



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



25/00641/FM



4





25/00641/FM







Type A · 2b/4p house · 79sqm / 850sqft

Plots: 10, 11 & 12

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1:100

1 1 1 1 1

• Soft Red Multi Brick with light coloured mortar
• (Detailing) Carrstone is coursed bond
• Front and Rear doors: External
• Double/Patio Doors: Fibre Glass UPVC
• Main Doors: Grey Composite
• Guttering and Gutterels: Black UPVC
• Garage Screens: Mild and Miss Timber
• Garage Canopy: Powder Coated Aluminium (colour TBC)
• Glass Glazing: Obscure to Bathrooms
• Screens: Powder Coated Aluminium (colour TBC)

ground floor plot 11 plot 10
plot 12 plot 11 plot 10
floor plans

12 plot 11 plot 10

The image displays four architectural elevation drawings for house plots 10, 11, and 12. Each plot is shown from three perspectives: front elevation, side elevation, and rear elevation. The plots feature two-story houses with light-colored siding, dark roofs, and various window and door configurations. Plot 10 is a two-story townhouse with a shared entrance. Plot 11 is a two-story townhouse with a larger rear extension. Plot 12 is a two-story townhouse with a side garage. The drawings are detailed, showing rooflines, gutters, and landscaping elements like trees and shrubs.

front elevation plot 12 plot 11 plot 10
elevations

side elevation
plot 10

near elevation
plot 10

side elevation
plot 12

DATE	DESCRIPTION
11/06/24	First Issue
31/01/25	Planning Submission
23/02/25	Added roof plan
21/06/25	Lowered eaves, added dormers and velux

WY USE
NNING
F
RRINGTON PROPERTIES
CT
MER SEDGEFORD PRIMARY SCHOOL
ESS
MER SEDGEFORD PRIMARY SCHOOL,
GSTEAD ROAD, PE36 5ND

Chaplin
Farrant
Architects, Planners and Cost Consultants

Type D • 4b/7p house • 154sqm / 1660sqft

Plot:

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Materials:
Brick: Salt Red Multi Brick with light coloured mortar
Brick (Detailling): Carrstone in coursed bond
Roof: Rustic Red Pantile
Windows: Double Glazed Paint Grey UPVC
Front Gable: Grey Composite
Fascias and Gutter: Black UPVC
External Stairs: Grey Composite Timber
Entrance Canopy: Powder Coated Aluminium (colour TBC)
Window Glazing: Obscured to bathrooms
Doors: Powder Coated Aluminium (colour TBC)



ground floor
floor plans



elevations

REV/DATE	DESCRIPTION
F1	13/07/24
F2	18/07/24
F3	23/07/25
F4	28/05/25
F5	30/07/25
F6	25/08/25

DRAWING LIST
PLANNING
CLIENT
TORRINGTON PROPERTIES
PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL
ADDRESS
**FORMER SEDGEFORD PRIMARY SCHOOL,
RUNGSTAD ROAD, REFS 16, 5 NO.**

STATUS
A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE: TYPE D PLANS AND ELEVATIONS

DRAFTER: REVISOR:
SFPS-CF-ZZ-XX-DR-A-0513 P6
CREATED BY CHECKED BY APPROVED BY
W5 DIG DIG

12 Penwith Road,
Newquay,
Cornwall,
TR7 0EJ
(01637 800000)

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Chaplin
Farrant
Architects, Engineers and Cost Consultants

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Type E · 4b/7p house · 161sqm / 1732sqft



floor plans



Plot 5

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SCALE: 1:100

0	2	4	6	8
---	---	---	---	---

Brick: Soft Red Malt Brick with light coloured mortar
Cladding: Hit and Miss Boarding [colour TBC]
Roof: Rustic Red Pantile
Windows/Door: Flint Grey UPVC
Front Doors: Grey Composite
Fascia and Gutter: Black UPVC
Entrance Screen: Hit and miss timber
Entrance Canopy: Powder Coated Aluminium [colour TBC]
Window Glazing: Obscured to bathrooms

REVISION LOG	
REV. DATE	DESCRIPTION
F1	13/05/24
	First Issue
F2	31/05/25
	Running Submission
F3	23/05/25
	Deleted redaction
F4	28/05/25
	Deleted reference to floor tiles, which is listed above

SHANNON LEE
PLANNING
CLINT
TORRINGTON PROPERTIES
PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL
ADDRESS
FORMER SEDGEFORD PRIMARY SCHOOL,
RINGSTAD ROAD, PERIS SNO

STATUS	
A3-DEVELOPED DESIGN APPROVED	
DRAWING TITLE	
TYPE E PLANS AND ELEVATIONS	
DRAWING NO.	
SFPS-CF-ZZ-XX-DR-A-0514	
CREATED BY	CHANGED BY
WS	DIG
REVISIONS	
P4	
APR2014	
10/10/2014	
S100	
S100	

Chaplin
Farrant
Accountants Accountants certified Public
Accountants

25/00641/FM

Cart Shed, Cycle Stores and Bin Store



Single Cart Shed



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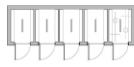
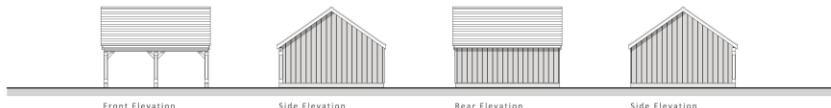
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0 1 2 3 4 5 6m

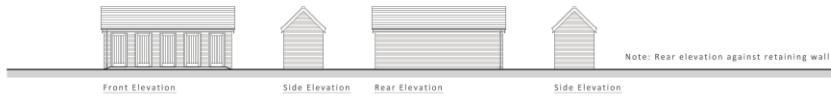
NORTH



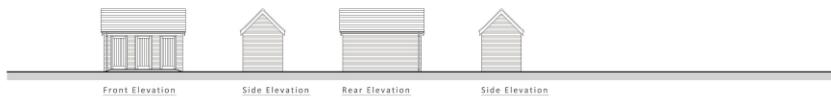
Double Cart Shed



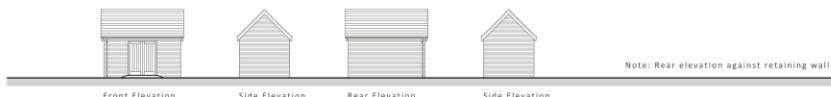
Cycle store for 10 no. cycles



Cycle store for 6 no. cycles



Communal Bin Store



REVISION LOG
REV. DATE: DESCRIPTION
PV: 08/02/10: First issue

DRAWN BY: PLANNING
CLASS: TORRINGTON PROPERTIES
PROJECT: FORMER SEDGEFORD PRIMARY SCHOOL
ADDRESS: FORMER SEDGEFORD PRIMARY SCHOOL,
RIMSTED ROAD, PE36 5NG

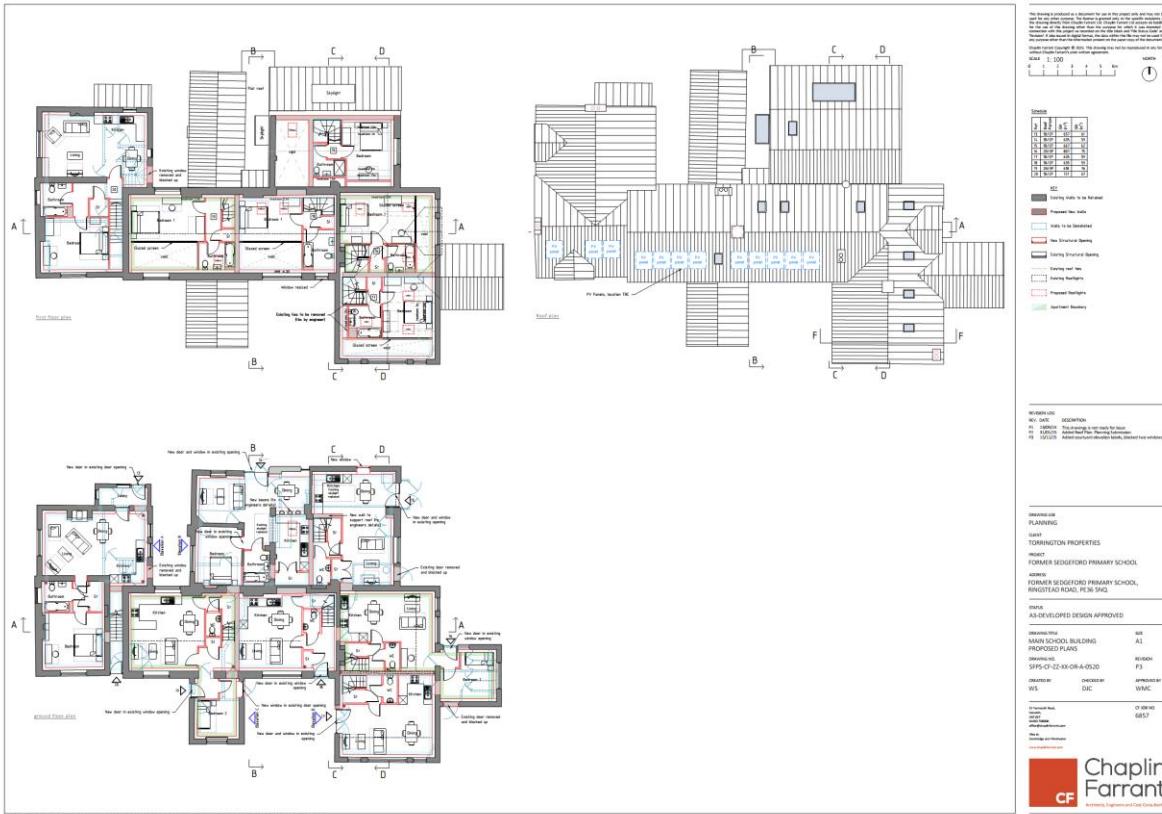
STATUS: A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE: PROPOSED CART SHEDS, BIN & CYCLE STORES
DRAWN BY: SPPS-CF-ZZ-XX-08-A-0516
REVISION: P1
DRAWN BY: WS
CHECKED BY: DIG
APPROVED BY: DIG
22 Newhall Road,
Norwich,
Norfolk,
NR1 1JL
01603 610000
Email: info@chaplinfarrant.com
Fax: [01603 610001](tel:01603 610001)
www.chaplinfarrant.com

