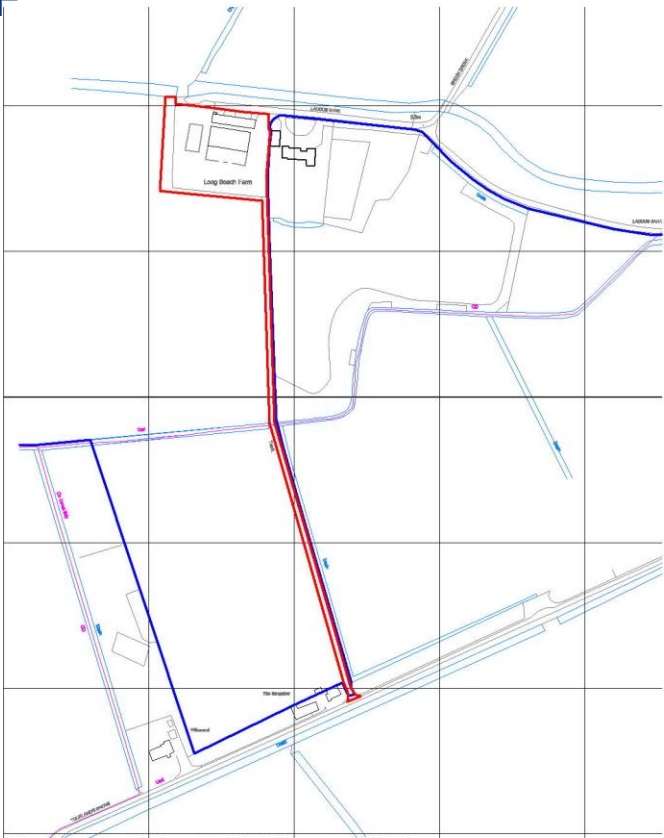
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No.	Rev.	Description	Date	By
HARRIS LONG BEACH FARM PET4 9AP EXISTING BUILDING PLAN & ELEVATIONS AS SHOWN 04/16/22 CE BB HLB/BB22/170 100_01				



141



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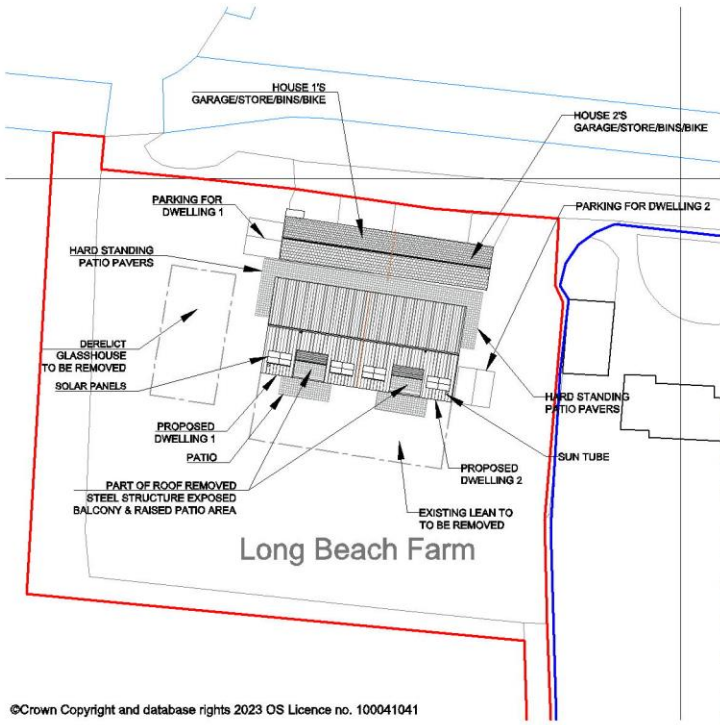
LOCATION PLAN

Scale 1:2500

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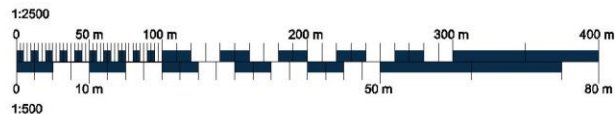
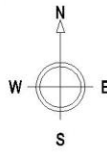
Borough Council of
King's Lynn &
West Norfolk



