

# Planning Committee

## 3 June 2024



**22/01970/F**



22/01970/F

Slide No.3



West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



South Elevation & Section B-B 1:100



South Elevation 1:100



North Elevation & Section A-A 1:100

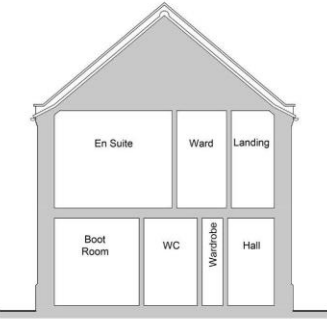


Proposed Site Plan 1:200

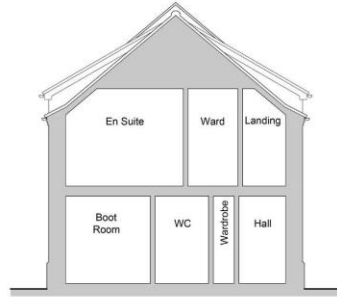


Floor Plan 1:100

- Materials to be:
- Red facing brickwork
  - Flint cobbles
  - Red clay pan tiles
  - Natural timber cladding
  - Aluminium windows and doors
  - Aluminium rainwater goods
  - Natural oak posts



Section C-C 1:50



Section D-D 1:50



North Elevation 1:100



West Elevation



South Elevation

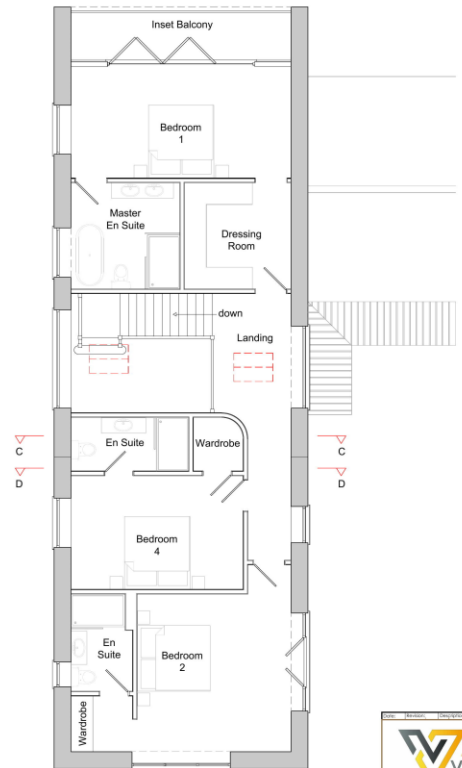
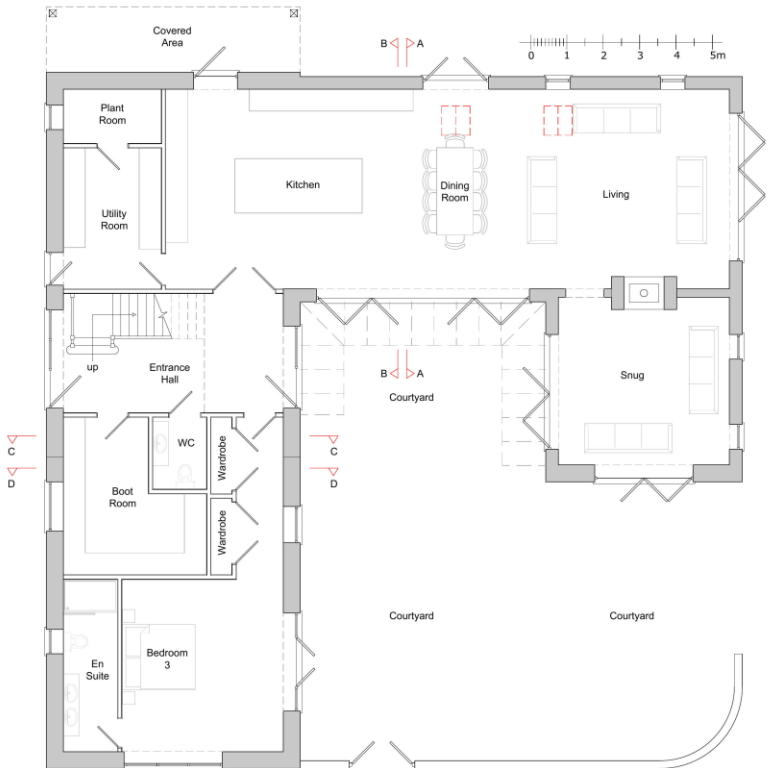


East Elevation

**Vertex Architecture**  
Planning | Architectural Design | Consultancy

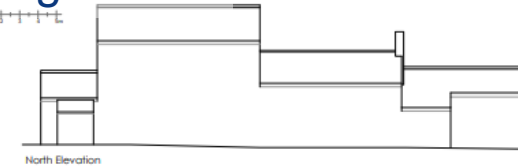
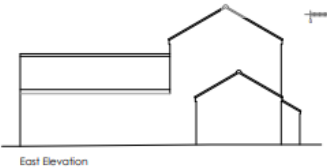
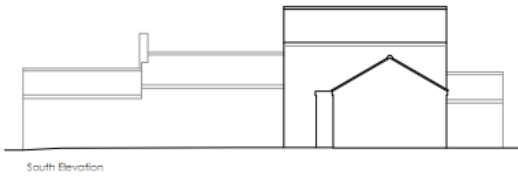
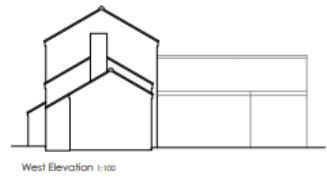
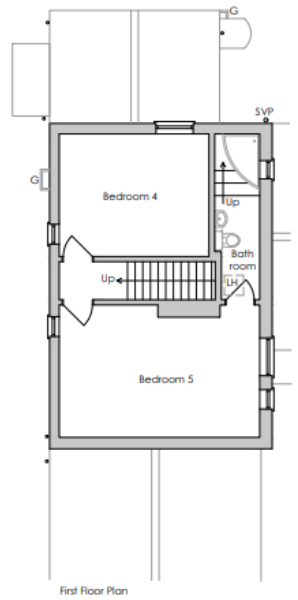
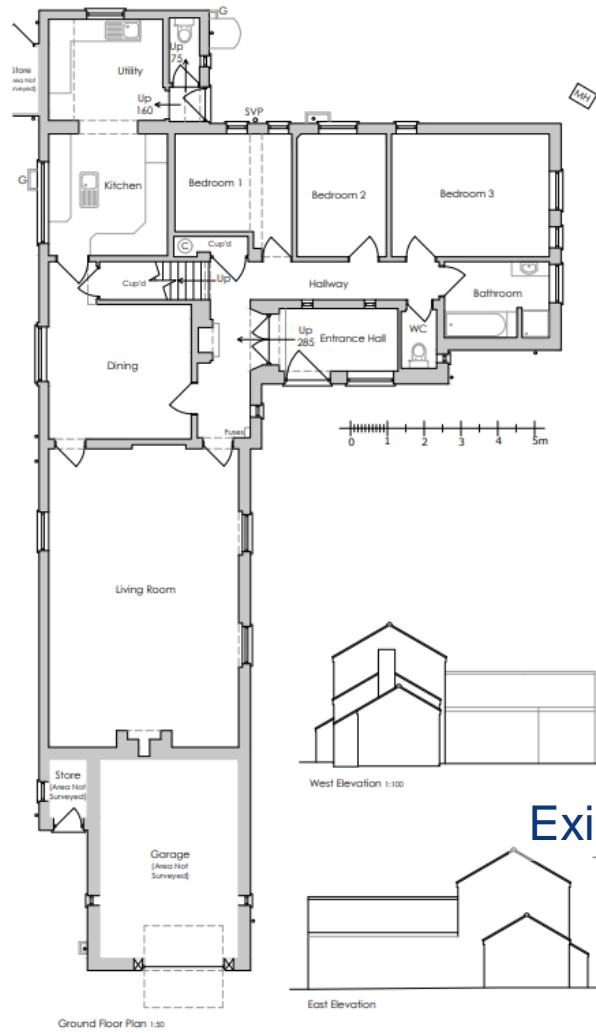
44 Beach Road, Holme-Next-the-Sea, Norfolk, PE36 6JG  
Tel: 01263 810000  
Email: info@vertex-arch.co.uk

Project: Replacement Dwelling Proposed Elevations & Site Plan  
Date: September 2023 | Scale: 1:100, 1:200 & A1  
Project No: 22033 | Drawing No: 03 | Revision: G



|                            |                     |           |
|----------------------------|---------------------|-----------|
| Gross Internal Area's      |                     |           |
| Existing Dwelling & Garage | 224.1m <sup>2</sup> | 2412.2sqf |
| Proposed Dwelling          | 312.5m <sup>2</sup> | 3363.7sqf |

  
**VERTEX ARCHITECTURE**  
11 Southgate Road, Norwich, Norfolk PE1 1AA, UK  
 Tel: 01603 414141 | Email: info@vertex-arch.co.uk  
 44 Beach Road, Holme-Next-The-Sea  
 Norfolk, PE36 6LG  
 Project:  
 Replacement Dwelling  
 Proposed Floor Plans  
 Date:  
 September 2023 1:50, 1:200 @A1  
 Revision:  
 22033 02 G



# Existing Plans



44 Beach Road, Holme-Next-The-Sea  
Norfolk, PE36 6JG

Replacement Dwelling  
Existing Plans, Elevations & Site

September 2022 1:50, 1:100  
1:200 & 1:1250 @ A1

|       |    |
|-------|----|
| 22033 | 01 |
|-------|----|

22/01970/F

Slide  
No.6



Brownsea as viewed from Beach Road.

