



Planning Committee

Monday, 12th January, 2026 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** (Pages 2 - 130)

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

Planning Committee

12 January 2026

Agenda Item 9



25/00641/FM

3



4



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REV	DATE	DESCRIPTION
P1	31/01/25	First Issue

DRAWING USE
PLANNING

CLIENT
TORRINGTON PROPERTIES

PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL

ADDRESS
FORMER SEDGEFORD PRIMARY
SCHOOL, RINGSTEAD ROAD, PE36

STATUS
A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE
LOCATION PLAN

SIZE
A3

DRAWING NO.	REVISION
SFPS-CF-ZZ-XX-DR-A-0500	P1
CREATED	CHECKED
WS	DIG

APPROVED	DIG

10 Hornsby Road,
Norwich
NR1 7P
01603 700000
info@chaplinfarrant.com
Plot in
Cambridge and Norwich
www.chaplinfarrant.com

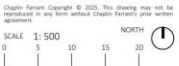
JOB NO.
6857



5



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REV	DATE	DESCRIPTION
P1	25/06/24	First Issue
P2	30/04/25	Updated site plan following comments, added main school building floor plan
P3	25/06/25	Minor amendments following comments from designing out crime officer
P4	10/07/25	Minor amendments following comments from highways, Schedule amended
P5	29/04/25	Plot 3 boundary wall amended following comments from highways

DRAWING USE
PLANNING
CLIENT
TERRINGTON PROPERTIES

PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL

ADDRESS
FORMER SEDGEFORD PRIMARY SCHOOL, RINGSTEAD ROAD, PE36 5NW

STATUS
A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NO
SPPS-CF-ZZ-XX-DR-A-0501

CREATED
WS

CHECKED
DG

APPROVED
WMC

22 Newmarket Road, Norwich, Norfolk NR2 1JH
01603 760000
office@chaplinfarrant.com

Job No.
6857

Chaplin Farrant
ARCHITECTS, ENGINEERS AND DESIGNERS





7



8



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Scale: 1:200

Revision table:

REVISION NO.	REVISION
01	Issue 1
02	Issue 2
03	Issue 3

Drawing title: PLANNING

Client: TOMRINGTON PROPERTIES

Project: FORMER SEDGEFORD PRIMARY SCHOOL

Address: FORMER SEDGEFORD PRIMARY SCHOOL, RINGSTEAD ROAD, PE36 5NQ

Drawn by: A3 DEVELOPED DESIGN APPROVED

Scale: A1

Drawing no: SPFS-CF-22-XR-OR-A-0504

Revision: P3

Created by: WS

Checked by: DG

Approved by: DG

Of use no: 6857

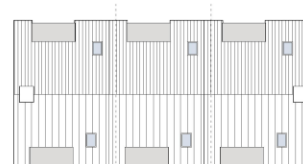
Chaplin Farrant

Architects, Engineers and Surveyors

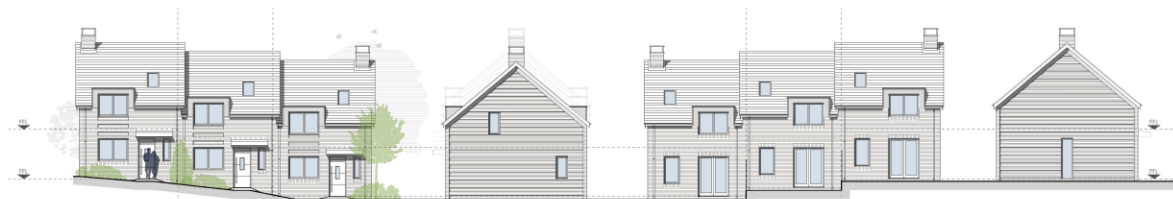




first floor
plot 12 plot 11 plot 10



roof
plot 12 plot 11 plot 10



front elevation side elevation rear elevation side elevation

plot 12 plot 11 plot 10 plot 10 plot 11 plot 12 plot 12

elevations

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Bookings: 500

Brick: Soft Red Multi Brick with light coloured mortar
Brick (Detailing): Carrstone in coarse band
Roof: Rustic Red Pantile
Windows/Patio Doors: Flet Grey UPVC
Front Doors: Grey Composite
Fascias and Gutters: Black UPVC
Entrance Screen: Mill and Miss timber
Entrance Canopy: Powder Coated Aluminium (colour TBC)
Window Glazing: Obscured to Bathrooms
Downers: Powder Coated Aluminium (colour TBC)

8074 · J. Neurosci., October 1, 2003 · 23(26):8070–8074

P1	11/29/04	First Issue
P2	11/01/05	Planning Submission
P3	10/05/05	Added roof plan
P4	11/28/05	Lowered floors, added doors and windows

ONLINE

CLIENT

FORMER EDECFORD BRILLARY SCHOOL

ADDRESS

RINGSTEAD ROAD, PE36 5NQ

A3-DEVE

DRAWING TITLE	SIZE
TYPE & PLANS AND ELEVATIONS	A1

DRAWING NO.	REVISION
SEPS-CF-ZZ-XX-DB-A-0510	P4

CREATED BY WS	CHECKED BY DJG	APPROVED BY DJG
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55 Cornwall Road,
Newbury,
SP8 1BT

CT JOB NO.
6857



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Materials
Brick: Soft Red Multi Brick with light coloured mortar
Roof: Warm Red Tiles
Windows/Doors: White PVC
Front Garden: Green Grass
Fence and Gates: Black UPVC
External Stairs: Red Brick
External Stairs: Red Brick
External Stairs: Red Brick
External Stairs: Red Brick

REVISIONS
NO. DATE DESCRIPTION
1. 15/06/24 Drawings
2. 15/06/24 Planning Submission
3. 15/06/24 Add roof plan

DRAWING USE
PLANNING
CLIENT
TOMBRINGTON PROPERTIES
PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL
ADDRESS
FORMER SEDGEFORD PRIMARY SCHOOL
RINGSTEAD ROAD, PE36 5NQ

STATUS
A3-DEVELOPED DESIGN APPROVED
DRAWING TITLE
TYPE B PLANS AND ELEVATIONS
DATE
A3
DRAWING NO.
SPFS-CP-22-XX-DR-A-0511
REVISION
P3
DRAWING BY
WS
DESIGNED BY
DIG
APPROVED BY
DIG

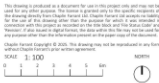
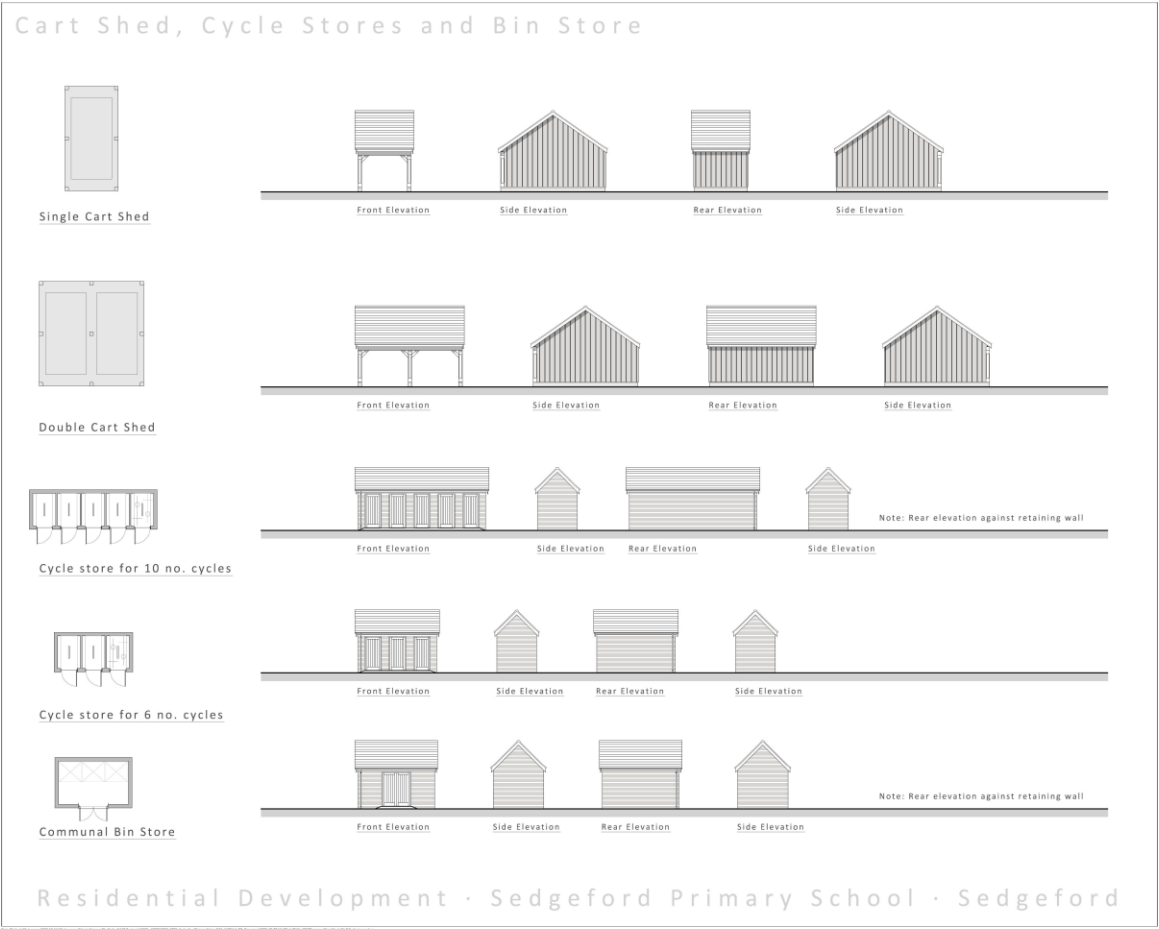
PROJECT
Name
Address
Postcode
County
Country
Postcode
County
Country