Chaplin
Farrant
Architects, Engineers and Cost Consultants



6



17



88



61



Headmaster's house and view south along Ringstead Road



20



Existing access to be retained for pedestrians, existing school building



21



View from existing access to playing fields, showing level differences





Existing access to be retained for pedestrians, existing school building



23



View from south of site north along Ringstead Road



24



View along Ringstead Road & west boundary (winter)



25/00641/FM

25



View along Ringstead Road & west boundary (summer)





25/00641/FM



Southern Elevation of School



Northern Elevation of School and House



Southern Elevation of House



Buildings to be Demolished

27

25/00641/FM

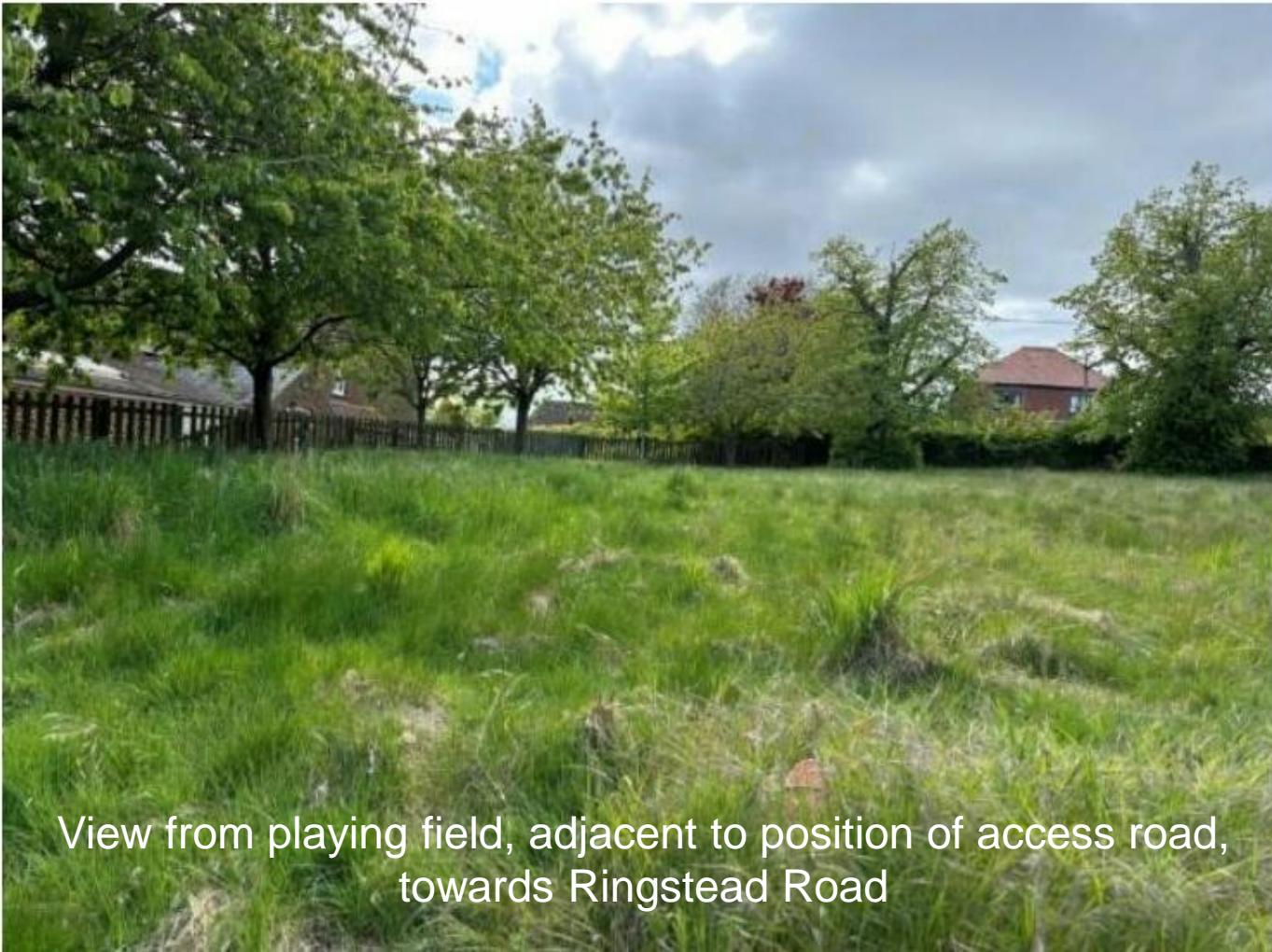


Existing hardstanding to south of school,
towards the rear of proposed Plots 10-12