22/01970/F

Slide  
No.7



Existing access point to be retained.

22/01970/F

Slide  
No.8



North elevation of existing dwelling.



22/01970/F

Slide  
No.9



Brownsea as viewed from Beach Road.

22/01970/F

Slide  
No.10



South projection and east elevation.

22/01970/F

Slide  
No.11



Garden area as viewed from Beach Road.





Continuous hedgerows/trees adj. to the highway to north  
of property.

22/01970/F

Slide  
No.13



Garden area and existing south boundary.



# Speaker David Hasler



# Bradgate Park

22/01970/F

Slide  
No.15



22/01970/F

# Charles Bennion

Slide  
No.16





22/01970/F



Slide  
No.17



# Speaker Wendy Norman



# Impacts on the Street Scene, Conservation Area and National

## 22/01970/F Landscape (AONB)

Slide  
No.19

*“The street scene is intensely rural in character with low density dwellings around a verdant street scene. The site will be viewed in association with the residential properties in either direction and the provision of appropriate landscaping particular along the front street scene boundary will limit any visual impacts”  
(Officer Report)*



**Are any other houses visible in the street scene?**

**Will planting 60cm whips restore the ‘verdant boundary’ and the street scene’?**

**Will planting 60cm whips screen the development from the street and the Village Green?**

**Are the recommendations in the Officer Report reliable?**

This tree has been cut down

Is this really a car port?



# Do the public benefits outweigh the identified harm to the Heritage Asset?

22/01970/F

Slide  
No.20



Can building a new house with this level of flood risk be of any benefit to the public?

Best case: 1.200 Flood ignoring climate change (EA advice)



Can building a new house with this level of flood risk justify the harm to Holme's Conservation Area and enjoyment by visitors?



# Speaker Chris Lindley



22/01970/F

Slide  
No.22



22/01970/F

Slide  
No.23



22/01970/F

Slide  
No.24





22/01970/F

Slide  
No.25



22/01970/F

Slide  
No.26



22/01970/F

Slide  
No.27



22/01970/F

Slide  
No.28



22/01970/F

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No.29



22/01970/F

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No.30



22/01970/F

Slide  
No.31



22/01970/F

Slide  
No.32





22/01970/F

Slide  
No.33



23/01073/F



23/01073/F

BOROUGH COUNCIL

FIELD CROP



**PLANNING PERMISSIONS INFORMATION**

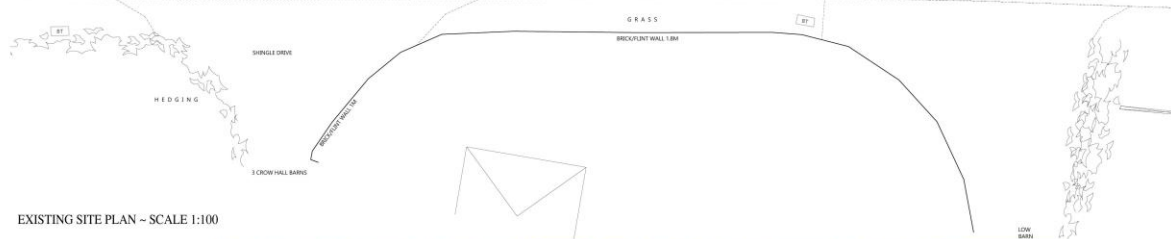
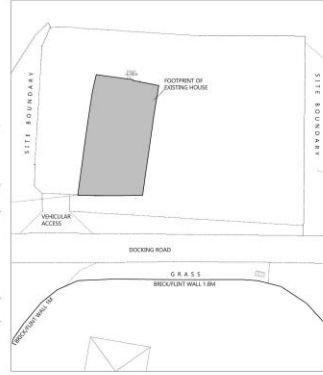
**IF IN DOUBT ABOUT ANY INFORMATION CONTAINED IN THIS DRAWING ASK AN ARCHITECT OR SURVEYOR FOR FURTHER INFORMATION OR CHECK WITH THE LOCAL PLANNING OFFICE**

**CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2016**  
DESIGNS HAVING INFORMATION FOR CONSTRUCTION

1. Particulars that fully understand the risks involved during the construction of the home through the development and storage health & safety protocol in accordance with the design team's responsibility.
2. Suitable protection to the premises to prevent and avoid any unauthorised penetration.
3. Any unusual loading, site to be identified and design team notified in advance of commencement of works.
4. The construction shall be aware that existing built or natural external walls, including party walls, shall be protected or braced.
5. The contractor shall be aware of the general condition and stability of existing structures particularly during excavation and foundation work.
6. When working with the ground which may contain old land mines, suitable precautions shall be taken.

**THIS INFORMATION MUST BE CHECKED ON SITE AND ANY RISKS IDENTIFIED BY OTHER PARTIES REPORTED TO THE PRINCIPAL DESIGNER.**

Slide No.35



EXISTING BLOCK PLAN - SCALE 1:200

EXISTING SITE PLAN ~ SCALE 1:100



VIEW FROM DOCKING ROAD



EAST ELEVATION/ENTRANCE



SOUTH VIEW



WEST SIDE ELEVATION

Borough Council of  
**King's Lynn &  
West Norfolk**

|     |          |      |            |
|-----|----------|------|------------|
| PL1 | PLANNING | DATE | 11/01/2023 |
| PL2 | PLANNING | DATE | 11/01/2023 |
| PL3 | PLANNING | DATE | 11/01/2023 |

**Nicholas Jacob Architects**  
Architecture • Conservation • Interiors

100, The Green, King's Lynn, Norfolk PE36 5EJ  
Tel: 01553 821111

**PLANNING**

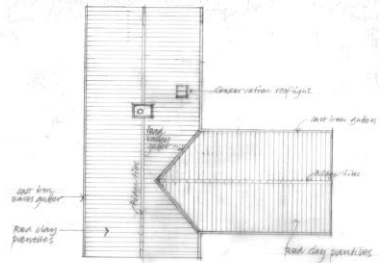
Client/Project:  
Camilla Carter  
Crow Cottage, Burnham Market, Replacement dwelling

Drawing No:  
Existing Site plan  
and existing block plan

|                |                |            |
|----------------|----------------|------------|
| Project number | Drawing number | Revision   |
| 22035          | 100            | PL1        |
| Scale          | Drawn By       | Checked By |
| As shown       | GA1 YG         | NZ         |
|                |                | Date       |
|                |                | 04/12/22   |

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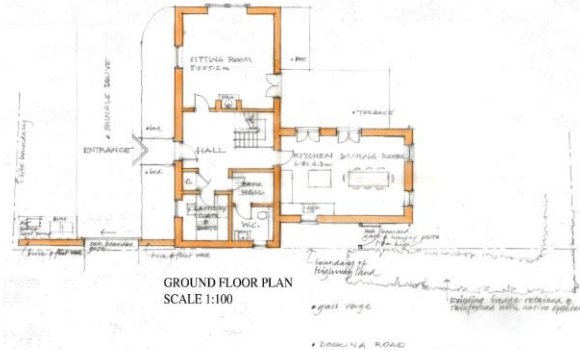
23/01073/F



ROOF PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



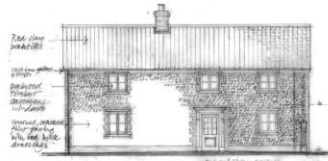
GROUND FLOOR PLAN  
SCALE 1:100



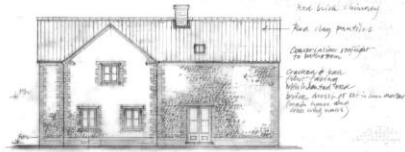
NORTH ELEVATION - SCALE 1:100



SOUTH ELEVATION - SCALE 1:100



EAST ELEVATION - SCALE 1:100



WEST ELEVATION - SCALE 1:100

**DRAWING CONCLUSIONS AND CONFORMANCE**

**PLEASE NOTE:** THE INFORMATION CONTAINED IN THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2016**

REGULATIONS APPLICABLE TO CONSTRUCTION

1. If you do not fully understand the rules contained in the construction of the rules, please refer to the relevant part of the Building Regulations and the Building Regulations Handbook.
2. Certain provisions of the Building Regulations, but not all, are not applicable.
3. All work must be done in accordance with the Building Regulations and the Building Regulations Handbook.
4. The information should be used as a guide only and is not intended to be a substitute for professional advice.
5. The information should be used in conjunction with the Building Regulations and the Building Regulations Handbook.
6. The information should be used in conjunction with the Building Regulations and the Building Regulations Handbook.
7. The information should be used in conjunction with the Building Regulations and the Building Regulations Handbook.
8. The information should be used in conjunction with the Building Regulations and the Building Regulations Handbook.