15



REVISION LOG
REV. DATE DESCRIPTION
01 08/2020 Initial Issue

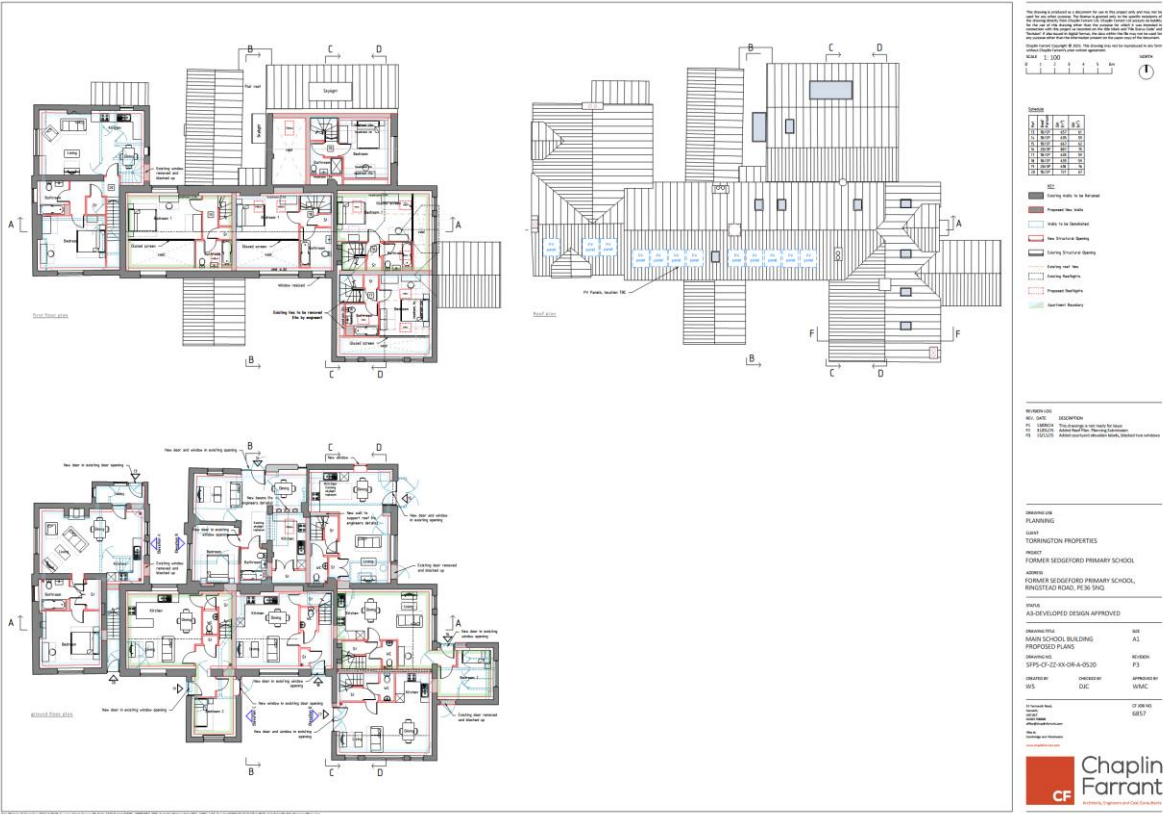
DRAWING LOG
PLANNING
CLIENT
TORBINGTON PROPERTIES
PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL
ADDRESS
FORMER SEDGEFORD PRIMARY SCHOOL, RINGSTEAD ROAD, PEBBLEDITCH

STATUS
A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE	DATE
PROPOSED CART SHEDS, BIN & CYCLE STORES	A1
DRAWING NO.	REVISION
SPS-CF-ZZ-KB-DR-A-0516	P1
DRAWN BY	CHECKED BY
WS	DIG

DATE OF NEXT REVIEW	DATE OF NEXT REVIEW
08/2020	08/2020

Chaplin Farrant
Architects, Engineers and Cost Consultants









Headmaster's house and view south along Ringstead Road





Existing access to be retained for pedestrians, existing school building





View from existing access to playing fields, showing level differences



Existing access to be retained for pedestrians, existing school building





View from south of site north along Ringstead Road



25/00641/FM

24



View along Ringstead Road & west boundary (winter)

25





Existing school building as viewed internally, slope to playing fields to right, proposed access and parking court downhill to left

25/00641/FM

27



Southern Elevation of School



Northern Elevation of School and House



Southern Elevation of House



Buildings to be Demolished



25/00641/FM



Existing hardstanding to south of school,
towards the rear of proposed Plots 10-12



Existing hardstanding to side of school, to
become access road/future plot 9



View from playing field, adjacent to position of access road,
towards Ringstead Road



South portion of site viewed from road, position of proposed new access point & Plots 10-12



Existing garage to be demolished for access & Plots 10-12,
existing dwelling to south