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

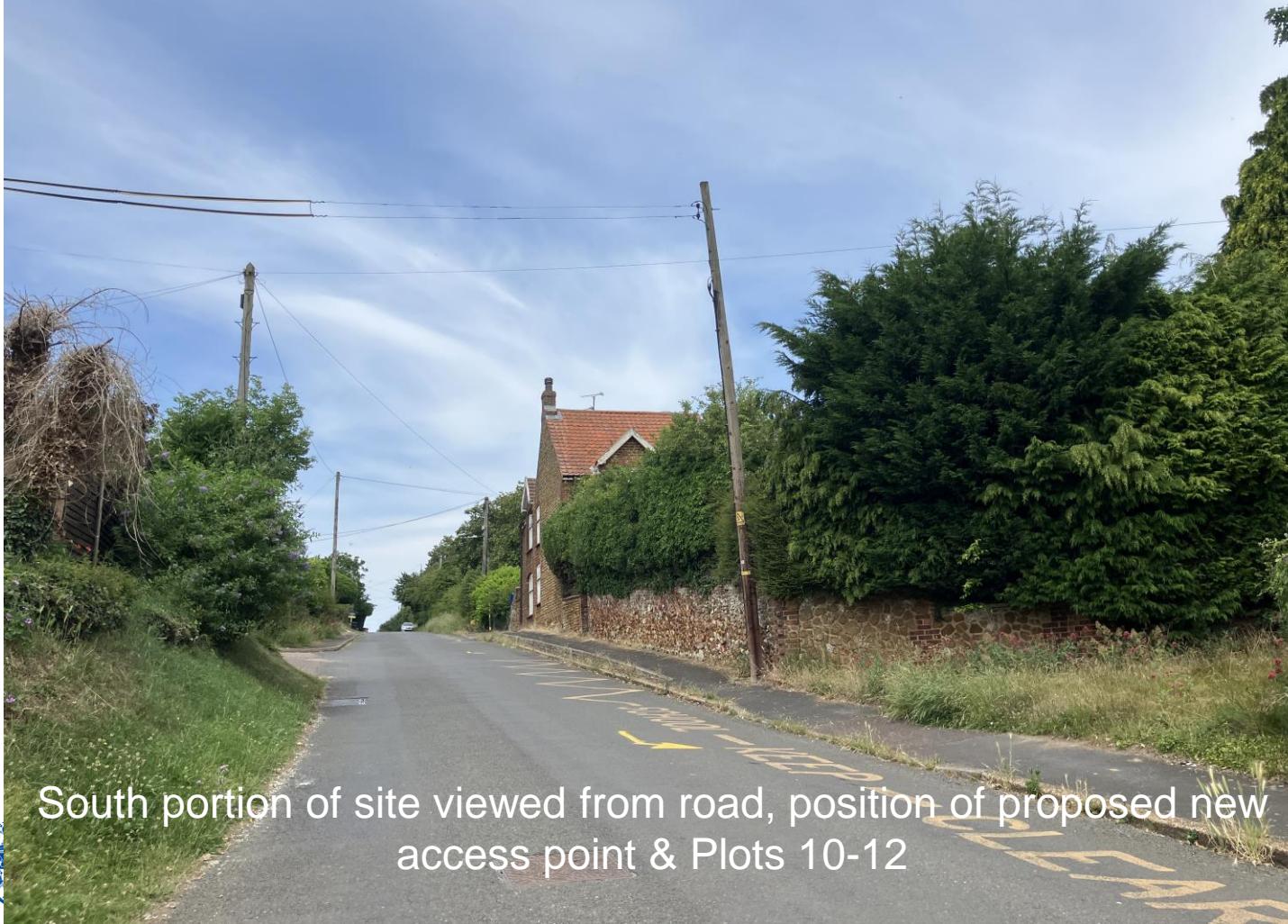
29



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



30



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



31



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



25/00641/FM

32



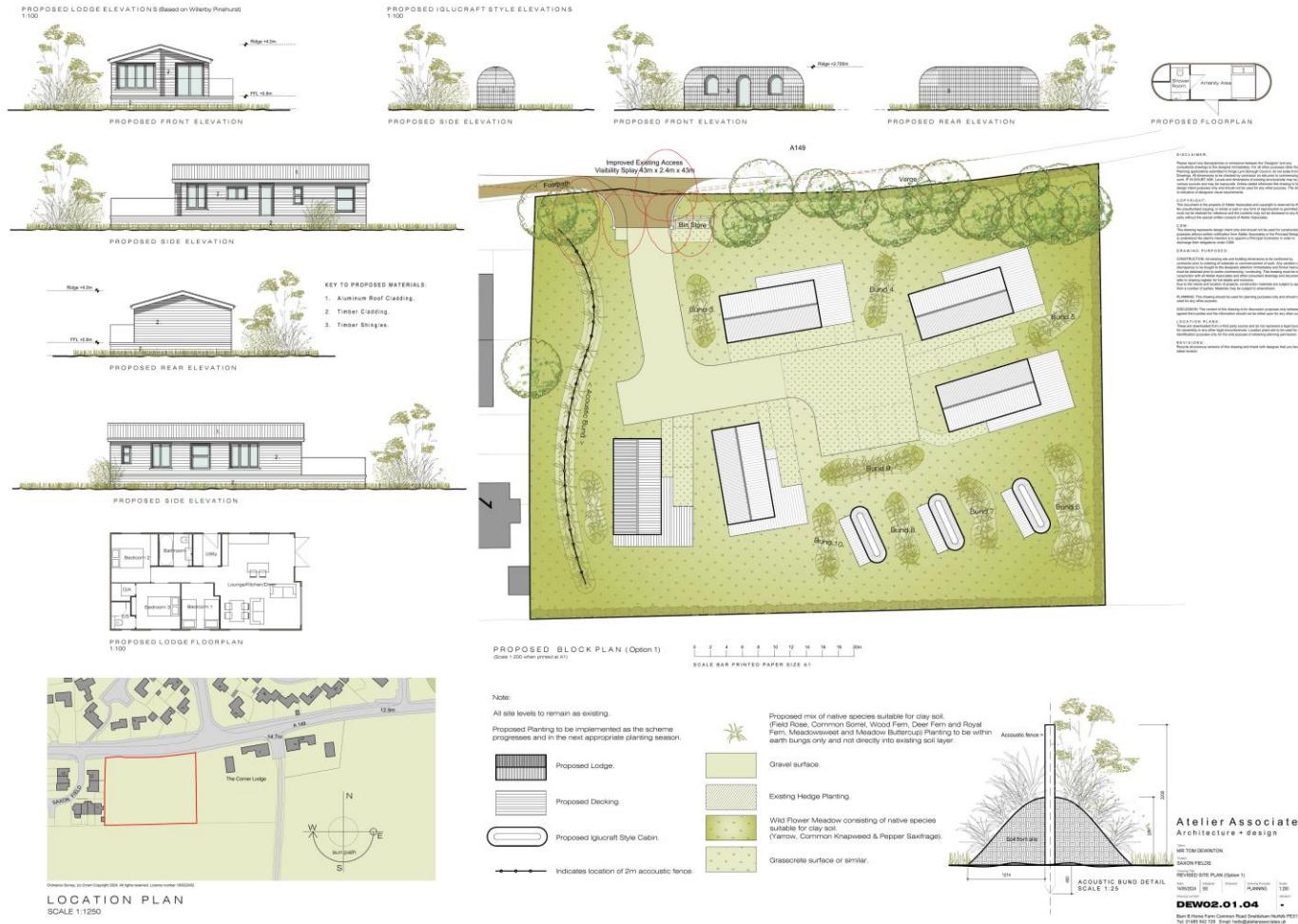
Line of trees along north boundary to be removed, buildings in background to be demolished



25/00118/F

33





25/00118/F

35



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



25/00118/F

41



View from access to east



Speaker Tom de-Winton

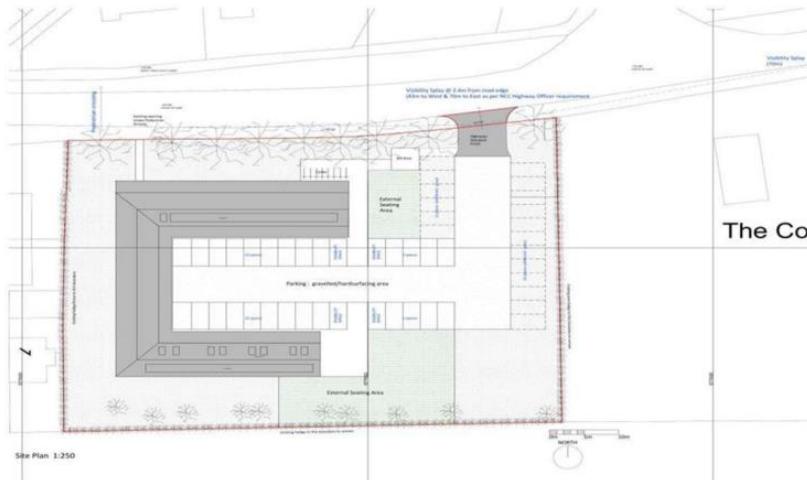


25/00118/F

Plan A

20/02132/F

43



Darren French Architect
 100 Main Road, www.architect6041.co.uk
 01752 823222
 darren.french@architect6041.co.uk