THIS INFORMATION MUST BE CHECKED ON SITE AND ANY WORK IDENTIFIED BY OTHER PARTS REPORTED TO THE PROJECT DESIGNER.

SCALE BAR 1:100

**Nicholas Jacob Architects**  
Architecture • Conservation • Interiors

100% Carbon Footprint  
100% Carbon Footprint  
100% Carbon Footprint

**PLANNING**

Client: Camilla Carter, Crow Cottage, Burnham Market  
Proposed: Replacement Dwelling

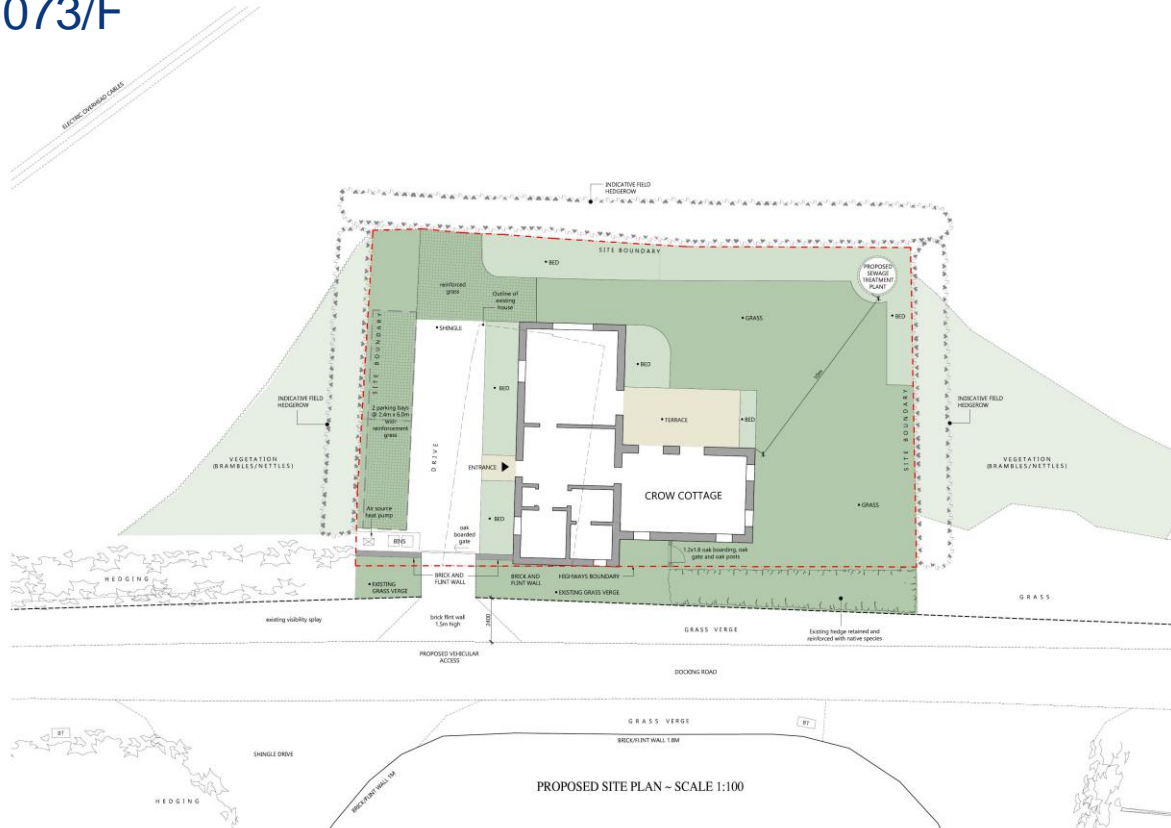
Drawings:  
Proposed  
Plans, Elevations and Sections

| Project number | Priority number  | Revision         |
|----------------|------------------|------------------|
| 22035          | 102              | PL 3             |
| Scale: 1:100   | Drawn by: JJC    | Checked by: JJC  |
|                | Date: 2023-01-24 | Date: 2023-01-24 |

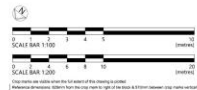
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Slide  
No.36

23/01073/F



PROPOSED SITE PLAN ~ SCALE 1:100



**CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015**

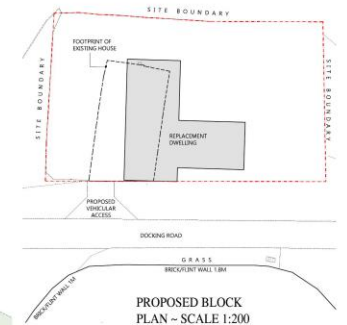
IF IN DOUBT ABOUT ANY INFORMATION CONTAINED IN THIS DRAWING AND/OR DOCUMENT PLEASE CHECK ALL INFORMATION IN THE APPROPRIATE DOCUMENTS

**CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015**

REGULATIONS APPLYING TO THE CONSTRUCTION OF THE PROJECT

1. Clients that fully understand the risks involved during the construction of the work intended to be provided during the project and health & safety duties as a member of the project team have accepted.
2. Suitable protection to be provided during the work with material production.
3. Construction activities shall be controlled and managed in order to ensure the safety of all persons on the site.
4. The construction shall be managed in order to ensure the safety of all persons on the site, particularly during production and material work.
5. Information shall be provided to all persons on the site in order to ensure the safety of all persons on the site.

THIS INFORMATION IS FOR INFORMATION ONLY. THE CLIENT HAS BEEN ADVISED BY GROUP PARTIES REQUIRED TO THE PROJECT, DESIGNER



PROPOSED BLOCK PLAN ~ SCALE 1:200

|     |          |   |     |    |
|-----|----------|---|-----|----|
| PL1 | 21/03/20 | Revised Planning Application and Block Plan | JAC | AC |
| PL2 | 01/04/20 | Issue for Planning                          | JAC | AC |
| PL3 | 01/04/20 | Issue for Planning                          | JAC | AC |
| PL4 | 01/04/20 | Issue for Planning                          | JAC | AC |
| PL5 | 01/04/20 | Issue for Planning                          | JAC | AC |

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15, The Quadrant, King's Lynn, Norfolk, PE30 1JF  
Tel: 01553 834444  
www.nja.co.uk

**PLANNING**

Client/Project:  
Camilla Carter, Crow Cottage, Burnham Market  
Replacement Dwelling

Drawing title:  
**PROPOSED  
SITE PLAN AND BLOCK PLAN**

|                 |          |                 |     |             |        |
|-----------------|----------|-----------------|-----|-------------|--------|
| Project number: | 22035    | Drawing number: | 101 | Revision:   | PL4    |
| Date:           | As shown | Drawn By:       | GA1 | Checked By: | JAC    |
|                 |          |                 |     | Date:       | JAN 24 |

Slide  
No.37

23/01073/F

Slide  
No.38



View towards site looking east.



23/01073/F

Slide  
No.39



View towards from Docking Road.





View towards showing frontage looking south/west.





23/01073/F

Slide  
No.41



Eastern elevation of existing dwelling, site boundary and fields beyond.



23/01073/F

Slide  
No.42



Western elevation of existing dwelling and plot looking south.



23/01073/F

Slide  
No.43



View towards neighbouring residential property looking  
north.

23/01073/F

Slide  
No.44



View towards neighbouring residential property and frontage to Docking Road looking north/east.