25/00641/FM

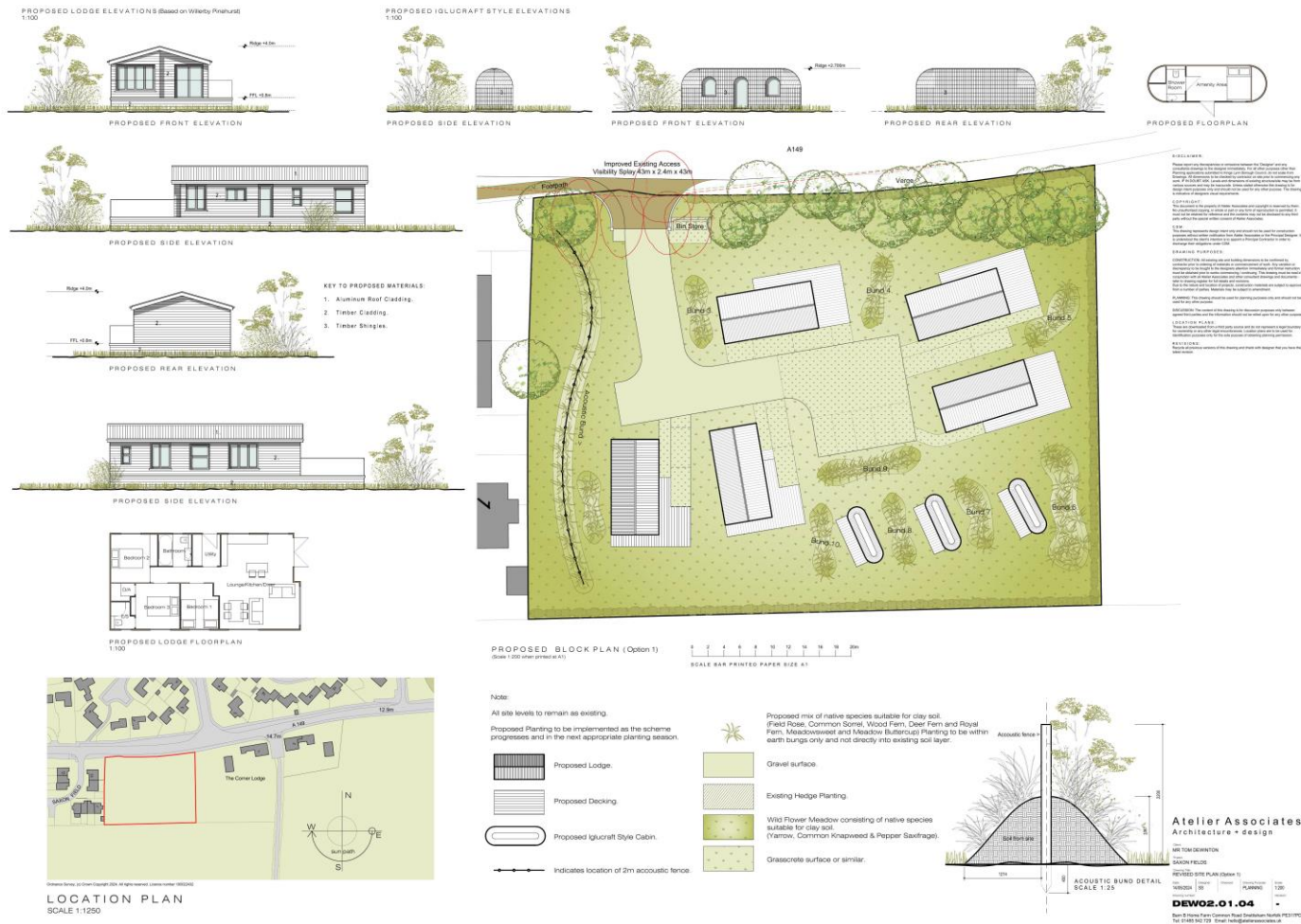
32



25/00118/F

33







Site frontage



25/00118/F

36



Site frontage showing site relationship to dwellings at Saxon
Field



25/00118/F

37



West boundary of the site as viewed from access, showing depth
of adjoining gardens



25/00118/F

38



West boundary of the site as viewed from access, showing depth of adjoining gardens