Land to West of The Corner Lodge, Main Road, Brancaster

Proposed Drawing
 Drawing No.: 4041_212/02 Rev G at paper

25/00118/F

Plan B v1

25/00118/F

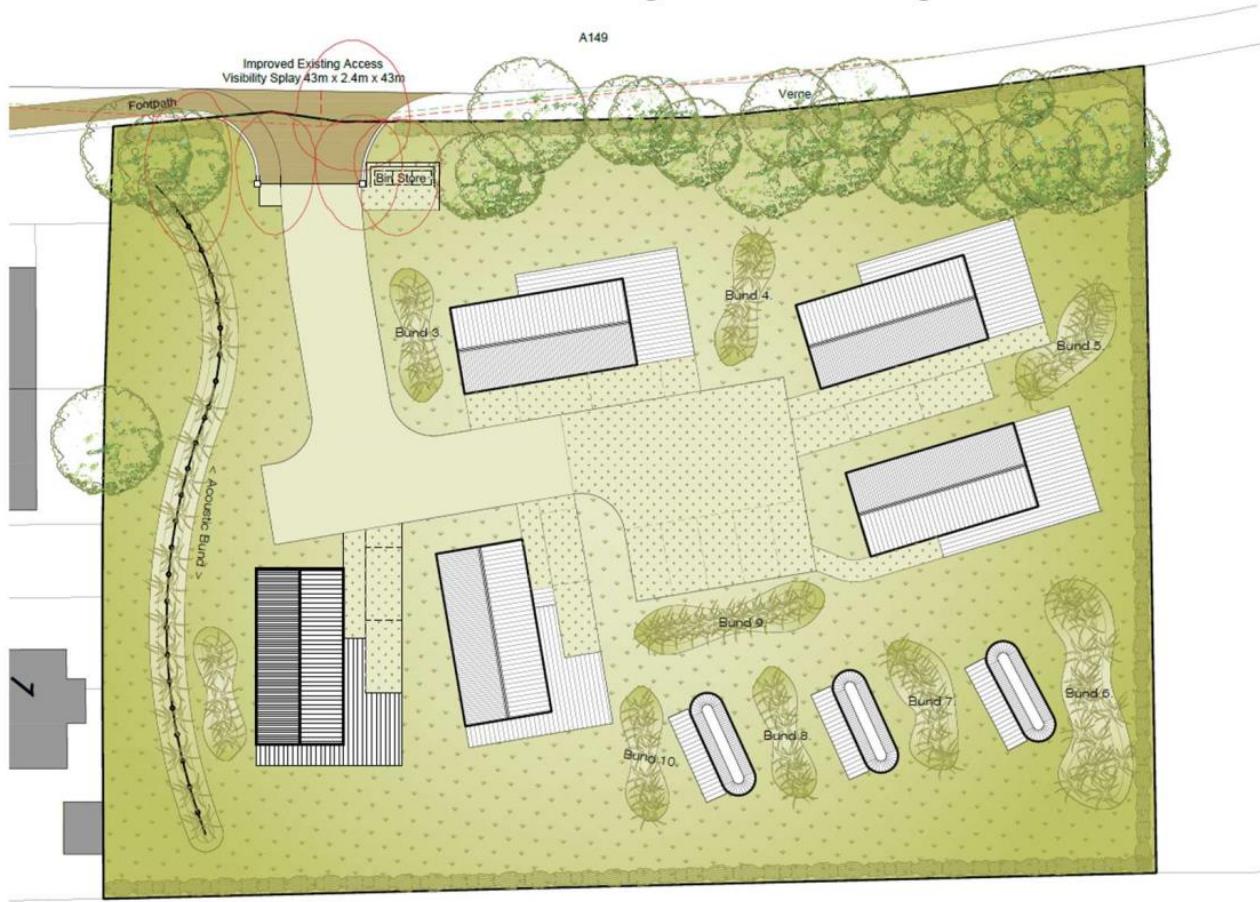


25/00118/F

Plan B v2

25/00118/F

45



25/00118/F

25/00118/F

46

Please grant this application
Planning Consent.

Thank you.

25/01595/LB

47



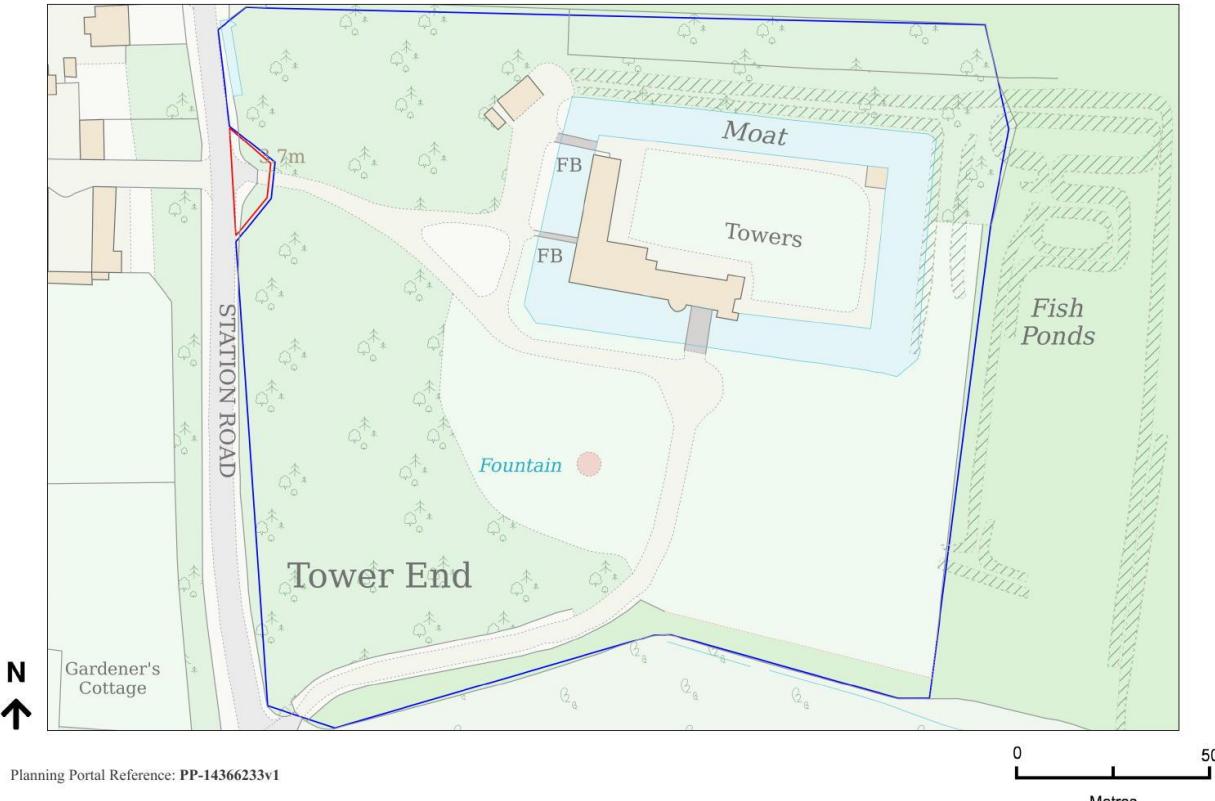
Location Plan

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



Date Produced: 28-Sep-2025

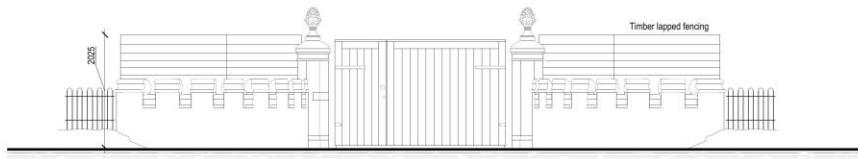
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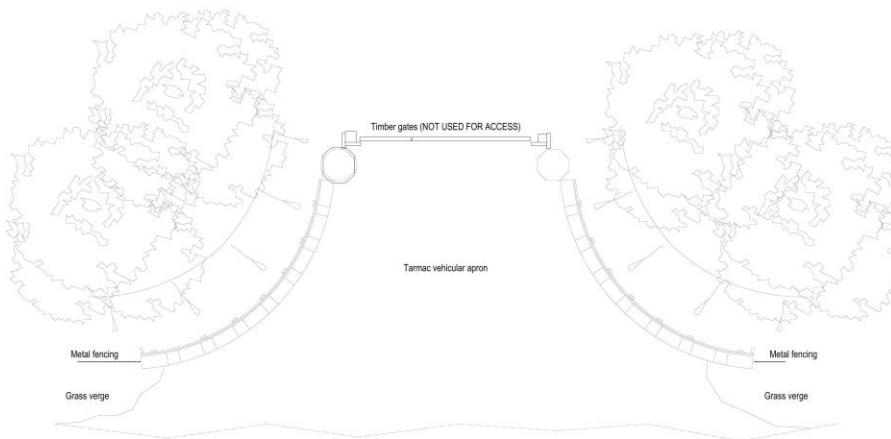
25/01595/LB

49

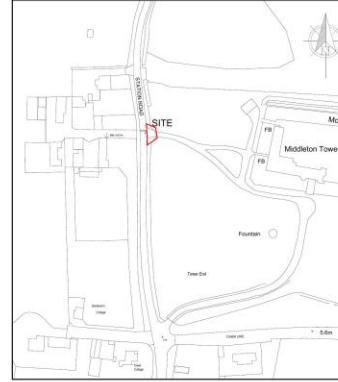
BOUNDARY TREATMENT - MIDDLETON TOWERS, TOWER END, MIDDLETON



FRONT ELEVATION AS CONSTRUCTED [WEST]
1/30



SITE PLAN AS CONSTRUCTED
1/30



SITE LOCATION PLAN
1/1250



BOUNDARY FENCE TREATMENT AS INSTALLED SEPT 2025



BOUNDARY FENCE TREATMENT PRIOR TO INSTALLATION

Drawn	Checked	Approved

Project No.	Planning Application No.	Planning Application Ref.	Planning Application Date	Planning Application Status

Project No.	Planning Application No.	Planning Application Ref.	Planning Application Date	Planning Application Status