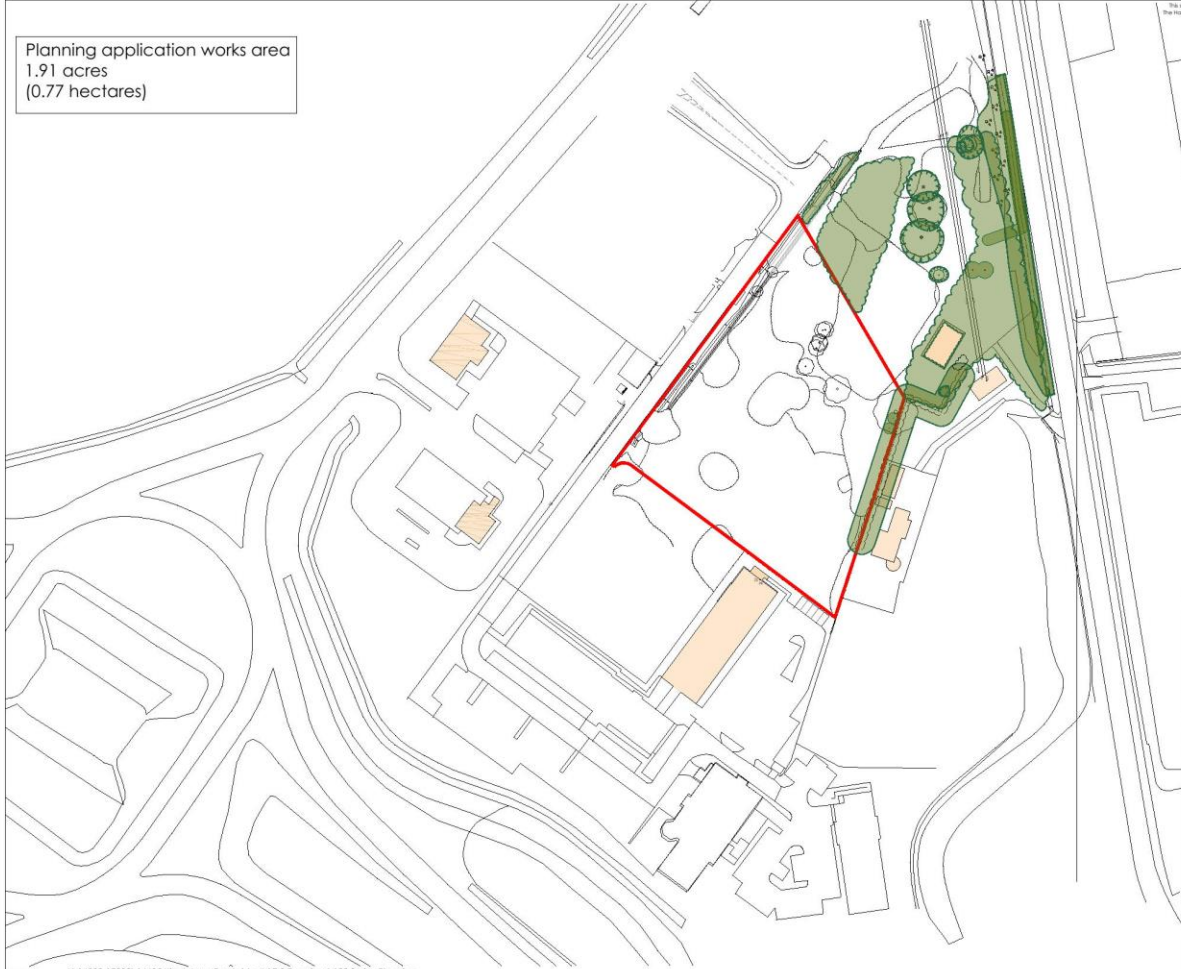


23/02195/F



23/02195/F

Planning application works area  
1.91 acres  
(0.77 hectares)



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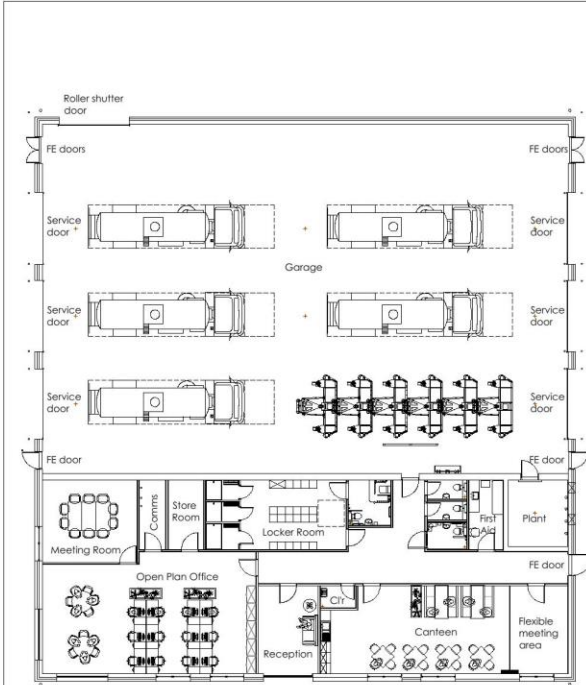


0 12.5 25 37.5 50 62.5m  
SCALE 1:1250

|  |          |                                     |                            |            |
|--|----------|-------------------------------------|----------------------------|------------|
| Rev  | Date     | Description                         | Rev No                     | CHK'D BY   |
| A  | 12.04.24 | Distance survey carried out/updated | JAM                        | PERF       |
| <b>Project Title</b>   |          |                                     |                            |            |
| Proposed Maintenance Depot<br>Freebridge Park<br>Clenchwarton Road<br>King's Lynn  |          |                                     |                            |            |
| <b>Client</b>  |          |                                     |                            |            |
| National Highways  |          |                                     |                            |            |
| <b>Block</b>   |          |                                     |                            |            |
| Planning   |          |                                     |                            |            |
| <b>Scale</b>   |          |                                     | <b>Drawing Size</b>        |            |
| 1:1250   |          |                                     | A3                         |            |
| <b>Date</b>  |          | <b>Drawn By</b>                     | <b>Checked</b>             |            |
| 10.05.2021   |          | James I                             | CAB                        |            |
| <b>Drawing Title</b>   |          |                                     |                            |            |
| Location Plan  |          |                                     |                            |            |
| <b>Job/Draw No</b>   |          |                                     |                            | <b>Rev</b> |
| 16635-120  |          |                                     |                            | A          |
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 231, Johns North, Millers, W1 3QA, 01924 291800</li> <li><input type="checkbox"/> Connaught Mansions, 77 Dale Street, Manchester, M1 2DG, 0161 2788595</li> <li><input type="checkbox"/> The Old Rectory, 79 High Street, Newbold Pagnall, MK18 8AB, 01908 211577</li> <li><input type="checkbox"/> 101 London Road, Reading, RG1 3BT, 0118 9327700</li> <li><input type="checkbox"/> 10 Gales Court, St Christophers Place, London, W11 3JJ, 0207 4091215</li> </ul> |          |                                     |                            |            |
| <b>THE HARRIS PARTNERSHIP</b>  |          |                                     | <b>A R C H I T E C T S</b> |            |
| www.harrispartnership.com  |          |                                     |                            |            |

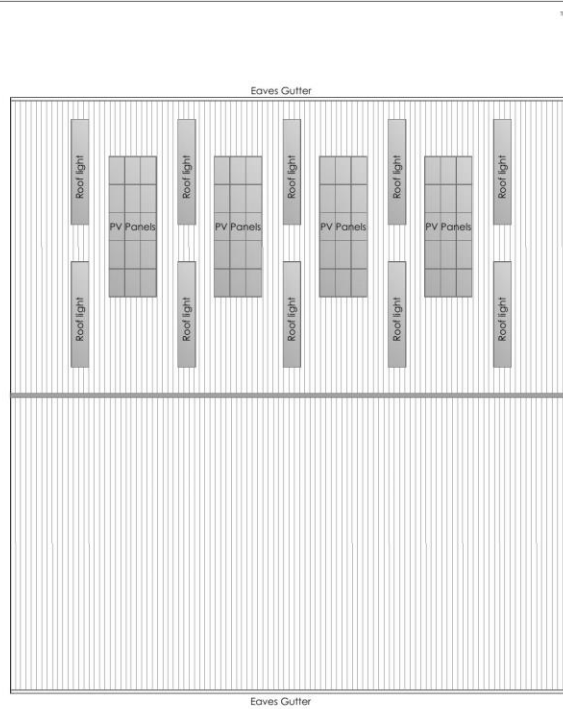






Proposed GA Plan

**Garage**  
6,500sqft (604sqm)  
**Offices**  
3,616sqft (336sqm)  
**Total 10,116sqft (940sqm) GIA**



Proposed Roof Plan

Photovoltaic panels to be added under permitted development rights once the building has been completed



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|     |            |  |        |          |
|-----|------------|--|--------|----------|
| G   | 06.11.2023 | Lockers/store/WCs amended. roller shutter added                          | JAI    | CAB      |
| F   | 02.11.2023 | Roof amended   | JAI    | CAB      |
| E   | 19.10.2023 | locker room, shower and garage (entrance amended)                        | CC     | CAB      |
| D   | 22.03.2023 | Service doors to south-east elevation removed                            | JAI    | PB       |
| C   | 19.11.2023 | PV panels note added   | JAI    | PB       |
| B   | 17.11.2023 | Service doors added to rear. FE doors equalised, window amended to front | JAI    | PB       |
| A   | 13.07.2023 | PV panels added to roof  | JAI    | PB       |
| Rev | Date       | Description  | Rev By | Drawn By |

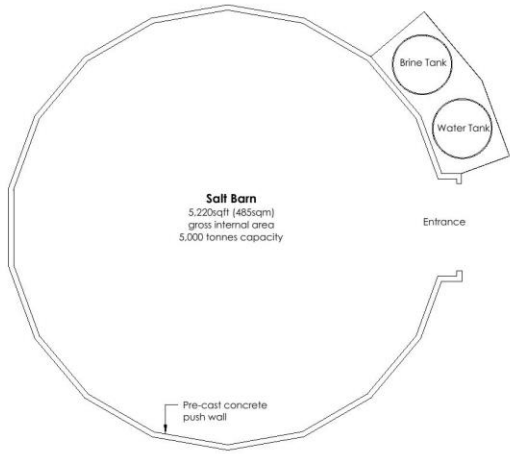
|               |                            |              |    |
|---------------|----------------------------|--------------|----|
| Project Title | Proposed Maintenance Depot |              |    |
| Client        | National Highways          |              |    |
| Status        | Planning                   |              |    |
| Scale         | 1:200                      | Drawing Size | A3 |
| Date          | 19.10.2023                 | Drawn by     | CC |
|               | Checked                    | CAB          |    |

|               |   |     |
|---------------|---|-----|
| Drawing Title | Proposed Offices/Garage GA & Roof Plans |     |
| Job-Draw No   | 16635-123                               | Rev |
|               |   | G   |