25/00118/F

39



East boundary of the site as viewed from access3



25/00118/F

40



Site frontage facing west, footpath to be provided towards bus stops



25/00118/F

41



View from access to east



Speaker Tom de-Winton

42

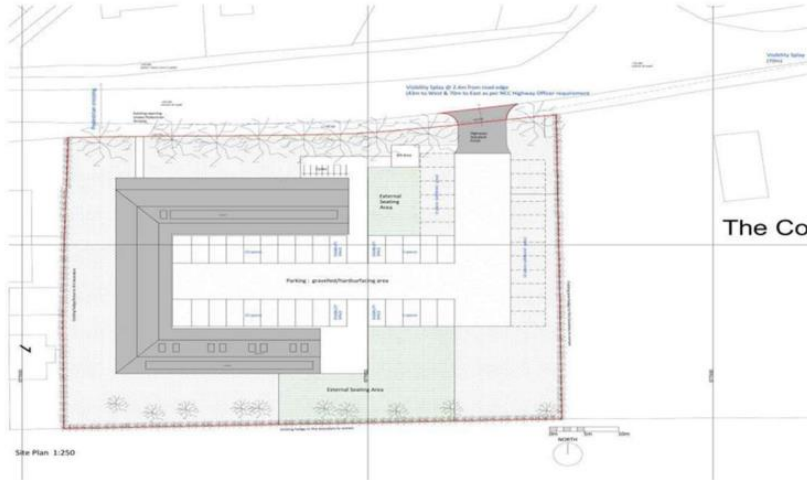


25/00118/F

Plan A

20/02132/F

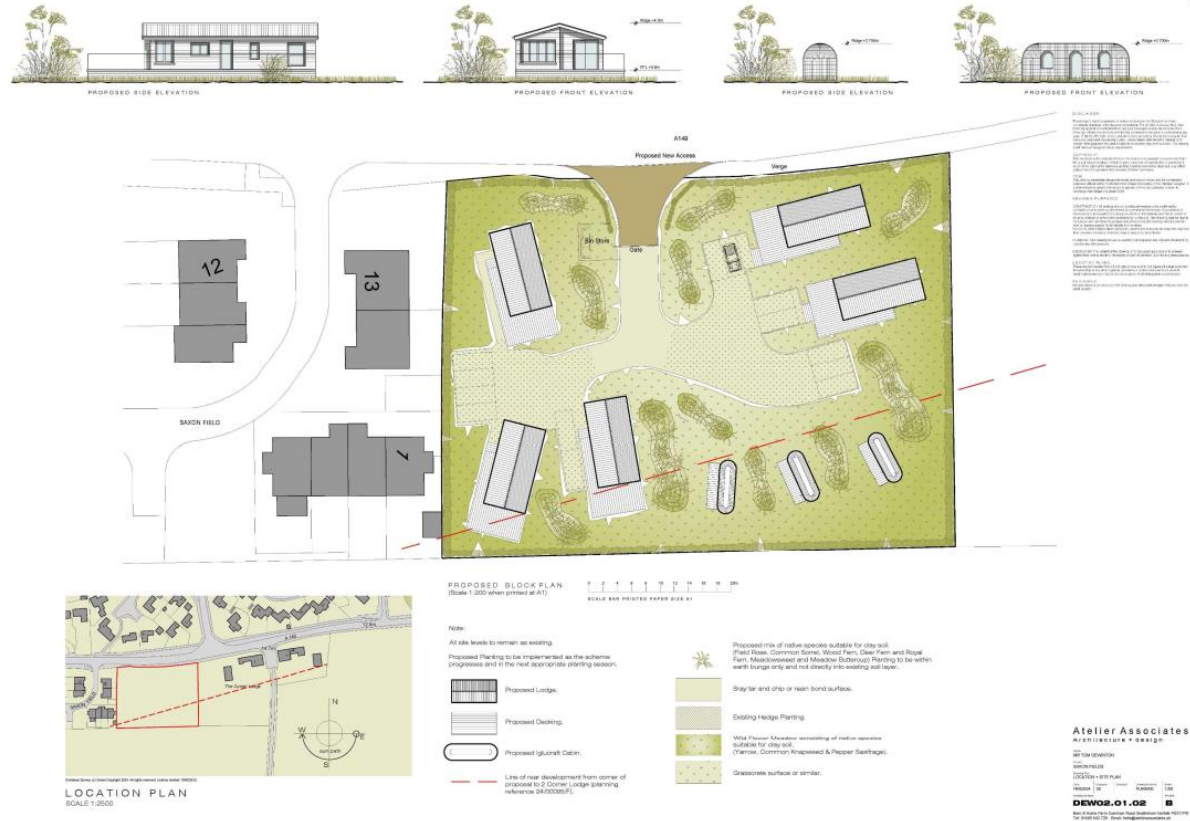
43



25/00118/F

Plan B v1

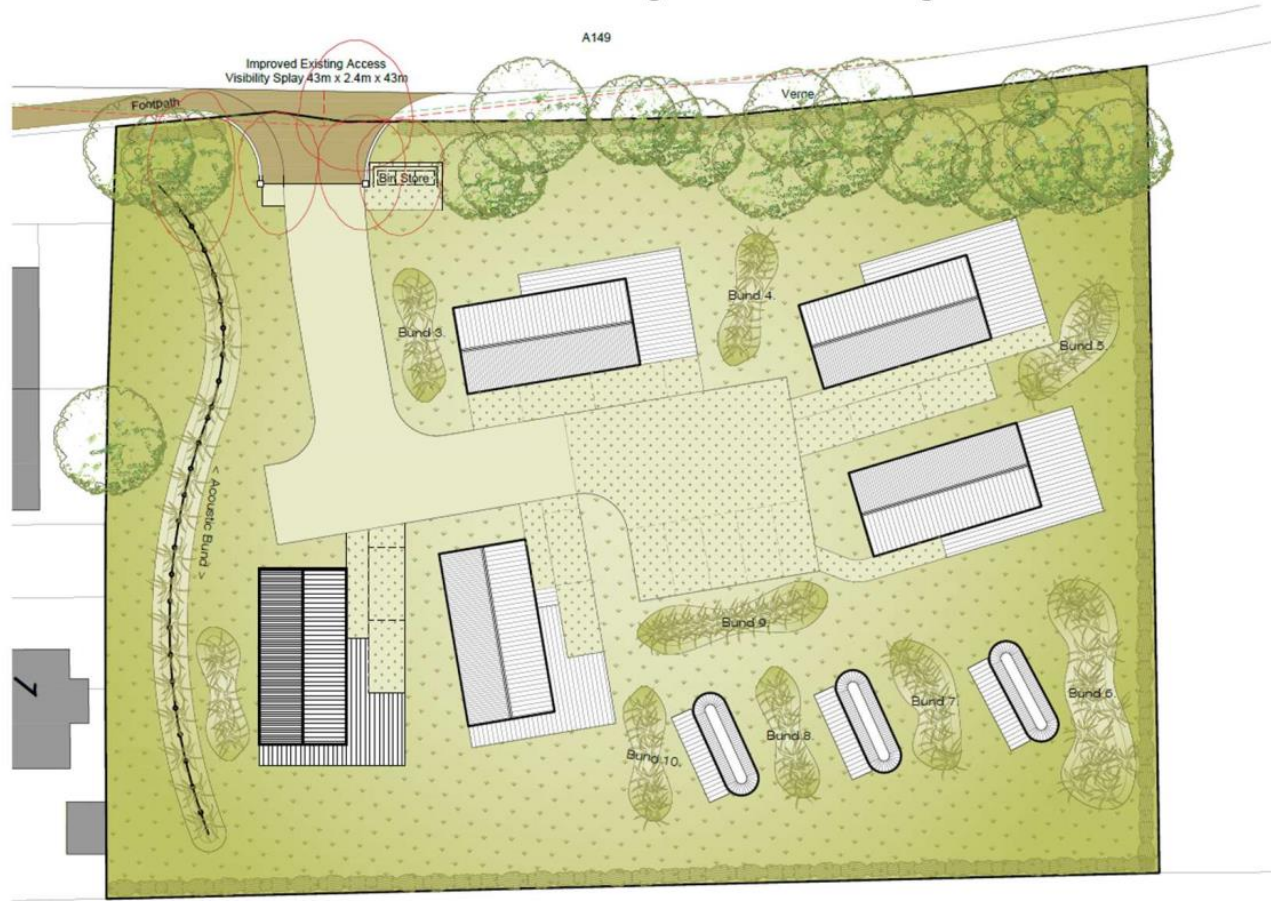
25/00118/F



25/00118/F

Plan B v2

25/00118/F



45



25/00118/F

25/00118/F

Please grant this application
Planning Consent.

Thank you.

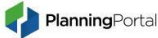
46

25/01595/LB



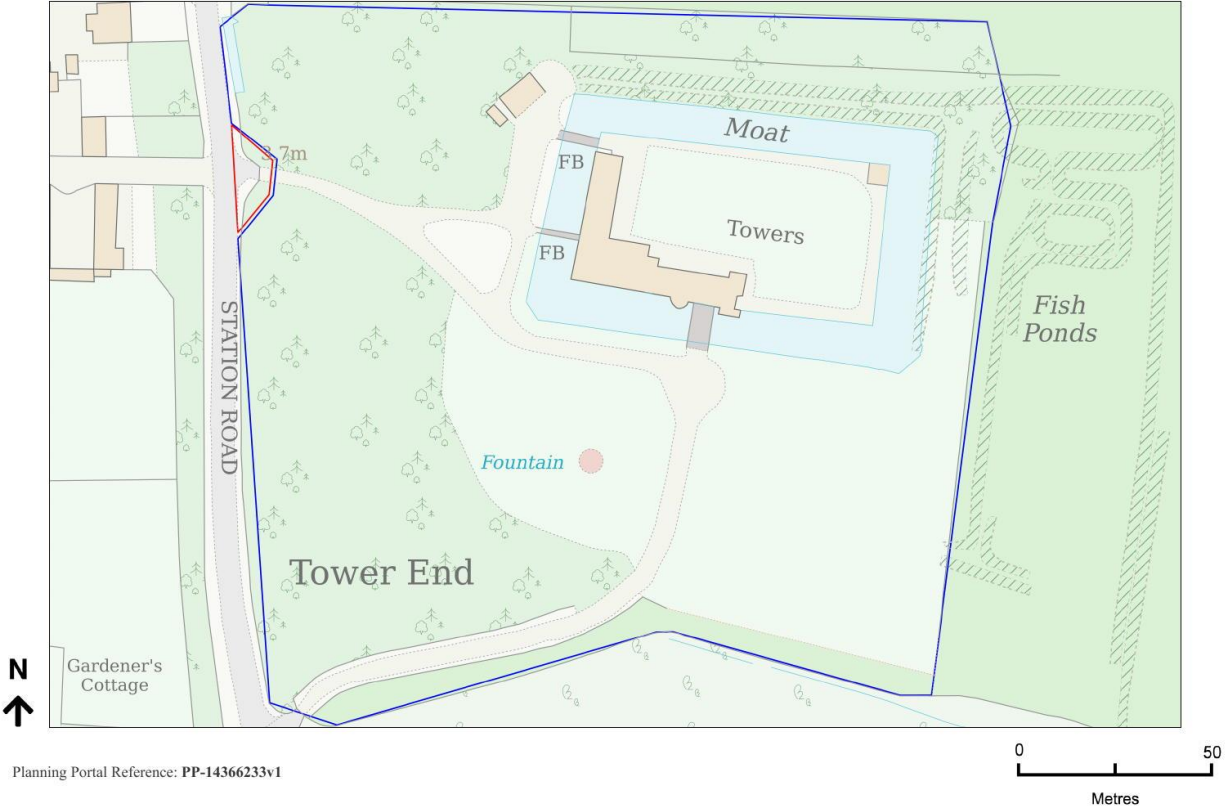
Location Plan

Site Address: Middleton Castle, Station Road, Tower End, Middleton, PE32 1EE



Date Produced: 28-Sep-2025

Scale: 1:1250 @A4

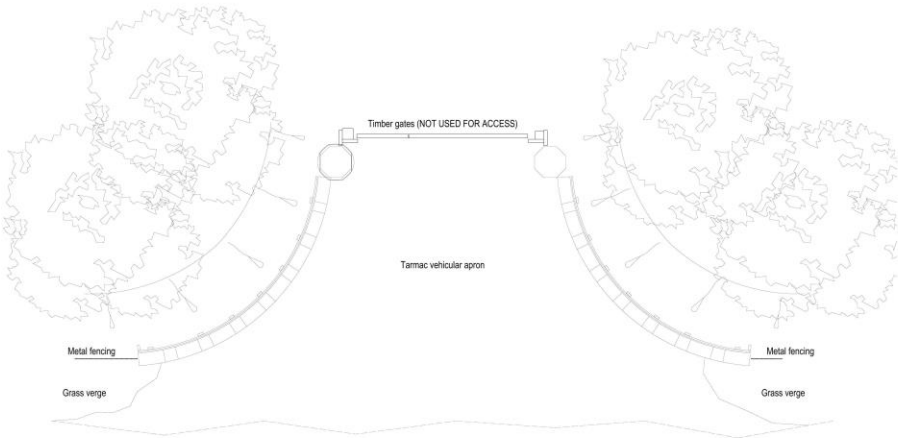


Planning Portal Reference: PP-14366233v1

BOUNDARY TREATMENT - MIDDLETON TOWERS, TOWER END, MIDDLETON

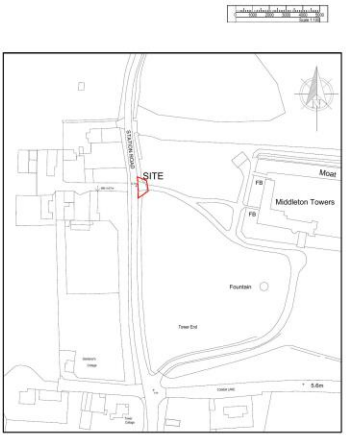


FRONT ELEVATION AS CONSTRUCTED [WEST]
1/30



SITE PLAN AS CONSTRUCTED
1/30

STATION ROAD



SITE LOCATION PLAN
1/1250



BOUNDARY FENCE TREATMENT AS INSTALLED SEPT 2025



BOUNDARY FENCE TREATMENT PRIOR TO INSTALLATION

Drawn By	100	Scale	1:100
Check By	100	Scale	1:100
Drawn Date	SEPT 2025	Scale	1:100
Check Date	SEPT 2025	Scale	1:100
Project Name	PLANNING APPLICATION PLANS AND ELEVATIONS AS INSTALLED		
Project No.	A1	Scale	1:100
Project Name	BOUNDARY TREATMENT APPLICATION MIDDLETON TOWERS TOWER END KING'S LYNN PE32 1EE		