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BLOCK PLAN

Scale 1:500



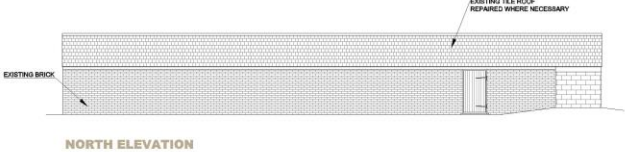
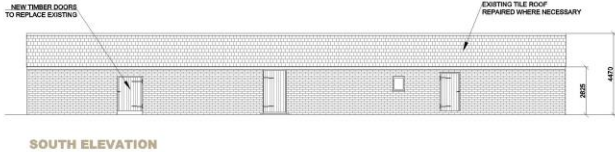
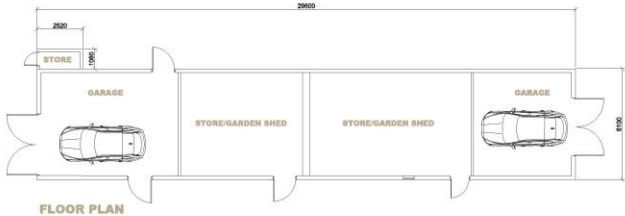
SITE LOCATION

Rev	Date	Description	Drawn	Ok

PROJECT			
HARRIS LONG BEACH FARM PE14 5AP			
SITE LOCATION & BLOCK PLAN PROPOSED DWELLINGS			
DATE	SHEET	NO. OF SHEETS	REVISED BY
AS SHOWN @A3	09/23	EB	BB
REF: LBF/BB23/106		100_04	REVISED BY

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PROPOSED

FLOOR PLAN & ELEVATIONS
Scale 1:1100

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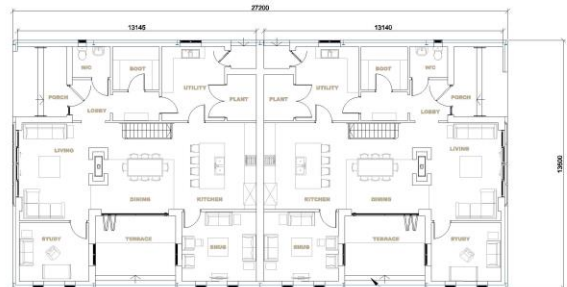
Rev	Date	Description	By	Chk
HAYES LONG BEACH FARM FE14 SAP PROPOSED GARAGES PLAN & ELEVATIONS AS SHOWN 04/10/23 TB BB HLB/BB23/106 100_02				



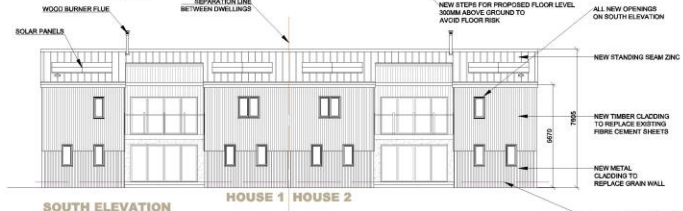
143



FIRST FLOOR



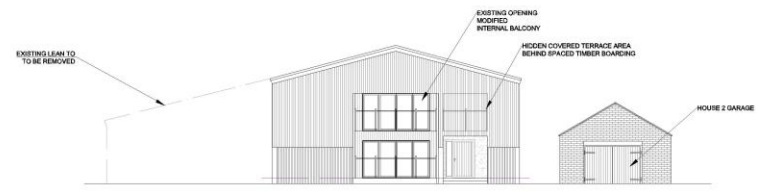
GROUND FLOOR



SOUTH ELEVATION



WEST ELEVATION HOUSE 1



EAST ELEVATION HOUSE 2

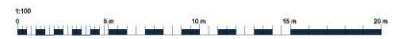


NORTH ELEVATION

PROPOSED

FLOOR PLAN & ELEVATIONS
Scale 1:100

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Ref.	Date	Description	Rev.
		HARRIS LONG BEACH FARM PE14 9AP	
		PROPOSED DWELLINGS PLAN & ELEVATIONS	
AS SHOWN	04/10/23	EB	01
HLB/BB22/106	100_03		