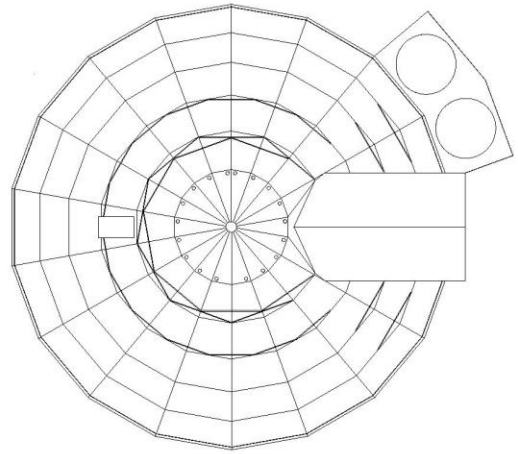
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- Carvers Workhouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2086555
- The Old Factory, 79 High Street, Newbury, Reading, RG16 5AB t. 01908 211527
- 85 London Road, Reading, RG1 3BT t. 0118 527710
- 10 Giles Court, St Christophers Place, London, W15 1JJ t. 0207 409215







Proposed GA Plan



Proposed Roof Plan

|     |            |                          |        |          |
|-----|------------|--------------------------|--------|----------|
| Rev | Date       | Description              | Rev No | CHK'D By |
| B   | 12/04/2024 | Annotation amended       | JAL    | PRW      |
| A   | 07/12/2023 | Rectangular beam changed | JAL    | CAB      |

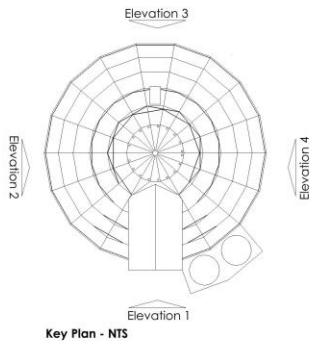
|               |  |              |         |
|---------------|--|--------------|---------|
| Project Site  | Proposed Maintenance Depot<br>Freebridge Park<br>Clentchwarton Road<br>King's Lynn |              |         |
| Client        | National Highways  |              |         |
| Work          | Planning   |              |         |
| Scale         | 1:200  | Drawing Size | A3      |
| Date          | 10/05/2021   | Drawn by     | James J |
|               |  | Checked      | CAB     |
| Drawing Title | Proposed Salt Barn GA & Roof Plans   |              |         |
| Job-Comp No   | 16635-124  | Rev          | B       |

- 2 St. Johns North, Walsingham, Norfolk, NG24, t: 01924 391800
- Cavendish Workshops, 77 Dale Street, Manchester, M1 2HG, t: 0161 2386555
- The Old Rectory, 79 High Street, Newbold Pagnell, MK18 8AB, t: 01908 211577
- 86 London Road, Northfleet, Kent, t: 01473 807510
- 10 Green Court, St Christopher's Place, London, W13 1JG, t: 0207 4091215

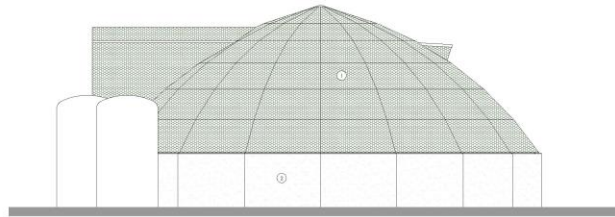
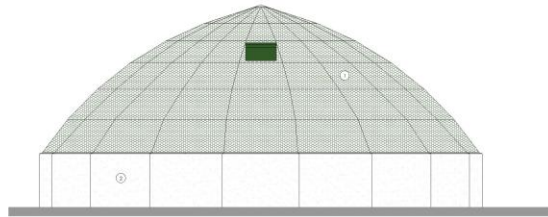
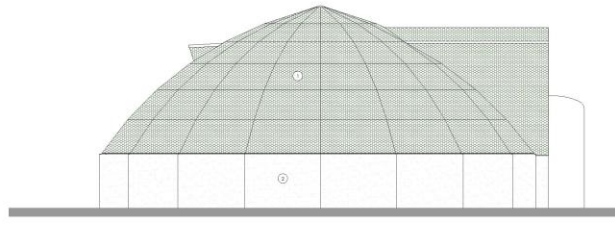
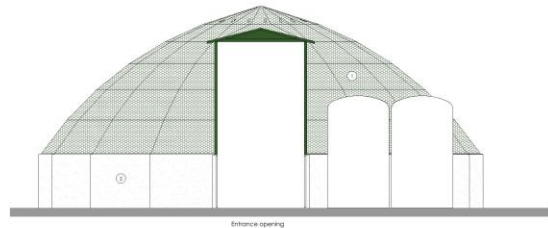






**Material Key:**

- ① Blumex roofing pingles with fibre glass underlay - colour green like steel
- ② Concrete push walls

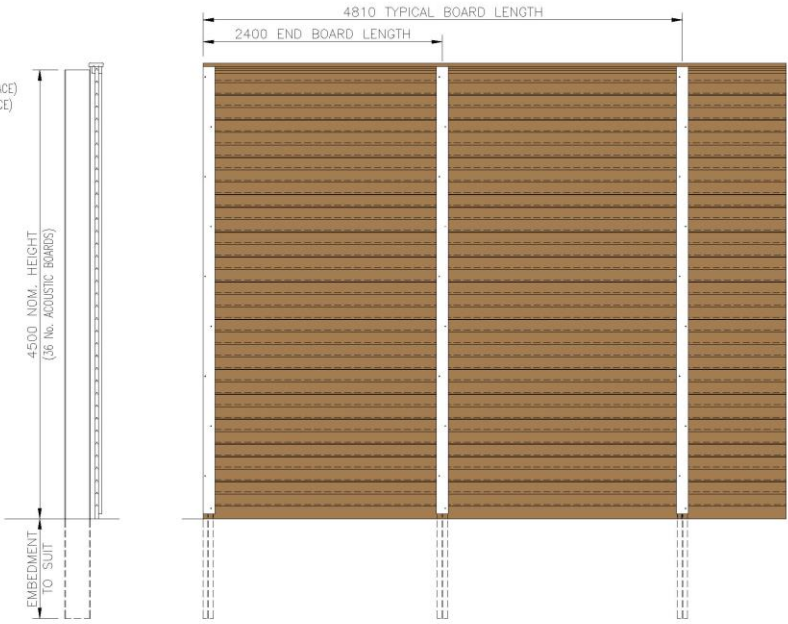


|   |                  |   |           |
|---|------------------|---|-----------|
| Author  | Project Manager  | Drawn   | Scale     |
| Checked   | Project Engineer | Reviewed  | Scale     |
| Issue   | Project Engineer | Reviewed  | Scale     |
| Project No: Proposed Maintenance Depot  |                  |   |           |
| Client: National Highways   |                  |   |           |
| Discipline: Planning  |                  |   |           |
| Date:   | 11/05/2021       | Drawn by:   | James CAB |
| Issue:  | 11/05/2021       | Checked by:   | James CAB |
| Description: Proposed Staff Room Elevations   |                  |   |           |
| Reference:  | 16635-126        | Sheet:  | 18        |
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| THE HARRIS PARTNERSHIP LTD<br>11, The Quadrant, Bury St Edmunds, Suffolk, IP8 1BT   |                  | THE HARRIS PARTNERSHIP LTD<br>11, The Quadrant, Bury St Edmunds, Suffolk, IP8 1BT |           |

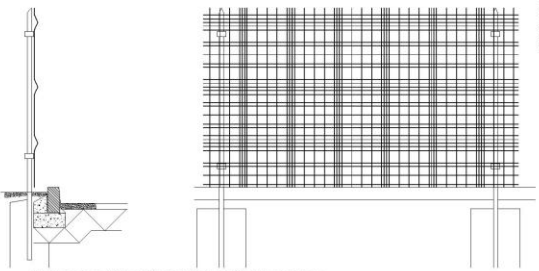


**MATERIALS.**

- ACOUSTIC BOTTOM BOARD: 139 x 34 thk (120 Nom. FACE)
  - ACOUSTIC T & G BOARD: 139 x 34 thk (123 Nom. FACE)
  - CAPPING RAIL: 145 x 34 thk PAR
  - COUNTER RAIL: 70 x 34 thk PAR
  - POST COVER BOARD: 120 x 35 thk
  - TIMBER BATTEN: 100 x 50 thk SAWN FINISH
  - STEEL POSTS: UNIVERSAL BEAMS
  - ASSESSED TO SUIT SITE LOCATION.
  - ALL FIXINGS ARE GALVANISED OR STAINLESS STEEL.
- FINISH.**
- TIMBER: TREATED.
  - STEEL: GALVANISED TO BS EN ISO 1461