25/01595/LB

50

Fence from the outside





Fence from the outside

25/01595/LB

52



Rear of the Wall showing attachment

25/01595/LB

53



Rear of the wall showing older fence and attachment

25/01595/LB

54



Older lower fence along the boundary but back
from the wall

25/01728/F



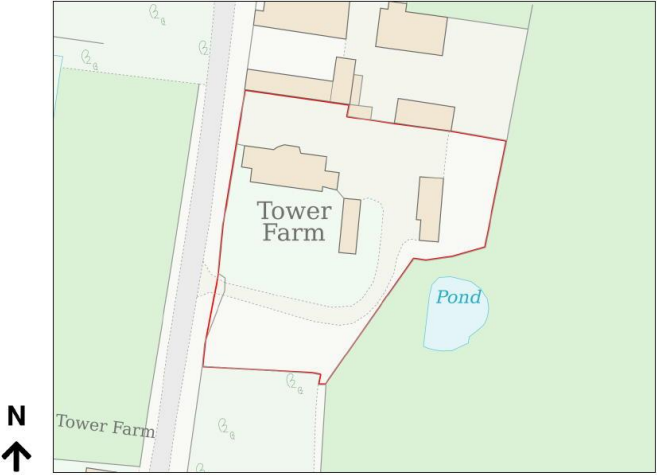
Location Plan

Site Address: **Tower Farm, Station Road, Tower End, Middleton, PE32 1EE**



Date Produced: **20-Oct-2025**

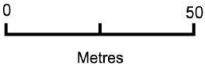
Scale: **1:1250 @A4**



56



Planning Portal Reference: **PP-14366317v1**





<p>DATE: 10/01/2023</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>Scale: 1:50, 1:100, 1:1250</p> <p>Client: BPT 2023</p>	<p>Project No: 584-PL21</p>
	<p>Planning Application PLANS AND ELEVATIONS AS INSTALLED</p>	<p>Retrospective Fence Application TOWER FARM HOUSE TOWER END MIDDLETON KING'S LYNN PE22 8EE</p>



25/01728/F

58



View facing southeast



25/01728/F

59



View facing southeast



25/01728/F

69



View facing south

25/01728/F

61



View facing north



25/01728/F

62



Rear showing attachment



25/01728/F

63



Nearby boundary treatment to northwest

25/01728/F

64



Opposite site to west



25/01728/F

65



Opposite site to west



25/01728/F

66

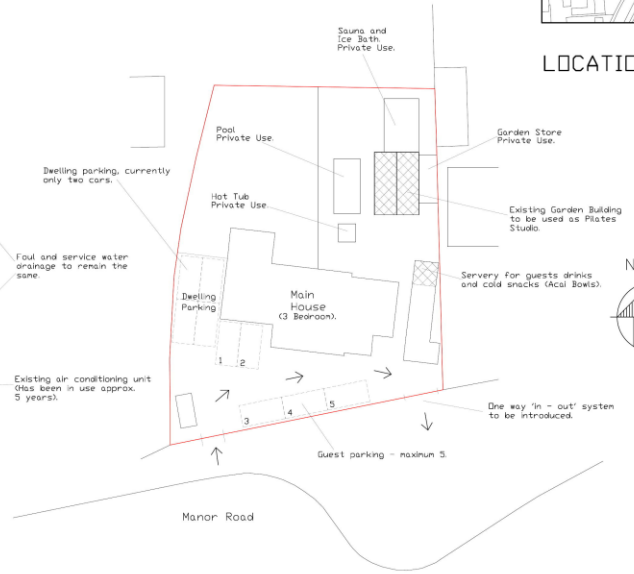
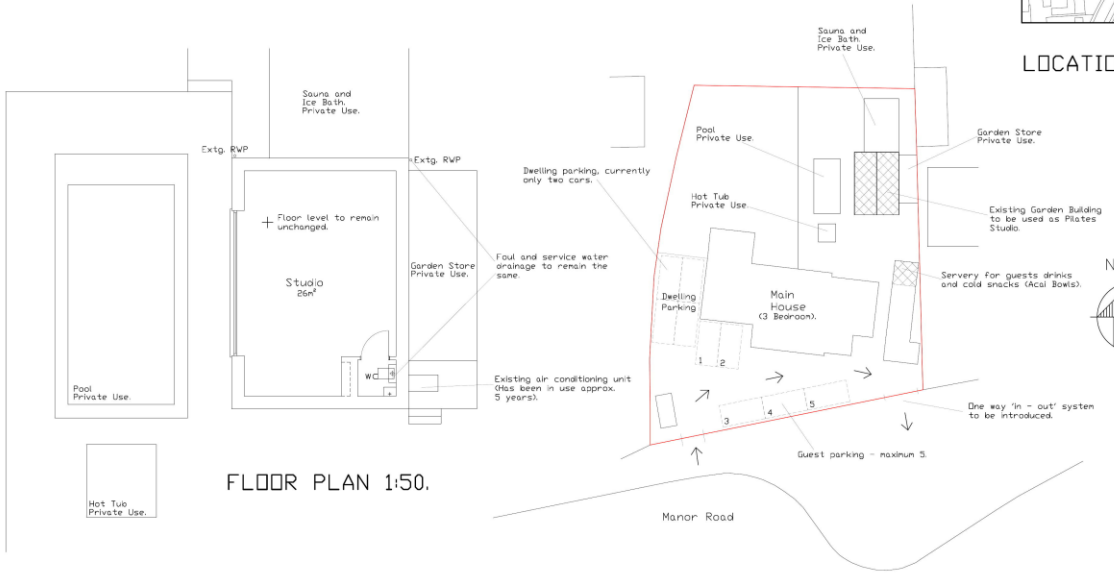
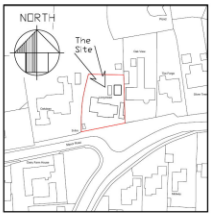
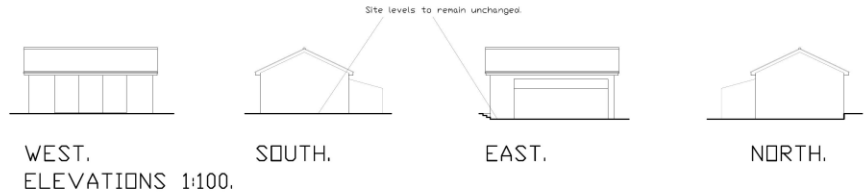


View facing southeast



25/01 495/F





FOR CONSTRUCTION PURPOSES: Drawings to be read in strict accordance with the specification. Measurements and levels to be checked on site by the Contractor prior to commencement of work. Any discrepancies to be referred to the designer.