Looking north up private track

145



Looking east on Thurlands Drove



146

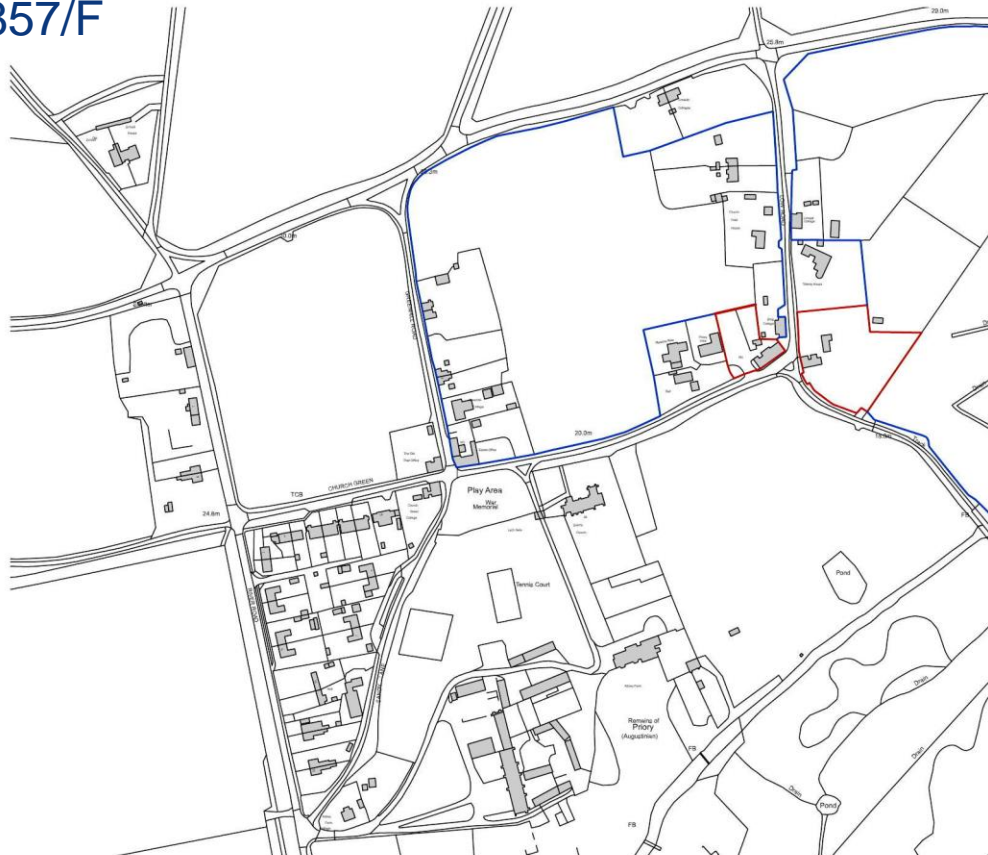


Looking west on Thurlands Drove



22/01857/F





Location Plan
1:2500 at A3



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REVISIONS	
-	15.03.2022 RS PRE APPLICATION
A	26.09.2022 AP PLANNING APPLICATION
B	26.10.2022 AP PLANNING APPLICATION
C	09.03.2023 RS PLANNING APPLICATION
D	16.11.2023 RS PLANNING APPLICATION

**Hoare,
Ridge &
Morris**
Architects

PROJECT THE STAG & FORD COTTAGE,
WEST ACRE

DRAWING TITLE Location Plan

SCALE 1:2500 at A3

STATUS PLANNING APPLICATION

DRAWING NO. I90.PL08D

Hoare Ridge & Morris LLP
Building 19
Stages Maltings
Stages
Suffolk, IP17 1SP
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hmma@hmma.co.uk
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REVISIONS
 01.11.2021 LB PRELIMINARY
 A 21.09.2022 AP PLANNING APPLICATION

**Hoare,
 Ridge &
 Morris**
 Architects

PROJECT Westcott

DRAWING TITLE Existing Site Plan

SCALE 1:250 at A1

STATUS PLANNING APPLICATION

DRAWING NO. **190_PL00A**



Hoare Ridge & Morris LLP
 1st Floor
 100-102
 King's Lynn
 Norfolk
 PE36 6PP
 www.hrm.co.uk

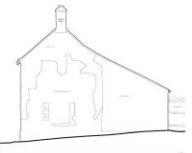
190/000001/01
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 21/09/2022