25/01595/LB

Fence from the outside

50



25/01595/LB

51



Fence from the outside



52



Rear of the Wall showing attachment



53



Rear of the wall showing older fence and attachment



15



Older lower fence along the boundary but back
from the wall



25/01728/F

5



25/01728/F

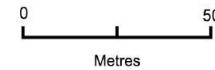
Location Plan

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



Date Produced: 20-Oct-2025

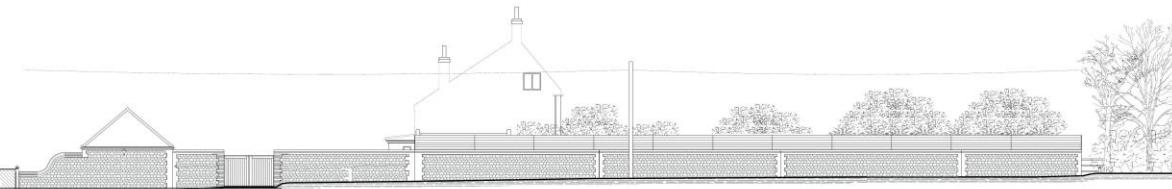
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↑

Planning Portal Reference: PP-14366317v1

57

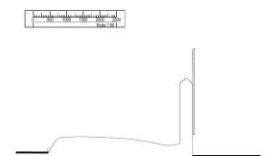
BOUNDARY FENCE INSTALLATION - TOWER FARM HOUSE, TOWER END, MIDDLETON



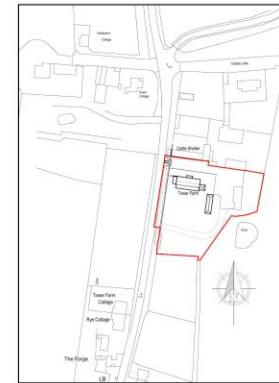
FRONT ELEVATION AS CONSTRUCTED - ROADSIDE ENTRANCE (WEST)
1/100



TYPICAL ELEVATION
1/50



TYPICAL SECTION THROUGH BOUNDARIES



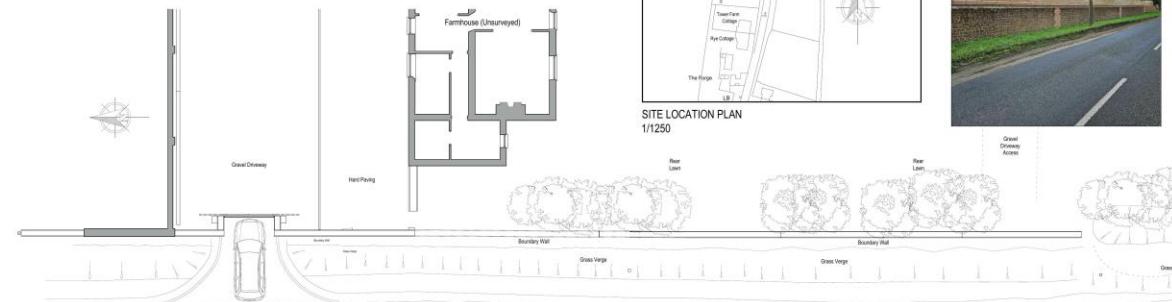
SITE LOCATION PLAN
1/1250



PHOTO OF FENCE LINE AS INSTALLED



PHOTO OF FENCE LINE AS INSTALLED



SITE LAYOUT AS CONSTRUCTED
1/100

Elevations and Layout Plans

Ref.	Description	Date

Project No. PLANNING APPLICATION PLANS AND ELEVATIONS AS INSTALLED Ac. No. 1100 1100	Plan Size A1 Drawing No. PLA 1100	Rev. 004
---	--	--------------------

Project No.	RETROSPECTIVE FENCE APPLICATION
Site Name	TOWER FARM HOUSE
Address	TOWER END
Postcode	MIDDLETON
County	KINGSTON LYN

25/01728/F

89



25/01728/F

59



25/01728/F

09



61



25/01728/F

62



25/01728/F

63



25/01728/F

64



Opposite site to west



25/01728/F

59



Opposite site to west



25/01728/F

99

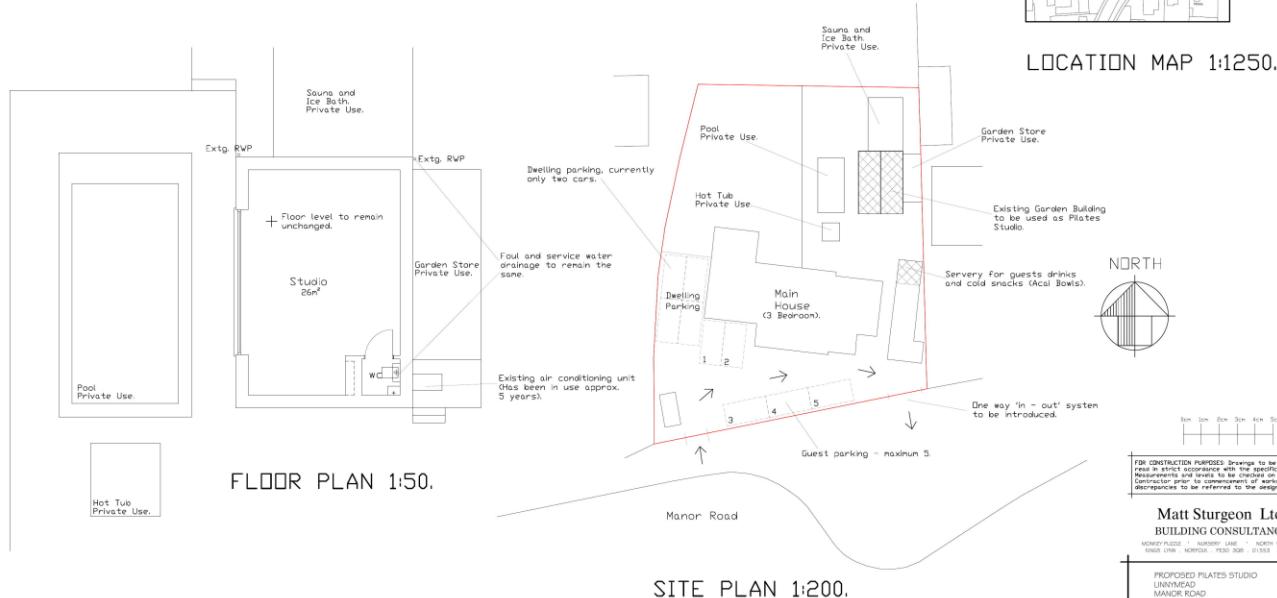
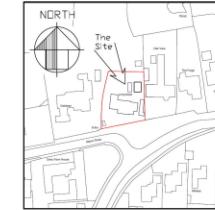
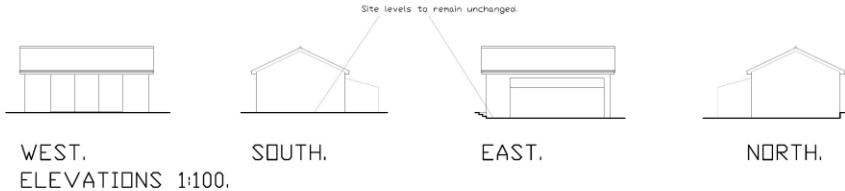


25/01495/F

67



25/01495/F



FOR CONSTRUCTION PURPOSES Drawings to be
read in strict accordance with the specification
and the contractor shall be responsible for the site by the
date of completion of works. Any
discrepancies to be referred to the designer.

Matt Sturgeon Ltd.
BUILDING CONSULTANCY

MONKEY PLAZA • HUMBERY LANE • NORTH WOOTTON

KINGS LYNN • NORFOLK • PE3 5UD • 01553 407000

PROPOSED PILATES STUDIO
UNNYMEAD
MANOR ROAD
NORTH WOOTTON

EXISTING/PROPOSED:
PLANS AND ELEVATIONS.

SEPTEMBER 2025 1759-01a

6.07.2025 Additional information added

69



FOR CONSTRUCTION, proposed boundaries to be read in strict accordance with the specification. Measurements and levels to be checked on site by the Contractor prior to commencement of works. Any discrepancies to be referred to the designer.

Matt Sturgeon Ltd.
BUILDING CONSULTANCY

MONKEY PUZZLE • NURSERY LANE • NORTH WOOTTON
KING'S LYNN • NORFOLK • PE30 3QB • 01553 670851

PROPOSED PILATES STUDIO
LINNYPEAD
MANOR ROAD
NORTH WOOTTON.

PROPOSED:
ACCESS AND PARKING ARRANGEMENT
PLAN.