Matt Sturgeon Ltd.
BUILDING CONSULTANCY

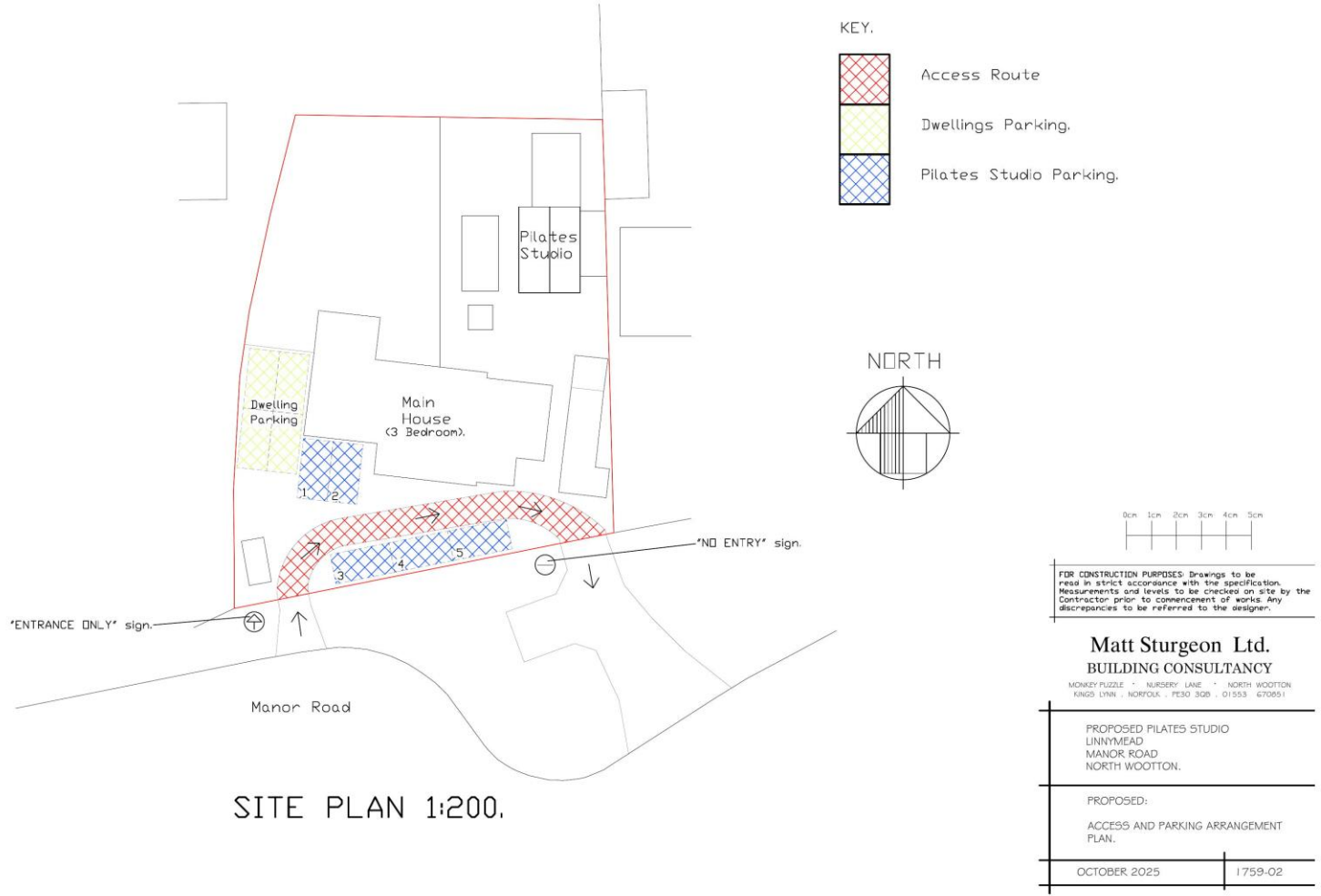
MANOR FLOOR - 1:1000000 - 1:1000000 - 1:1000000
MANOR FLOOR - 1:1000000 - 1:1000000 - 1:1000000

PROPOSED PILATES STUDIO
UNWIND
MANOR ROAD
NORTH WOOTTON.

EXISTING/PROPOSED:
PLANS AND ELEVATIONS.

SEPTEMBER 2025 1:1750-016

6. 07/02/25 Additional information added



25/01495/F

Slide No. 69



North Wootton

Image © 2025 Airbus

Google Earth

Bo
Ki
W

55 m

1985

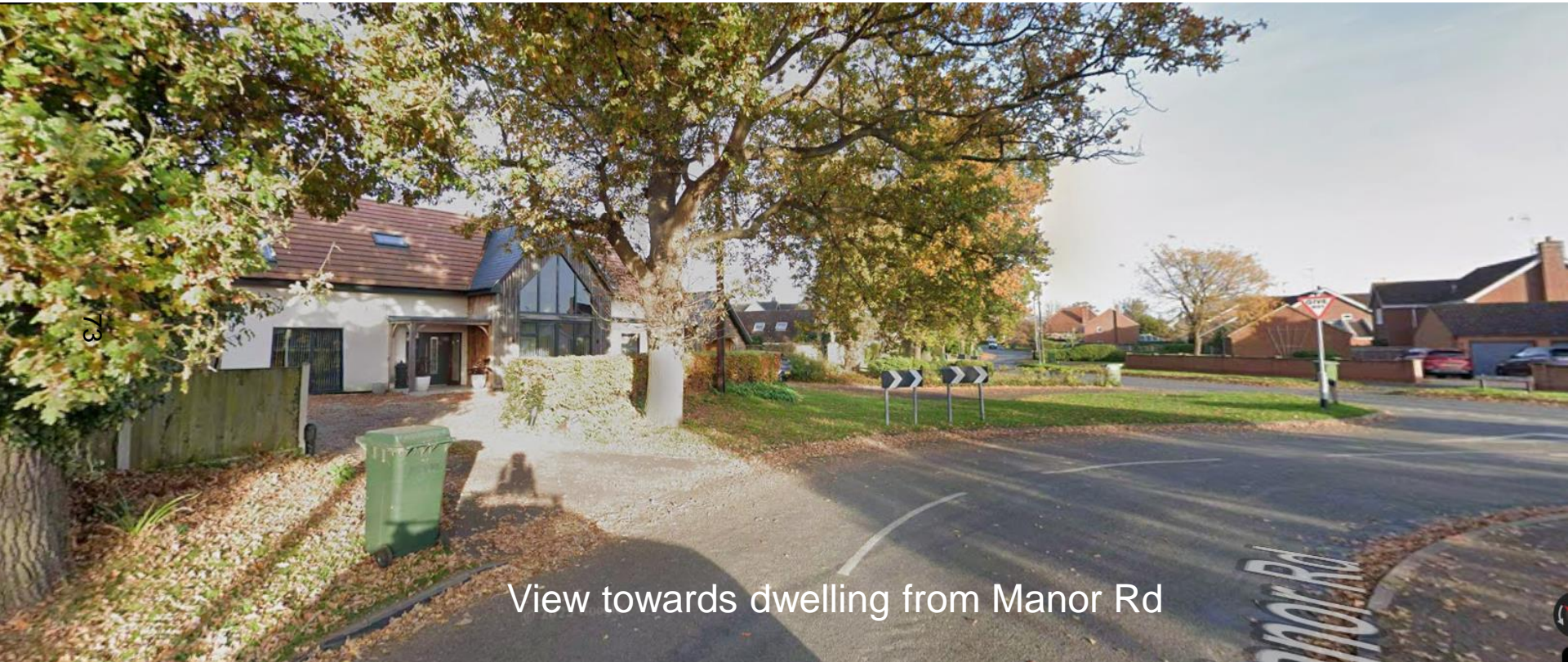
Images Date: 6/12/2025 52°47'23.45" N, 0°55'41.02" E, elev: 0 m, elev alt: 251 m



View towards dwelling from junction of Manor Rd and All Saints Drive



View towards dwelling from junction of Manor Rd and All Saints Drive



View towards dwelling from Manor Rd



View towards Manor Road junction from All Saints Drive

75



View of dwelling from eastern access onto All Saints Drive





View of western 'in' access and parking to the side of the dwelling



77



Further parking at the front of the dwelling



78



Further parking at the front of the dwelling adjacent to the hedge



79



Further parking at the front of the dwelling adjacent to the hedge



80



Sign at front



25/01495/F

81



Rear garden facing west showing hot tub



82



Rear garden facing northwest showing swimming pool





Rear garden facing north showing hot tub, pool, Pilates studio and building containing sauna and ice bath





85



Facing east showing space between Pilates studio and Servedy and showing relationship with bungalow to the east (Oakview)





Rear garden facing southwest showing servery



87



Rear elevation of dwelling



88



Rear elevation of dwelling



89



Inside of Pilates studio



06



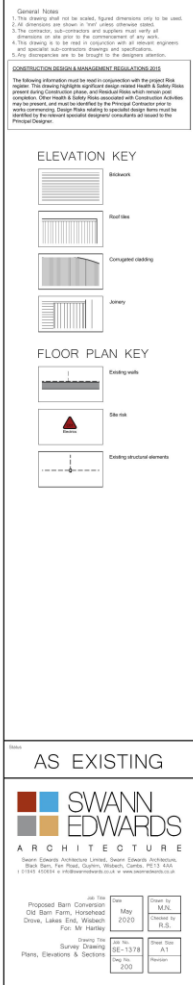
Front elevation of sauna and ice bath building