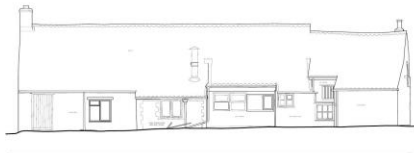
Slag Inn
1:100 Southeast Elevation



Slag Inn
1:100 Southeast Elevation



Slag Inn
1:100 Northeast Elevation

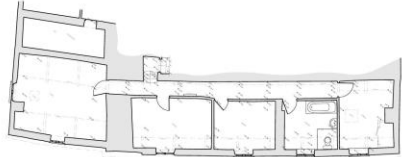


Slag Inn
1:100 Northwest Elevation

REVISIONS
A 21.09.2022 AP
PRE-APPLICATION
PLANNING APPLICATION



Slag Inn
1:100 General Floor Plan
Total GFA = 244.2sqm



Slag Inn
1:100 First Floor Plan



Slag Inn
1:100 Basement Plan

Hoare,
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Morris
Architects

PROJECT THE: STAG & FORD COTTAGE,
WEST ACRE

DRAWING TITLE Slag Inn,
Existing Plans and Elevations

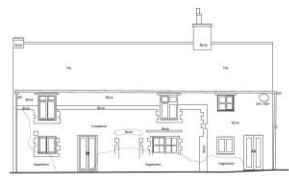
SCALE 1:100 at A1

STATUS PLANNING APPLICATION

DRAWING NO. 190_PLO1A



150



Ford Cottage
1:100 South Elevation



Ford Cottage
1:100 East Elevation

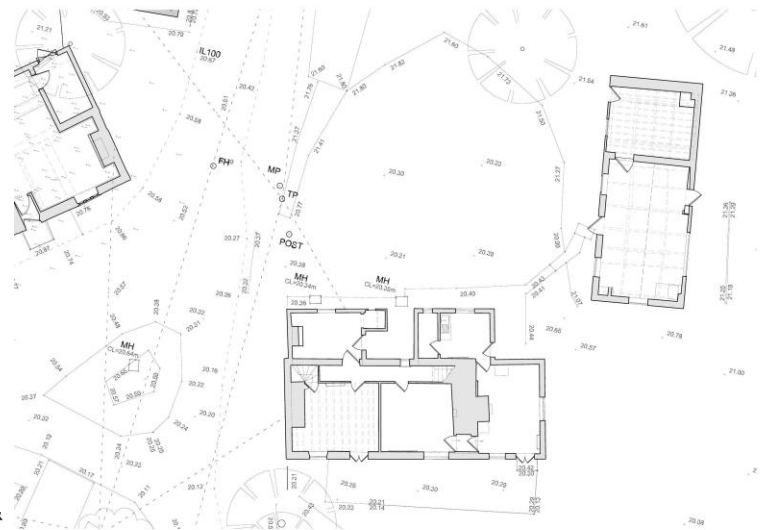


Ford Cottage
1:100 North Elevation

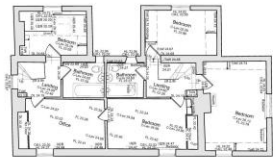


Ford Cottage
1:100 West Elevation

151



Ford Cottage and Workshop
1:100 Ground Floor Plans
Ford Cottage Total GIA = 177m², Workshop GIA = 52m²



Ford Cottage and Workshop
1:100 First Floor / Roof Plan



1:100

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A 21.09.2022 AP PLANNING APPLICATION

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PROJECT THE STAG & FORD COTTAGE,
WEST ACRES

DRAWING TITLE Ford Cottage and Workshop,
Existing Plans and Elevations

SCALE 1:100 at A1

STATUS PLANNING APPLICATION

DRAWING NO. 190_PL02A

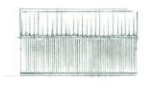
Hoare, Ridge & Morris LLP
Buckley House
100 High Street
Norwich, Norfolk NR1 1AR
01603 25300
www.hrm.co.uk



Stag Inn
1:100 Southwest Elevation



Stag Inn
1:100 Southwest Elevation



External Store Elevations
1:100



Stag Inn
1:100 Northeast Elevation

Stag Inn
1:100 Northwest Elevation

REVISIONS

NO.	DATE	DESCRIPTION
A	27.09.2022	AP
B	16.10.2022	AP
C	16.10.2022	RS
D	16.10.2022	RS
E	16.10.2022	RS
F	16.11.2022	RS

PRE-APPLICATION
PLANNING APPLICATION
PLANNING REVISION
PLANNING REVISION
PLANNING REVISION
PLANNING REVISION

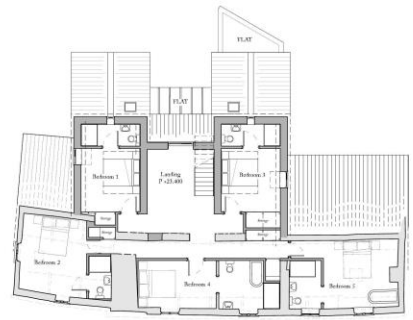
The Stag Materials:

- Roof:**
Existing: Clay pantiles
Proposed: Submerged pantiles.
- Walls:**
Existing: Flint and soft red brick in lime mortar
Proposed: Flint and soft red brick in lime mortar.
Single-storey range to rear in brick, cladding down West Acre estate.
- Doors and windows:**
Existing: Painted timbers.
Proposed: Painted timbers.