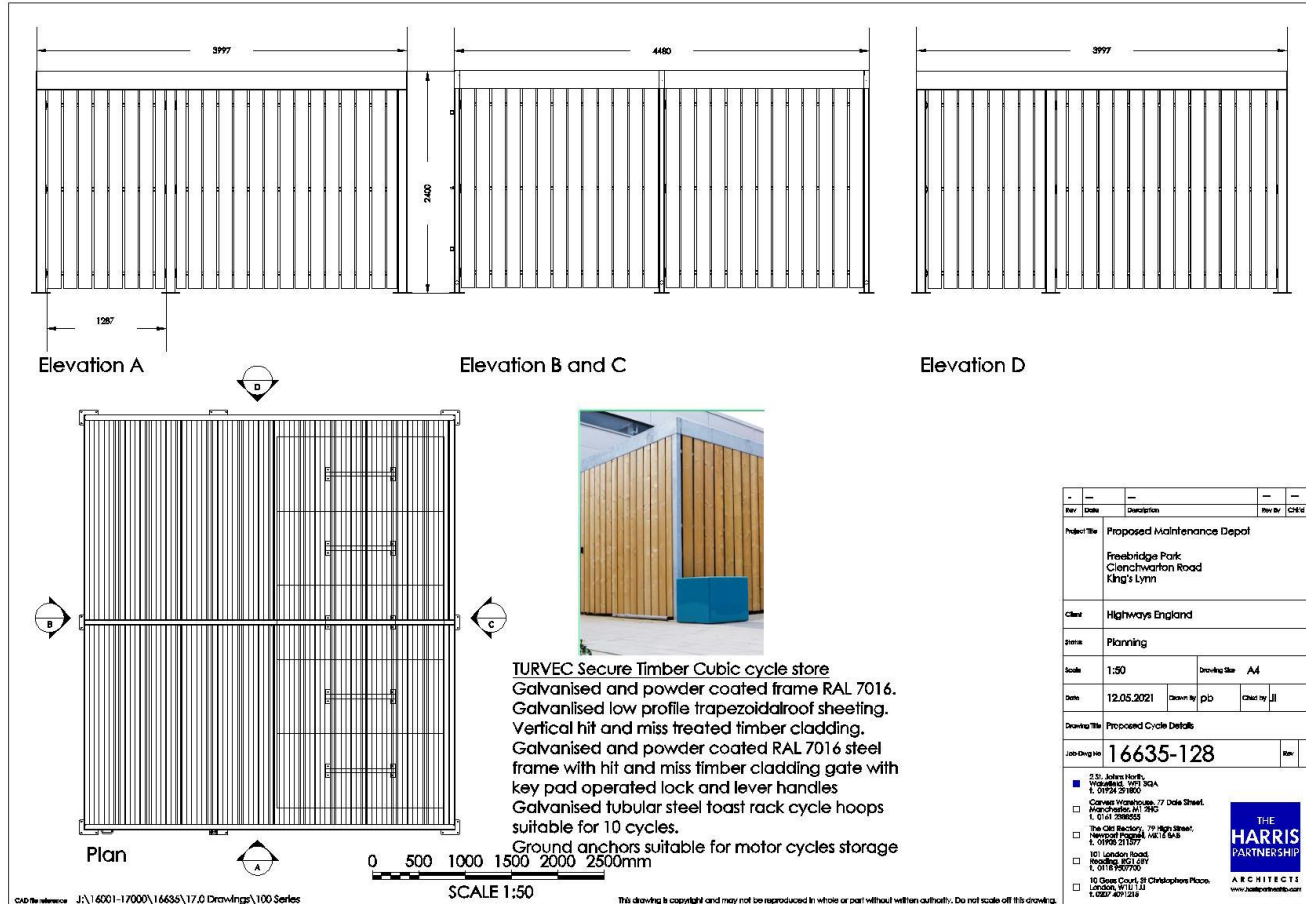
Proposed 4.5m High Acoustic Fencing



2m high polyester powder coated paladin fencing in black

Proposed 2m High Paladin Fencing

| Rev   | Date         | Description                                      | Rev. By          | Check By |
|---|--------------|--|------------------|----------|
| A   |              | Details amended in accordance with updated plan. | JAI              | CAK      |
| Project Title: Proposed Maintenance Depot   |              |  |                  |          |
| Client: Highways England  |              |  |                  |          |
| Status: Planning  |              |  |                  |          |
| Scale: 1:25   |              |  | Drawing Size: A2 |          |
| Date: 12/05/2021  | Drawn By: PB | Checked: JAI                                     |                  |          |
| Drawing Title: Proposed Fencing Details   |              |  |                  |          |
| 16635-127   |              |  | Rev:             | A        |
| <ul style="list-style-type: none"> <li>239, Waters North, Westfields, W11 3QA, 01753 281800</li> <li>Canary Wharf, 77, Dade Street, Manchester, M1 3DG, 0161 2366555</li> <li>The Old Rectory, 79 High Street, Haslemere, Surrey, GU27 0AB, 01424 717177</li> <li>101 London Road, Brighton, BN1 1DQ, 01273 591700</li> <li>10 Green Court, 31 Chichester Place, London, W8J 1JQ, 0207 4091215</li> </ul> |              |  |                  |          |
|   |              |  |                  |          |



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**Front Elevation**

**Side Elevation**

**Rear Elevation**

**Side Elevation**

**Plan**

5400

1750

3300

Recyclable Waste Bins

Gully

None Recyclable Waste Bins

**Finishing:**  
 126x19mm vertical pressure treated softwood boards with 19mm gap, on 150x38mm horizontal pressure treated softwood rails, on 126x126mm corner posts.  
 175x32mm twice splayed, weathered and throated pressure treated timber capping

**Cladding:**  
 126x19mm vertical pressure treated softwood boards, 100x38mm pressure treated softwood ledged and braced frame  
 Doors to be flush with finishing when in closed position  
 Gate posts to be 150x100 pressure treated timber

**Sealing and Treatment:**  
 Apply 'Isosel' Clear transparent sealing solution to pressure treated timber where cutting, notching, drilling, machining or other work exposes areas of unprotected wood. This product is only for supplementary application to timber that has been preservative treated in accordance with AS1604.  
 Apply suitable waterproof timber sealant via spray to all surfaces on completion.

**Foundations:**  
 Fence post set min 400mm into concrete foundations to S.E. specification, detail and design.

**Job:**  
 Burned finished concrete to S.E. specification, slab laid to falls with trapped yard gully with removable silt bucket.

**Ironmongery:**  
 Each gate leaf to be hung on 1 pair of galvanised adjustable field gate hinges, be fitted with galvanised drop bolt, gate return spring.

Galvanised heavy duty padlock bolt, and laminated heavy duty padlock to be fitted.

| Rev | Date | Description | Rev No | CHK'd by |
|-----|------|-------------|--------|----------|
| 1   |      |             |        |          |

**Project Title** Proposed Maintenance Depot  
**Address** Freebridge Park, Clenchwarton Road, King's Lynn

**Client** Highways England

**Phase** Planning

**Scale** 1:50 **Drawing Size** A4

**Date** 12.05.2021 **Drawn by** James I **Check by** CAB

**Drawing Title** Proposed Refuse Store

**Job Drawing No** 16635-129 **Rev**

- 2 St. Johns North, Waverley, Norfolk, NR29 3QA, 01754 218600
- Canter Workshops, 77 Oak Street, Norwich, Norfolk, NR2 1, 0161 208800
- The Old Rectory, 19 High Street, Norwich, Norfolk, NR2 1, 0161 211777
- 101 London Road, Norwich, NR2 1, 0161 207000
- 10 One Court, 21 Christchurch Place, London, W11 1J, 0207 4091216

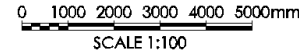
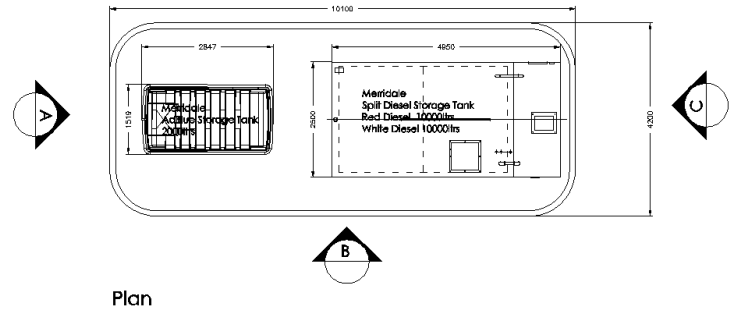
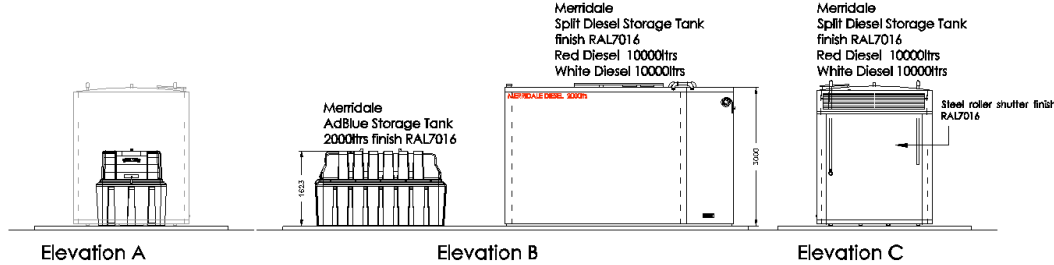
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CAD file reference: J:\16001-17000\16635\17.0 Drawings\100 Series