25/01 697/F







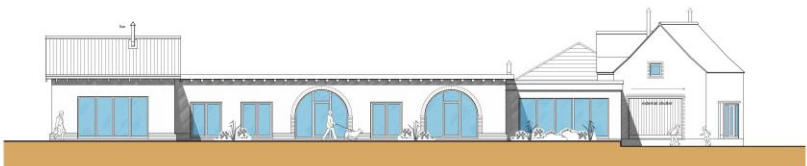








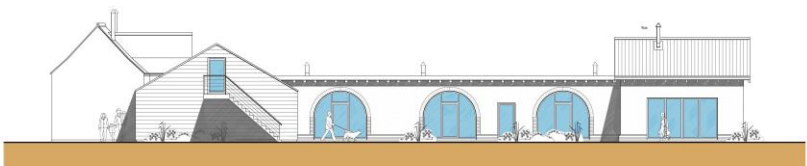
Front Elevation (NW)
Scale 1:100



Side Elevation (NE)
Scale 1:100



Rear Elevation (SE)
Scale 1-100



Side Elevation (SW)

Scale 1:500

0 1 2 3 4
meters

General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractor drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design-related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal/Contractor prior to works commencing. Design Risks relating to specialized design items must be identified by the relevant specialist designers/consultants and issued to the Principal Designer.

ELEVATION KEY



Indicates existing
entry to be converted



Indicates proposed render



Indicates proposed red lines



Received 20 April 2004



Redoxbalancierung



face (crispwork)

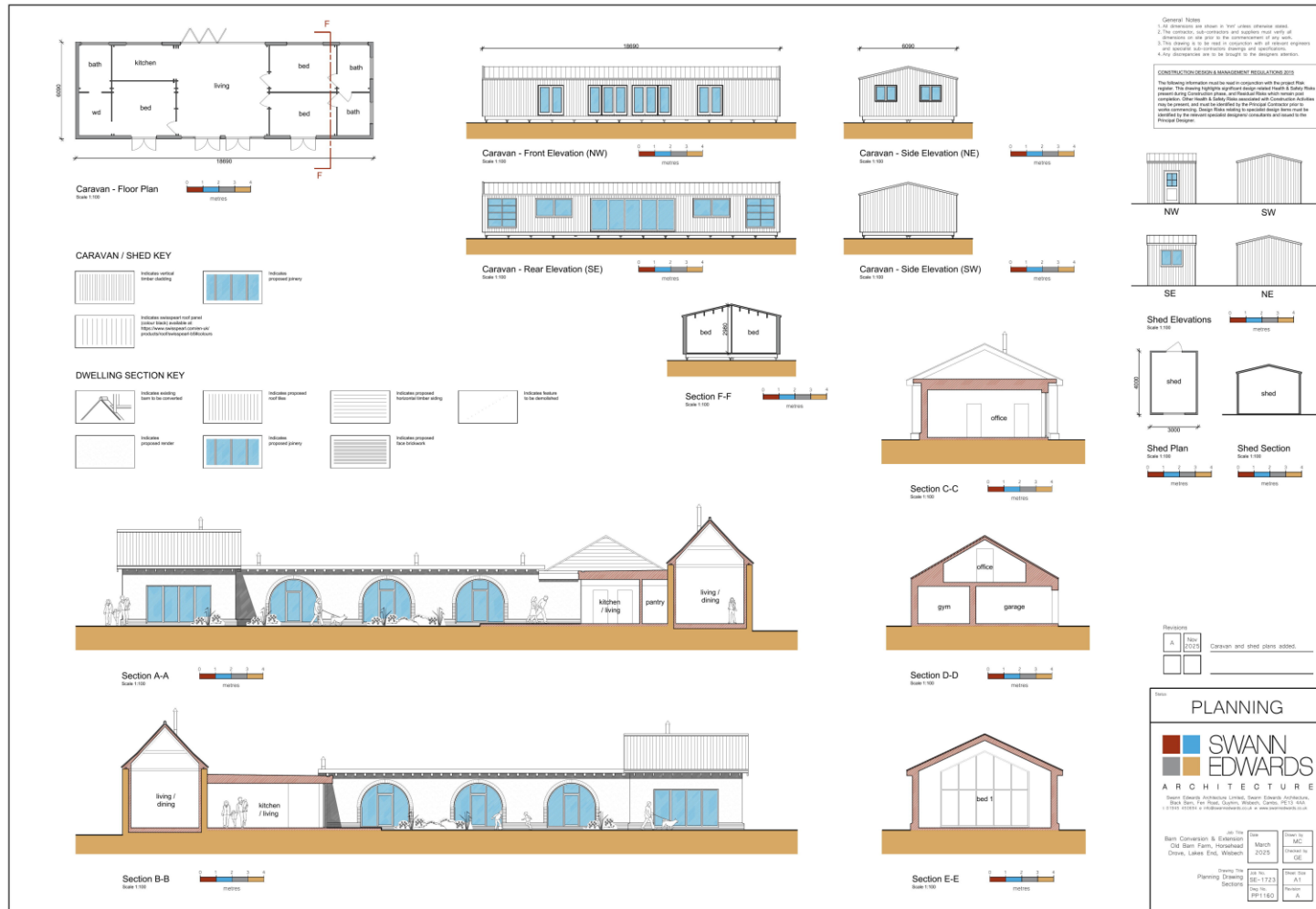
Revisions	
A	Jan 2024 Design revised following comments from client.
B	Mar 2025 Drawing date and status updated for planning application.

PLANNING



Swann Edwards Architecture Limited, Swann Edwards Architecture,
Black Barn, Fern Road, Guyton, Wexham, Canada, PO13 4AA
t 01445 810044 e info@swannedwards.co.uk e www.swannedwards.co.uk

Job Title Barn Conversion & Extension Old Barn Farm, Horsehead Drove, Lakes End, Wisbech	Date March 2025	Drawn by MC Checked by CE
Drawing Title Planning Drawing Elevations	Job No. SE-1723 Draw No. PP-150	Sheet Size A1 Revision 8