153



Stag Inn
1:100 Ground Floor Plan
Total GIA = 341.5sqm



Stag Inn
1:100 First Floor Plan

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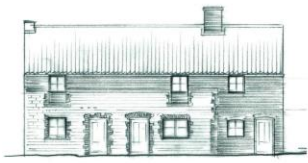
PROJECT THE STAG & FORD COTTAGE WEST ACRE

DRAWING TITLE The Stag Inn, Proposed Plans and Elevations

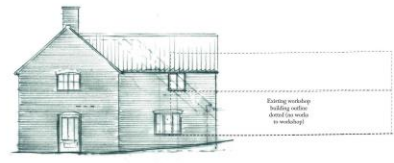
SCALE 1:100 at A1

STATUS PLANNING

DRAWING NO. 190.PL06F



Ford Cottage
1:100 South Elevation



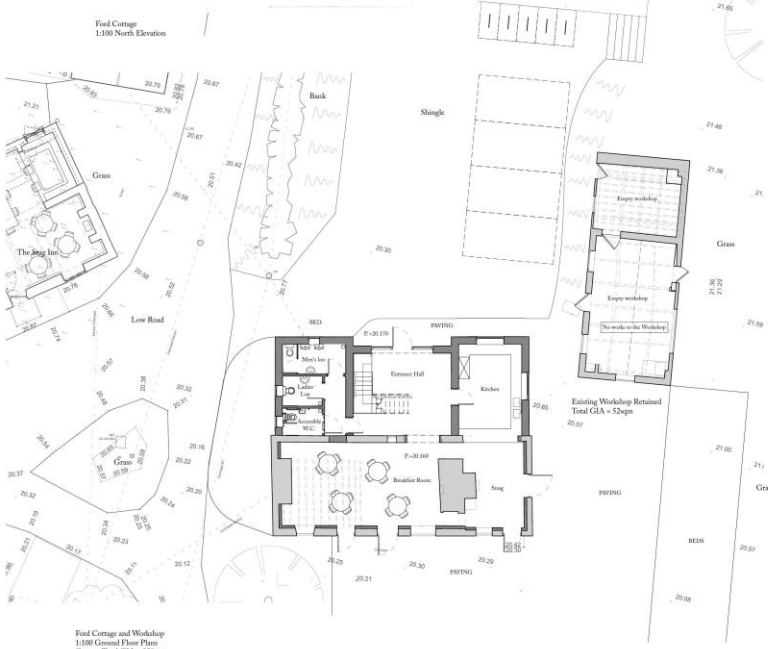
Ford Cottage
1:100 East Elevation



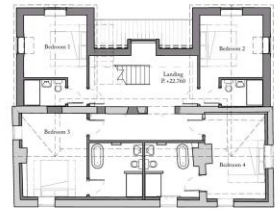
Ford Cottage
1:100 North Elevation



Ford Cottage
1:100 West Elevation



Ford Cottage and Workshop
1:100 Ground Floor Plans
Cottage Total GIA = 220sqm



Workshop Roof Plan

Ford Cottage and Workshop
1:100 First Floor / Roof Plan

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REVISIONS	DATE	DESCRIPTION
A	27.09.2022 AP	PLANNING APPLICATION
B	20.03.2023 RS	PLANNING REVISION
C	01.05.2023 RS	PLANNING REVISION
D	16.11.2023 RS	PLANNING REVISION

Ford Cottage Materials

- Roof:**
 - Existing: Clay pantiles
 - Proposed: Salvaged pantiles
- Walls:**
 - Existing: Flint and soft red brick in lime mortar, flemish brick and gabled dormer
 - Proposed: New walls in soft red brick and lime mortar
- Doors and windows:**
 - Existing: Painted timber
 - Proposed: Painted timber, and aluminium / timber - double glazed.

Hoare, Ridge & Morris
Architects

PROJECT THE STAG & FORD COTTAGE WEST 34/26

DRAWING TITLE Ford Cottage and Workshop Proposed Plans and Elevations

SCALE 1:100 at A1

STATUS PLANNING

DRAWING NO. 190.PL07D



154

155



156



View south with the frontage of The Stag.

157



158



159



160



161



Rear of The Stag looking east including neighbouring dwelling.



163



View south towards Ford Cottage

164









168



169



22/01857/F

Slide
No. 169

170



Work carried out to form the car park to Ford Cottage looking east

171



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Work carried out to the boundary of Ford Cottage





Work carried out to the plot of Ford Cottage looking north





Work carried out to the plot of Ford Cottage looking southwest towards The Stag.



END OF PRESENTATION