OCTOBER 2025

1759-02

25/01495/F

Slide No. 69



Bor
Ki
W

Image © 2025 Airbus

Google Earth

1986

Image Date: 6/12/2025 E2047'22.45" N 0026'12.92" E elev: 0 m overalt: 251 m

25/01495/F





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



25/01495/F



25/01495/F



View towards Manor Road junction from All Saints Drive



67



View of dwelling from eastern access onto All Saints Drive

25/01495/F

76



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



25/01495/F

77



Further parking at the front of the dwelling





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



25/01495/F

80



25/01495/F

81



Rear garden facing west showing hot tub

25/01495/F

82



Rear garden facing northwest showing swimming pool

25/01495/F

83



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



25/01495/F

48



Southern elevation of Pilates Studio



25/01495/F



25/01495/F

98



25/01495/F

17



Rear elevation of dwelling



25/01495/F

88



Rear elevation of dwelling



25/01495/F

68



Inside of Pilates studio

25/01495/F

06



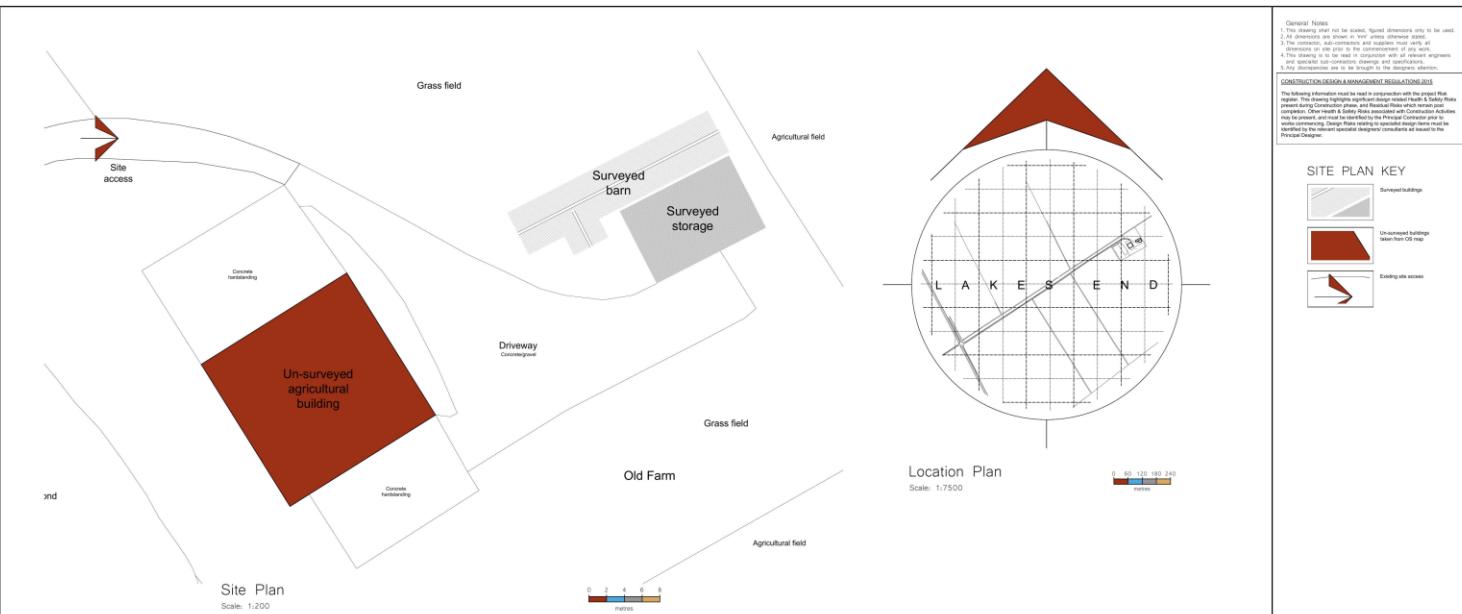
Front elevation of sauna and ice bath building