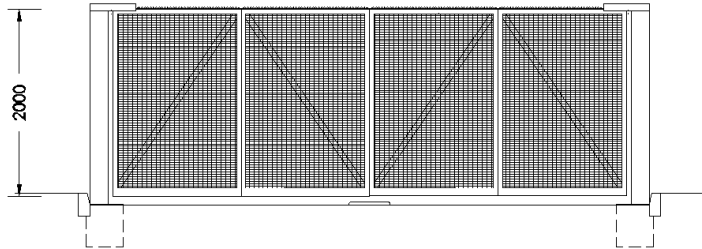
brushed concrete hard standing with concrete bullnose kerbs to the perimeter  
 The fuel tank is inside a second tank and not exposed to the atmosphere.  
 The bund cannot fill with rain water or other debris and overflow will be routed into the bund via an internal breather.  
 The outer tank has a capacity of 110% of the inner tank, for example, a 20,000L tank has a bund of 22,000L.

Off the shelf plastic tank for AdBlue 2000L in RAL 7016  
 Steel tanks in RAL 7016, manufactured to BS799 conforming to QFTEC, Environment Agency and DEFRA for oil storage regulations for businesses.

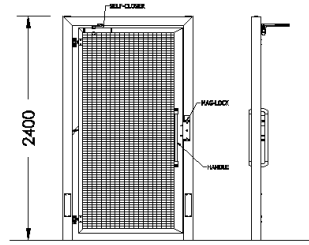


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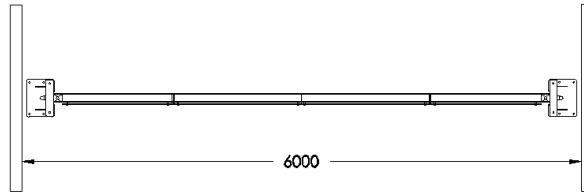
| Rev  | Date         | Description       | Rev By | CHK'd by                                       |
|--|--------------|-------------------|--------|--|
| Project Title: Proposed Maintenance Depot  |              |                   |        |  |
| Freebridge Road<br>Clanchurch Road<br>King's Lynn  |              |                   |        |  |
| Client: Highways England   |              |                   |        |  |
| Disc: Planning   |              |                   |        |  |
| Scale: 1:100   |              | Drawing Size: A4  |        |  |
| Date: 11/05/2021   | Drawn by: pc | Check by: James I |        |  |
| Drawing Title: Proposed Fuel Island  |              |                   |        |  |
| Job/Dwg No: 16635-130  |              | Rev:              |        |  |
| 2/21 John Harris<br>Woodbridge, Norfolk SA<br>1, 01754 21860<br><input type="checkbox"/> Carfax Workshops, 77 Dale Street,<br>Woodbridge, Suffolk SA<br>1, 0146 338033<br><input type="checkbox"/> The Old Rectory, 19 High Street,<br>Woodbridge, Suffolk SA<br>1, 01754 21860<br><input type="checkbox"/> 101 London Road<br>Woodbridge, Suffolk SA<br>1, 01754 21860<br><input type="checkbox"/> 10 Osney Court, 21 Clanchurch Place,<br>London, W11 1JL<br>1, 020 7409 218 |              |                   |        |  |
|  |              |                   |        |  |
|  |              |                   |        | A R C H I T E C T S<br>www.harrisarchitect.com |



Proposed Elevation of Vehicle Access Gates



Proposed Elevation of Personnel

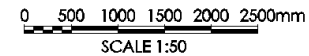


Proposed Plan of Vehicle Access Gates

**PERSONNEL GATE**  
 Manual operation, with Maglock and closer  
 Galvanised and Powder Coated finish in Black  
 Security mesh infill panels with anti tamper fixings, top of frame to be fitted with anti climb deterrent.

**BI FOLDING SPEED GATES**  
 Trackless bi-folding speed gate  
 Galvanised and Powder Coated finish in Black  
 Security mesh infill panels with anti tamper fixings, top of gate to be fitted with anti climb deterrent.

| Rev  | Date              | Description    | Rev By           | CHK'd by |
|--|-------------------|----------------|------------------|----------|
| Project Title: Proposed Maintenance Depot          |                   |                |                  |          |
| Freebridge Park<br>Clenchworth Road<br>King's Lynn |                   |                |                  |          |
| Client: Highways England                           |                   |                |                  |          |
| Status: Planning                                   |                   |                |                  |          |
| Scale: 1:50  |                   |                | Drawing Size: A4 |          |
| Date: 12/05/2021                                   | Drawn by: James I | Checked by: PB |                  |          |
| Drawing Title: Proposed Gate Details               |                   |                |                  |          |
| Job/Draw No:                                       | 16635-131         |                |                  | Rev:     |



- 2.51 John's North, Wokingham, Wokingham, RG40 3BQ
- Corner Wokingham, 77 Oak Street, Wokingham, RG40 3BQ
- The Old Rectory, 21 High Street, Newport Pagnell, MK16 9AS
- 101 London Road, Reading, RG1 1JH
- 10 Close Court, 21 Clarendon Place, London, W1G 0LS

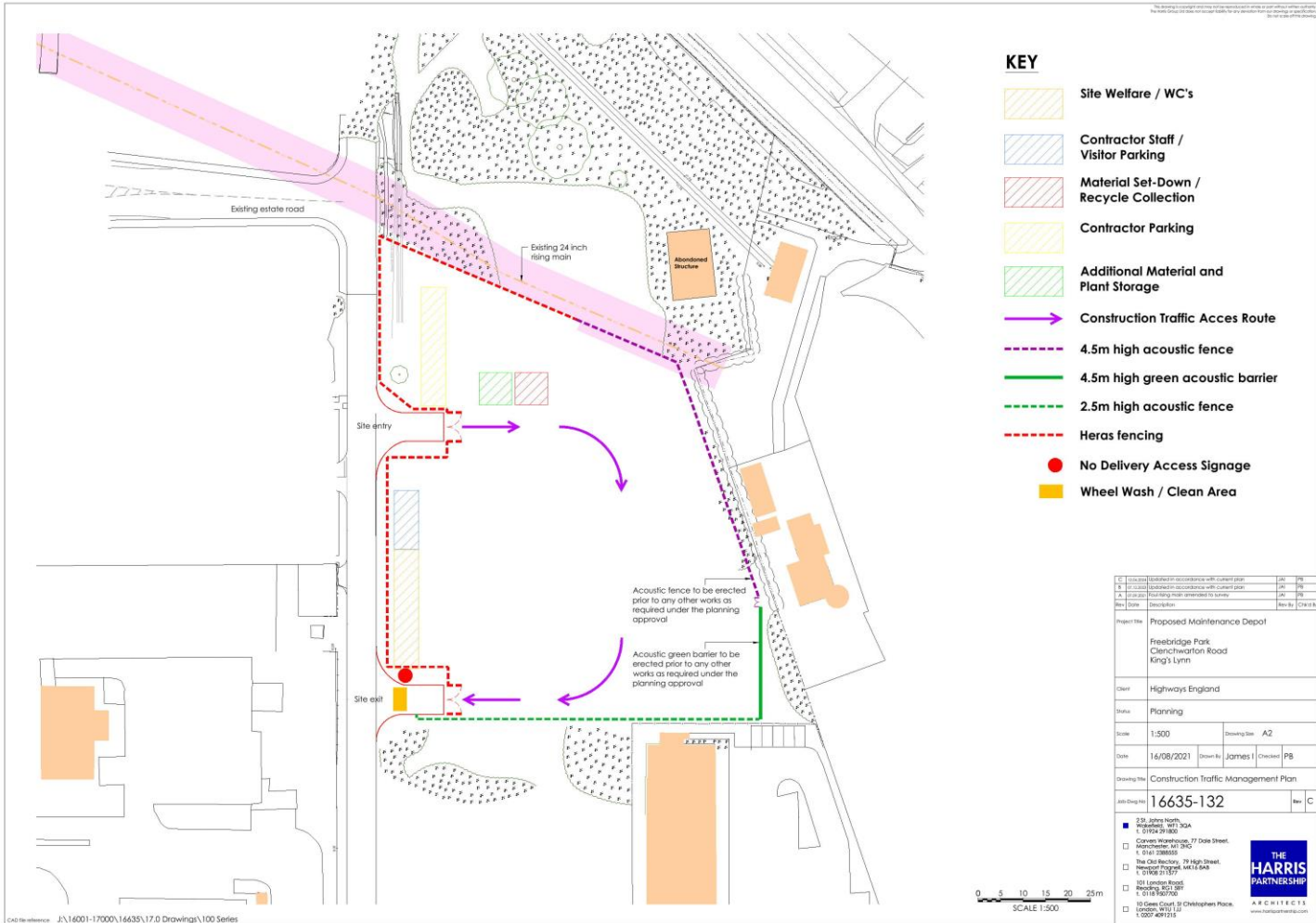
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CAD file reference: J:\16001-17000\16635\17.0 Drawings\100 Series