View eastwards along Horsehead Drove from highway





Existing traditional barn





Southern view





Existing barn to be demolished





View of eastern side of barns





View westwards towards existing central storage building
and caravan





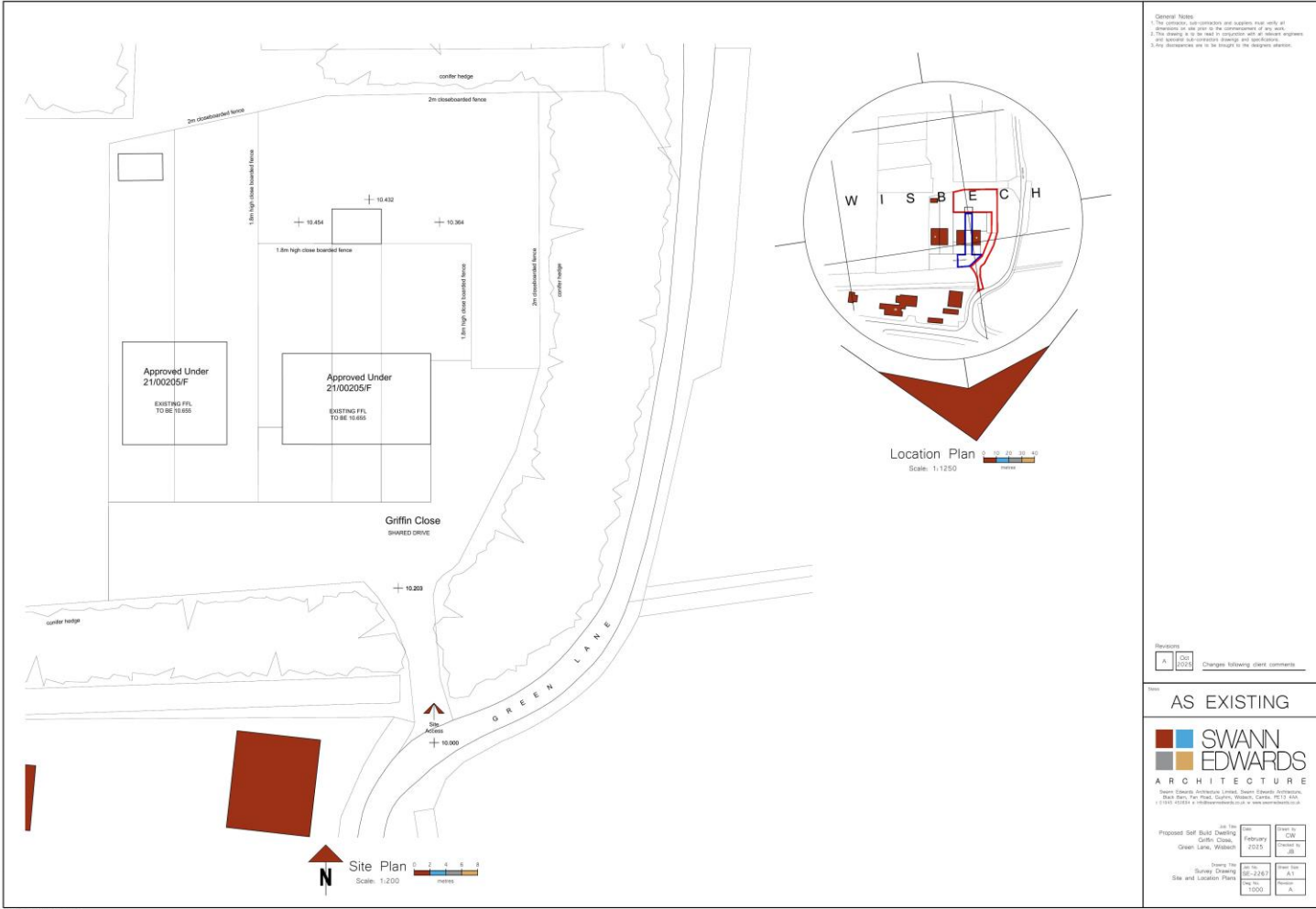
View of caravan, shed and decking from access track



25/01675/O



107



General Notes:
1. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
2. This drawing is to be read in conjunction with all relevant engineering and structural calculations, drawings and specifications.
3. Any development must be brought to the attention of the design team.

Revisions	
A	01/2015
Changes following client comments	

AS EXISTING



Swann Edwards Architecture Limited, Swann Edwards Architects, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Use Date		Drawn By	
Proposed Self-Build Dwelling		C.W.	
Griffin Close		J.B.	
Green Lane, Wisbech		February 2015	
Drawn By		Checked By	
S.W.		A.L.	
Site and Location Plans		1:1000	



109



August 2016

110



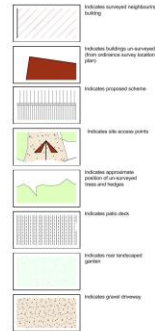
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July 2020



SITE PLAN KEY



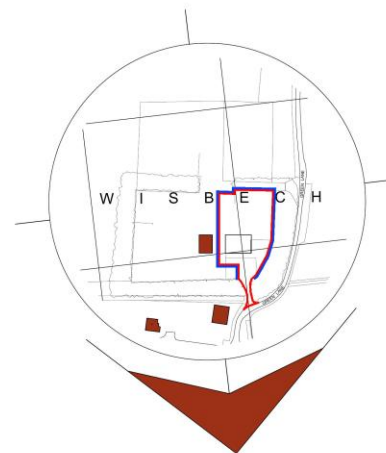
Landscaping Description	
SP - Shrub Planting to include: <i>Lonicera Pleaslea</i> , <i>Spreng</i> <i>Gold Flame</i> , <i>Sorbaria Greyi</i> , <i>Rosa Rugosa</i> , <i>Prunus</i> <i>Laurocerasus</i> , <i>Syringa Vulgaris</i> 31 pot size, planting size 40-60cm, started at	GC - Ground Cover Plants <i>Cotoneaster horizontalis</i> , <i>Hedera Helix</i> , <i>Lewandula Spica</i> 6 plants per sq m, 15cm planting size

Landscaping Notes - All planting, seeding or turling as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner, and any trees or plants which within a period of 5 years from the completion date, are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to the contrary.

Method statement for protection of trees on site during construction

- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with section 4 and BS 5837 unless otherwise agreed in writing with the local Planning Authority. Please see protected areas marked on proposed site plan.
- No trenches or pipe runs for services and drains shall be sited within 4m of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained.

- The existing remaining tree on site is to be protected as above for the duration of the construction to safeguard the habitats of any nesting birds that may be present.



Location Plan
Scale: 1:1250

General Notes

1. This drawing shall not be scaled. Figure dimensions only to be used.
2. All dimensions are shown in feet unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the construction of any structure.
4. The drawing is to be used in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be used in conjunction with the Project Risk Register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post-Construction. Health & Safety Risks are defined as those risks which are not yet present, and must be identified by the Principal Contractor prior to works commencing. Design Risk relating to specialist design items must be developed and managed by specialist design consultants and handed to the Principal Designer.

FOR APPROVAL



SWANN
EDWARDS
ARCHITECTURE

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Job Title Proposed Barn Conversion Green Lane, Wisbech	Date May	Drawn by AO
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PE 14 7BJ	2019	Checked by RS
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Drawing Title Planning Drawing Site & Location Plan	Job No. SE-1185	Sheet Size A1
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Approval ref: 21/00205/F - 5 no. dwellings

113



114



115



March 2023

116



View from entrance off Green Lane



117



Existing five dwellings



118



Western part of site viewed from north



119



Western strip



120



Main part of site looking towards rear of Nos. 1-3



121



122



View towards Nos. 4 & 5



123



View of SE corner of the site





General Notes

1. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
2. This drawing is to be read in conjunction with all relevant engineering and specialist sub-contractors drawings and specifications.
3. Any discrepancies are to be brought to the designers attention.

Revisions		
A	Oct 2025	Changes following client comments

FOR APPROVAL



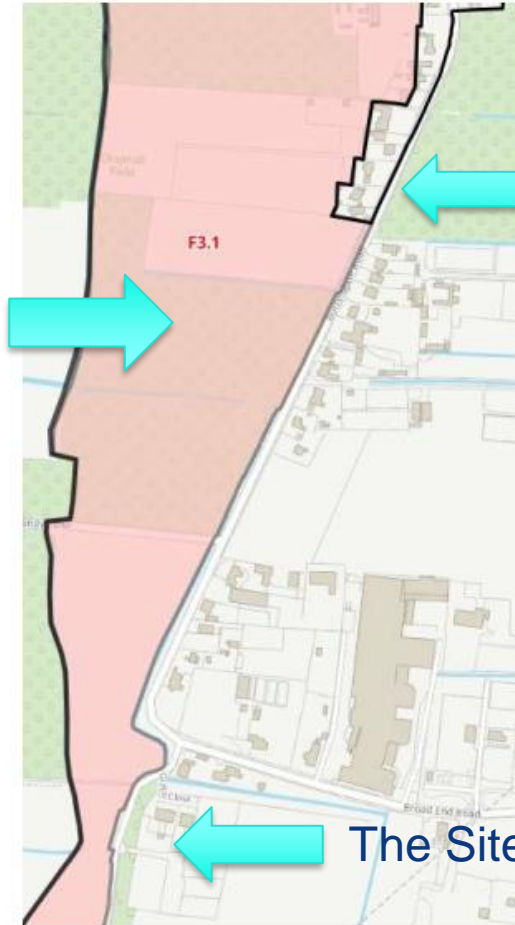
Severn Edwards Architecture Limited, Severn Edwards Architects,
Black Barn, Fair Road, Gayton, Walsby, Leeds, Leeds, LE13 4AA
t 01941 450624 e info@severnedwards.co.uk w www.severnedwards.co.uk

Job Title Proposed Self-Built Dwelling Griffin Close, Green Lane, Walsworth	Date February 2025	Drawn by C/W
		Checked by

Drawing Title Outline Planning Drawing Indicative Site and Location Plans	Job No. SE-2267	Sheet Size A1
	Orig. No. 000-1000	Revision A

125

Wisbech East
Housing Allocation



Development
boundary

The Site



127



Footpath to west of Green Lane

Speaker Shanna Penny





End of Presentation

130