25/01697/F

91

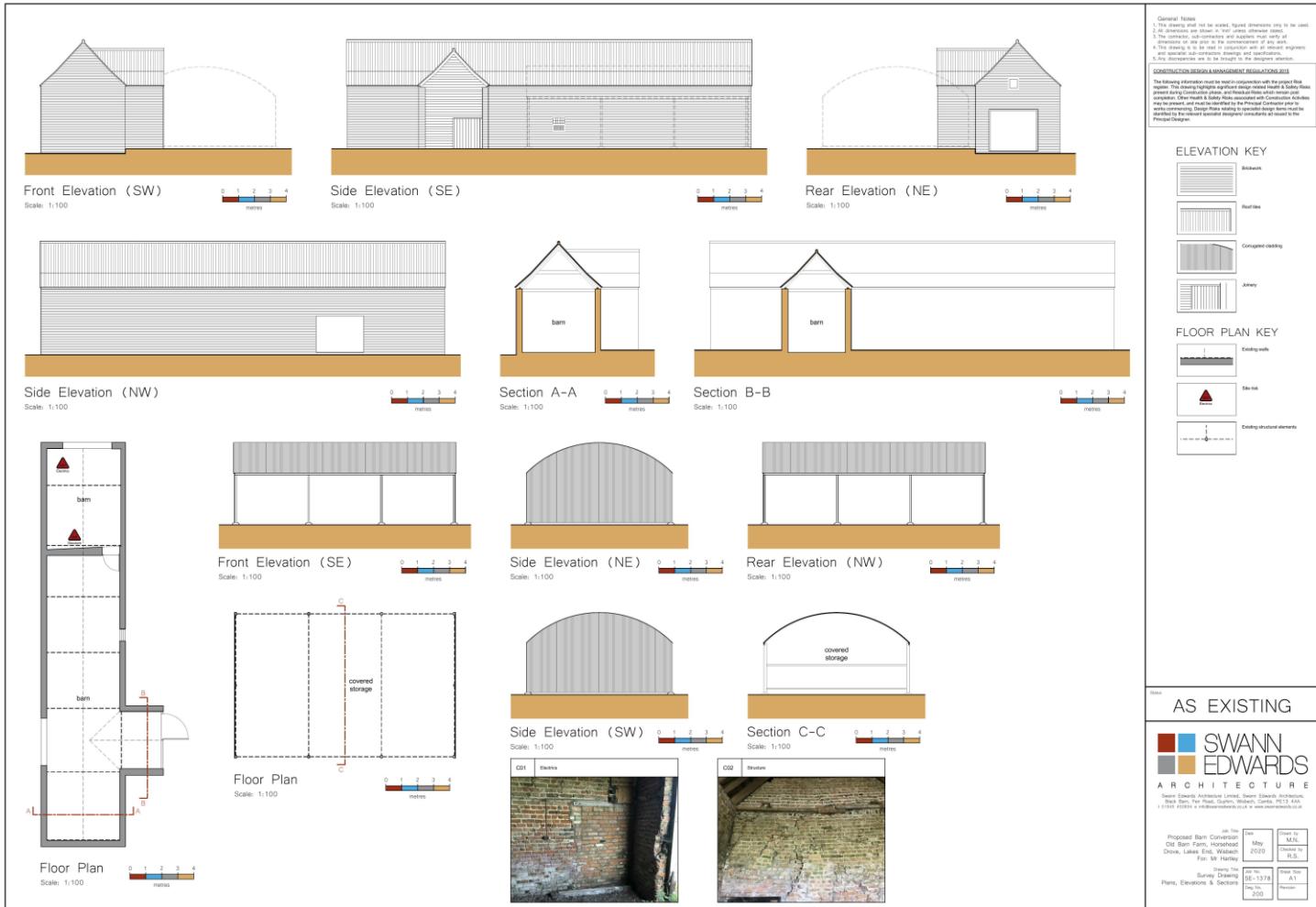


92



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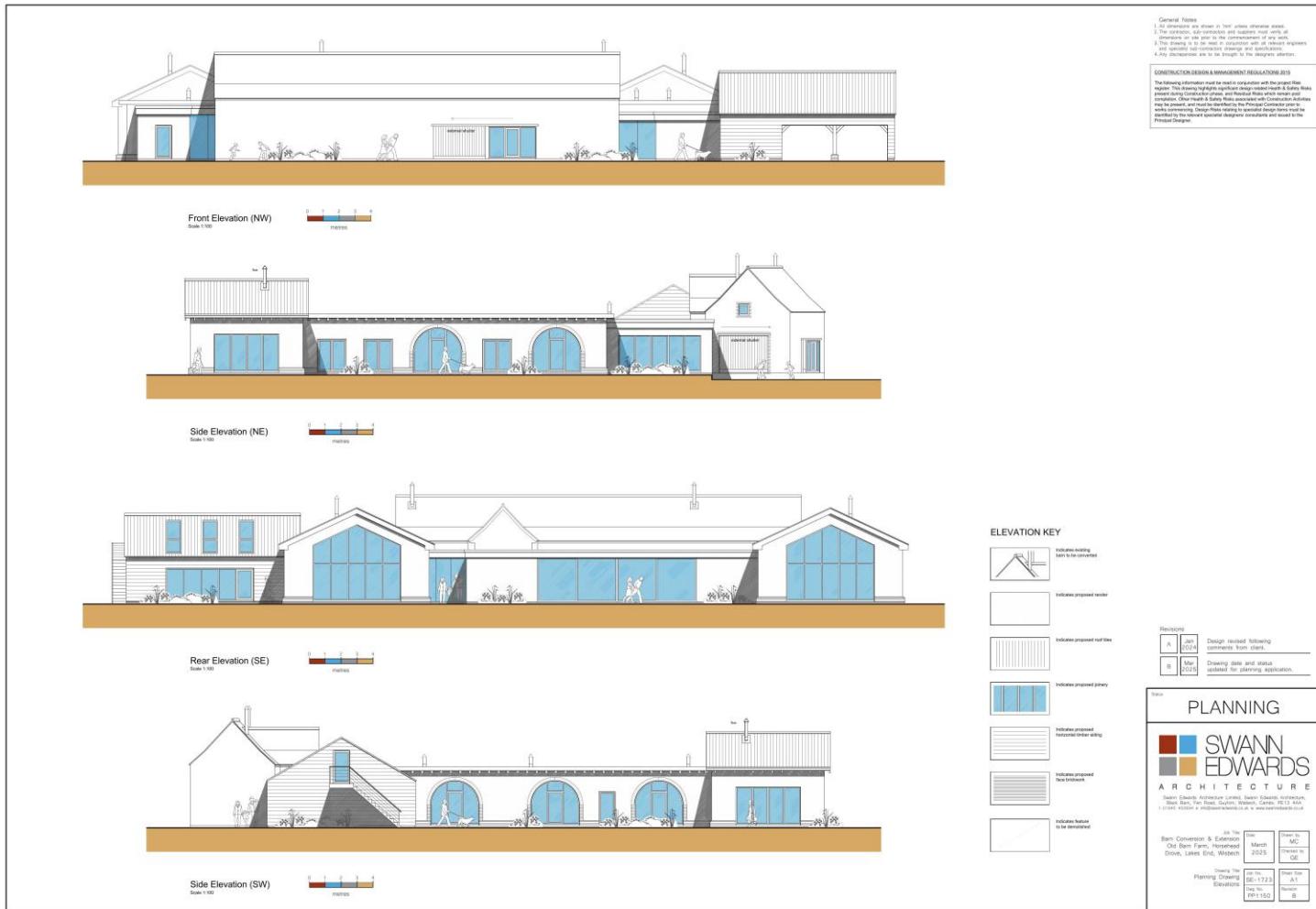


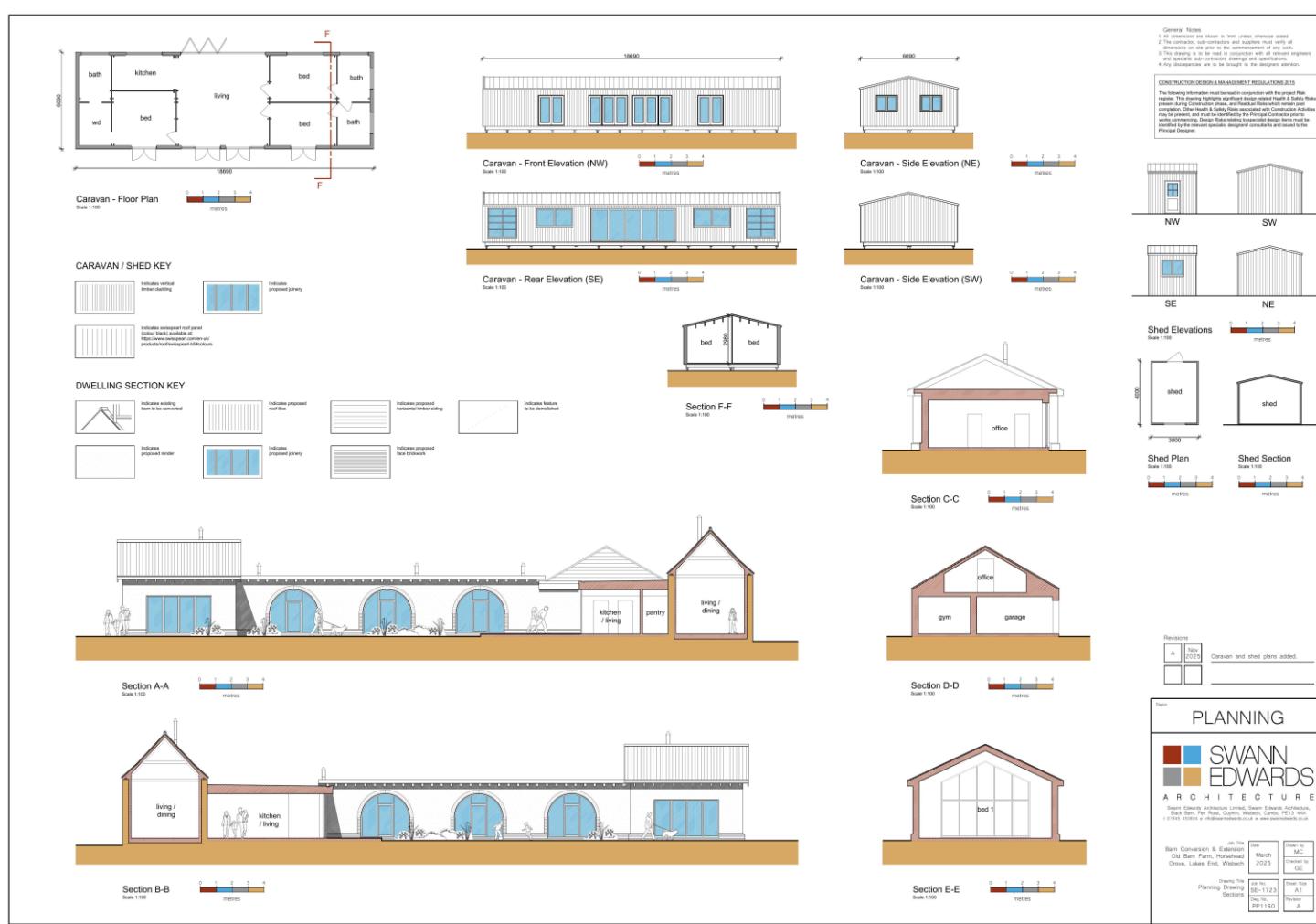
56





16





66



View eastwards along Horsehead Drove from highway



100



Existing traditional barn





101

Southern view



102



103



View of eastern side of barns



104



View westwards towards existing central storage building
and caravan

105



View of caravan, shed and decking from access track

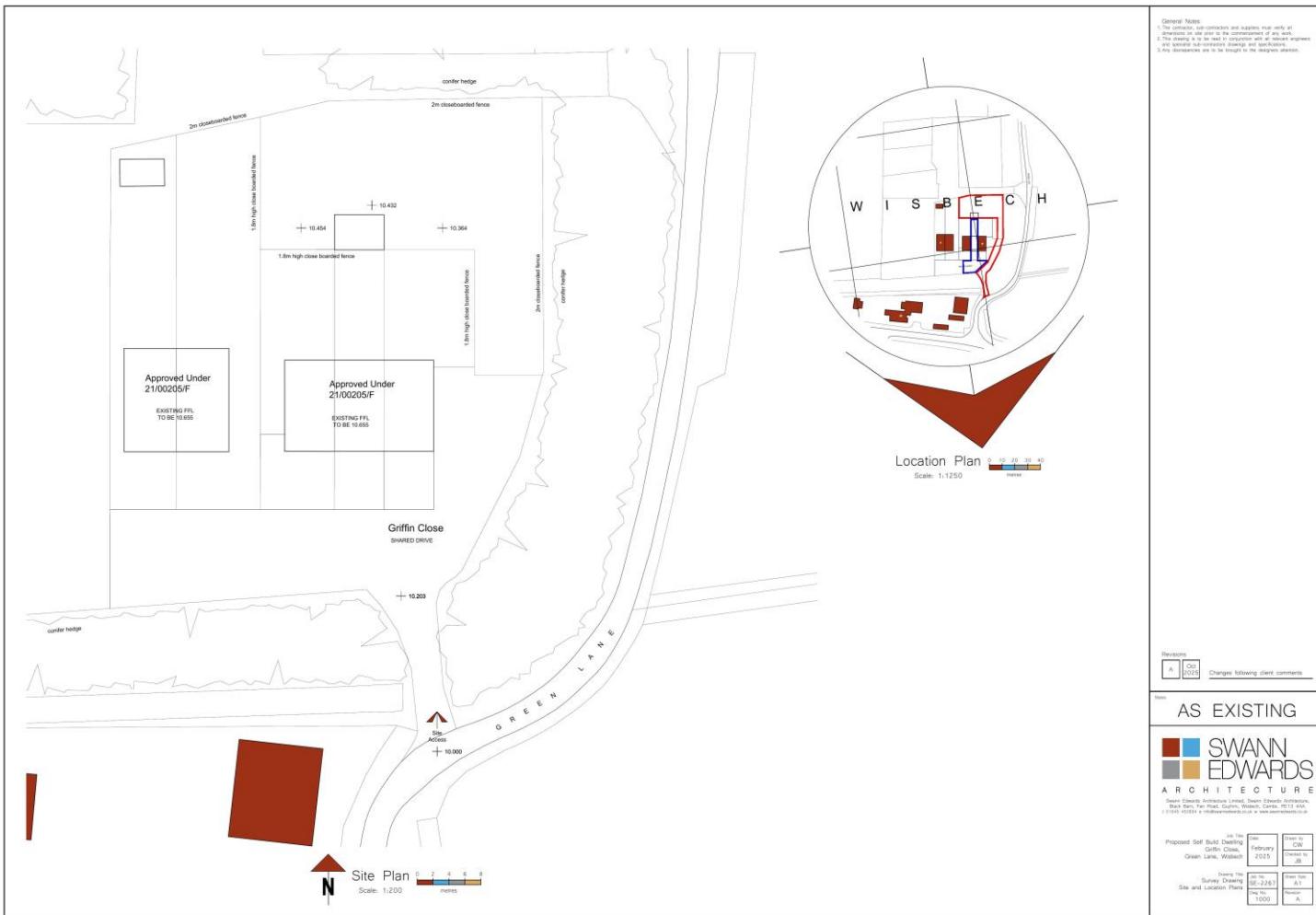


25/01675/O

100



107



801



109



August 2016



10



September 2018



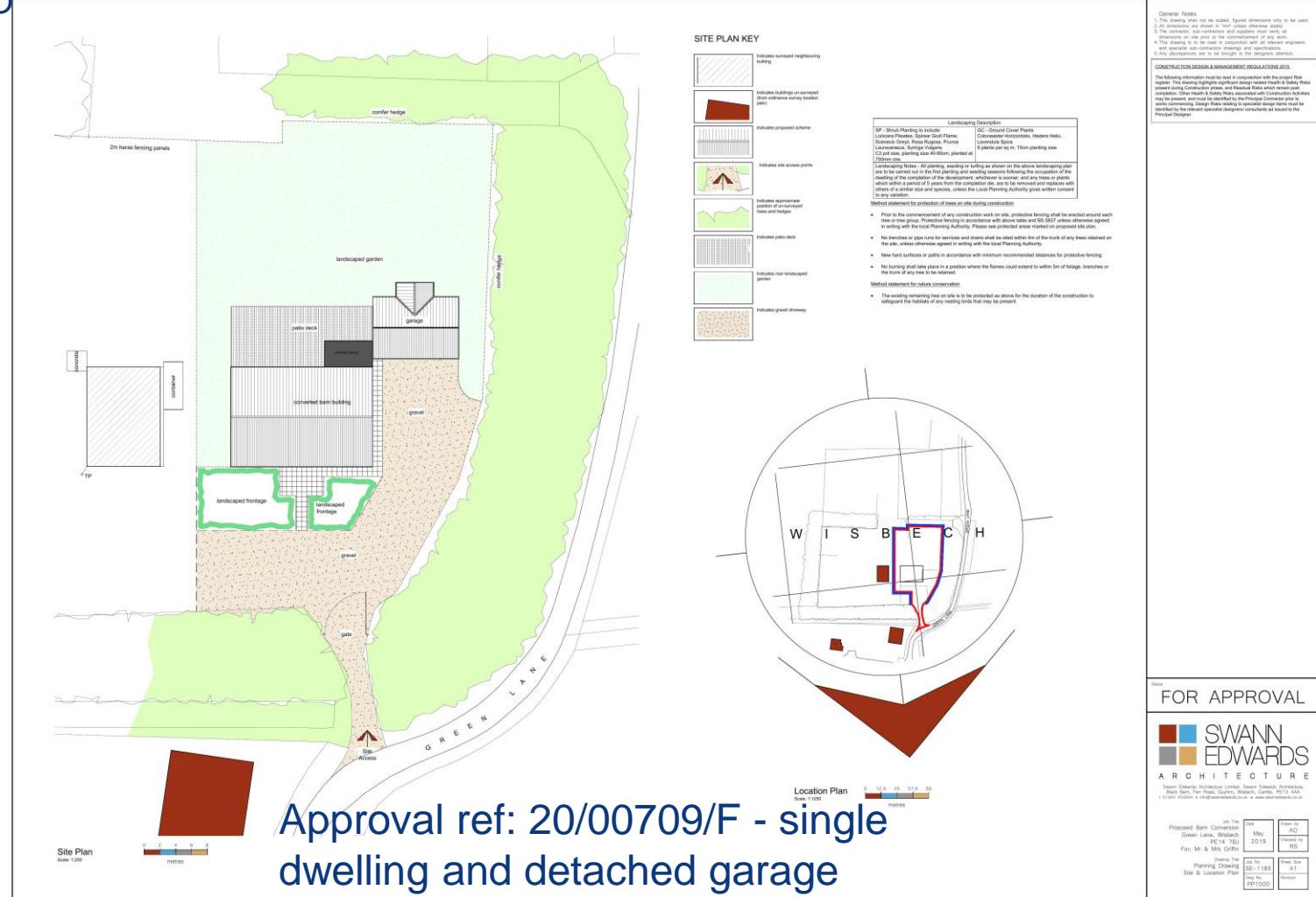
11



July 2020



112



Approval ref: 21/00205/F - 5 no. dwellings

三



114



July 2022



111



March 2023



16



View from entrance off Green Lane



111



Existing five dwellings



18



Western part of site viewed from north



611



Western strip



120



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



121



122



View towards Nos. 4 & 5



123

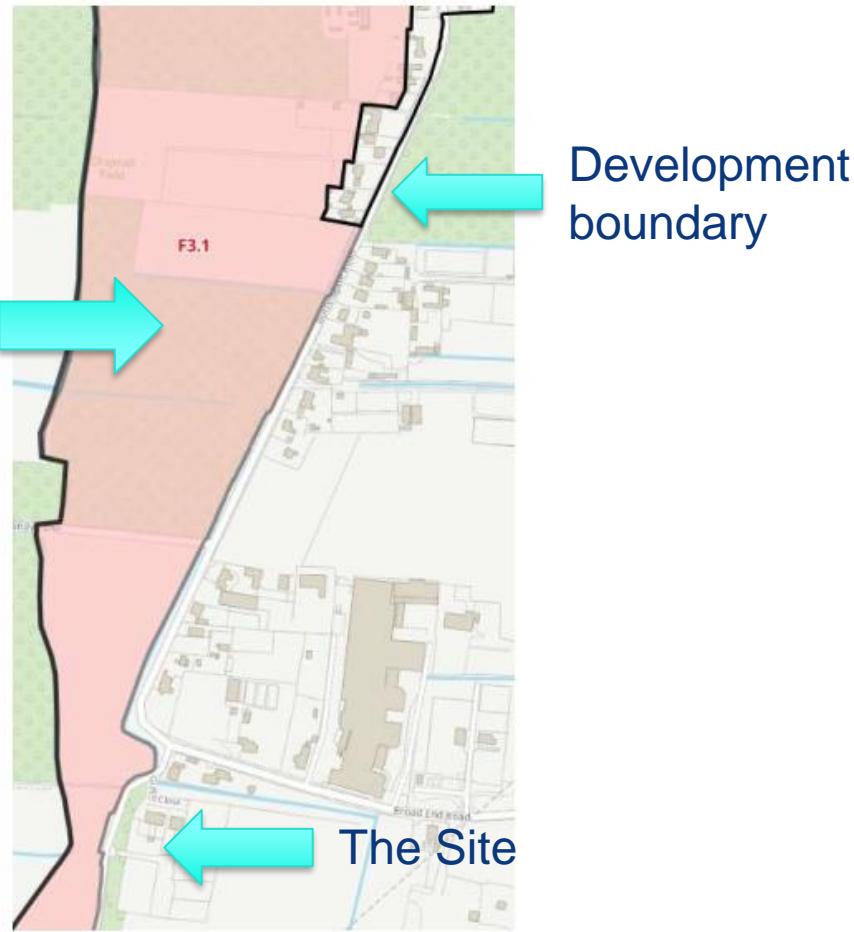


124



Wisbech East
Housing Allocation

125



126



127

Footpath to west of Green Lane

Speaker Shanna Penny



129



End of Presentation

130