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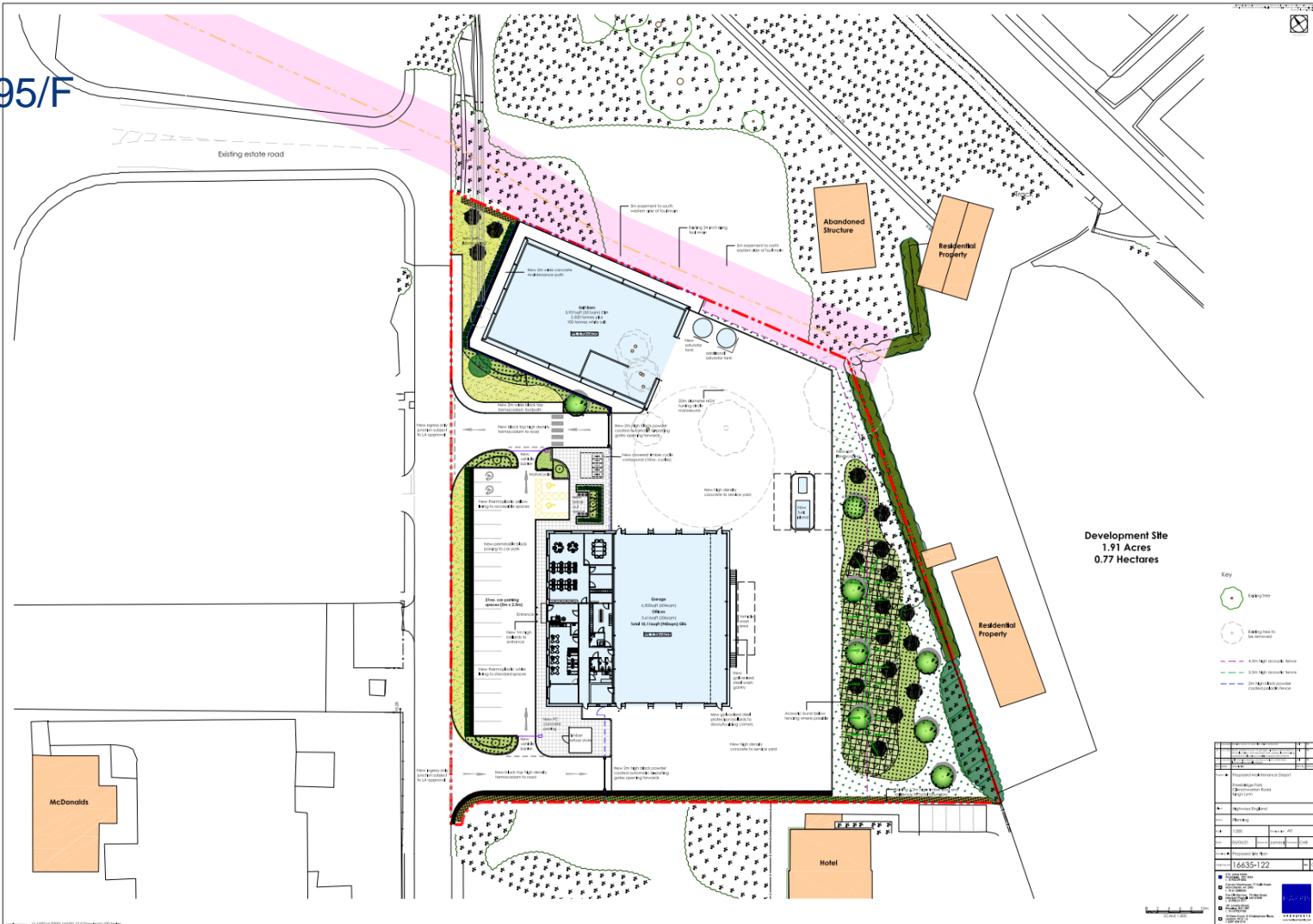
**KEY**

- Site Welfare / WC's
- Contractor Staff / Visitor Parking
- Material Set-Down / Recycle Collection
- Contractor Parking
- Additional Material and Plant Storage
- Construction Traffic Access Route
- 4.5m high acoustic fence
- 4.5m high green acoustic barrier
- 2.5m high acoustic fence
- Heras fencing
- No Delivery Access Signage
- Wheel Wash / Clean Area

|  |           |                   |         |             |        |
|--|-----------|-------------------|---------|-------------|--------|
| C  | As issued | 16/08/2021        | James I | Checked     | PB     |
| B  | As issued | 16/08/2021        | James I | Checked     | PB     |
| A  | As issued | 16/08/2021        | James I | Checked     | PB     |
| Rev  | Date      | Description       | Rev     | By          | CHK/B  |
| Project Title: Proposed Maintenance Depot<br>Freebridge Park<br>Clenchwarton Road<br>King's Lynn   |           |                   |         |             |        |
| Client: Highways England   |           |                   |         |             |        |
| Status: Planning   |           |                   |         |             |        |
| Scale: 1:500   |           | Drawing Date: A2  |         |             |        |
| Date: 16/08/2021   |           | Drawn by: James I |         | Checked: PB |        |
| Drawing Title: Construction Traffic Management Plan  |           |                   |         |             |        |
| Drawing No: 16635-132  |           |                   |         |             | Rev: C |
| ■ 220, James I North,<br>1, 0148 338655<br>■ Conveys Microbusiness, 77 Dore Street,<br>Manchester, M1 3UG,<br>1, 0161 238655<br>■ The Old Rectory, 29 High Street,<br>Newport, NP23 5LE,<br>1, 01492 21157<br>■ 361 London Road,<br>Reading, RG2 1PR,<br>1, 0118 960700<br>■ 100 Great Court, 31 Christopher Place,<br>London, W1C 1JL<br>1, 0207 461212 |           |                   |         |             |        |

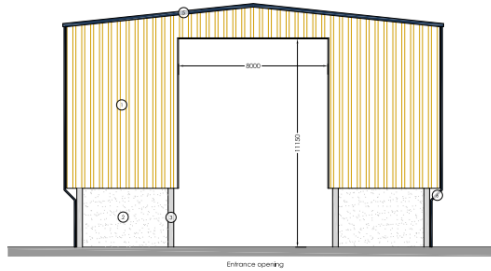




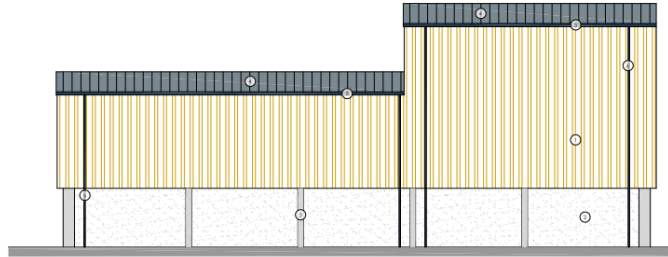




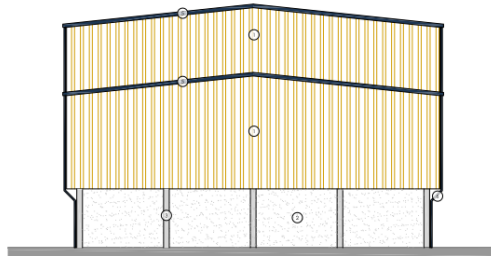
23/02195/F



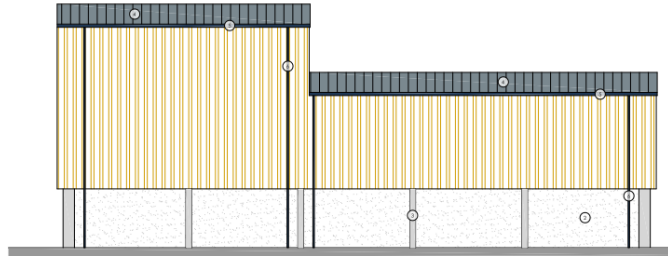
Proposed Elevation 1



Proposed Elevation 2

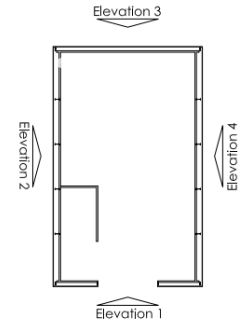


Proposed Elevation Proposed Elevation 3



Proposed Elevation 4

- Material Key: -**
- Horizontal cladding
  - Concrete pour with
  - Structured steel columns to extend face of concrete pour with
  - Horizontal roof cladding with 100 rockwool  
Colour: Mineral wool 100
  - PVC - Aluminium roof cladding  
Colour: Grey/Black 100
  - PVC - Aluminium roof cladding  
Colour: Grey/Black 100
  - PVC - Aluminium roof cladding  
Colour: Grey/Black 100



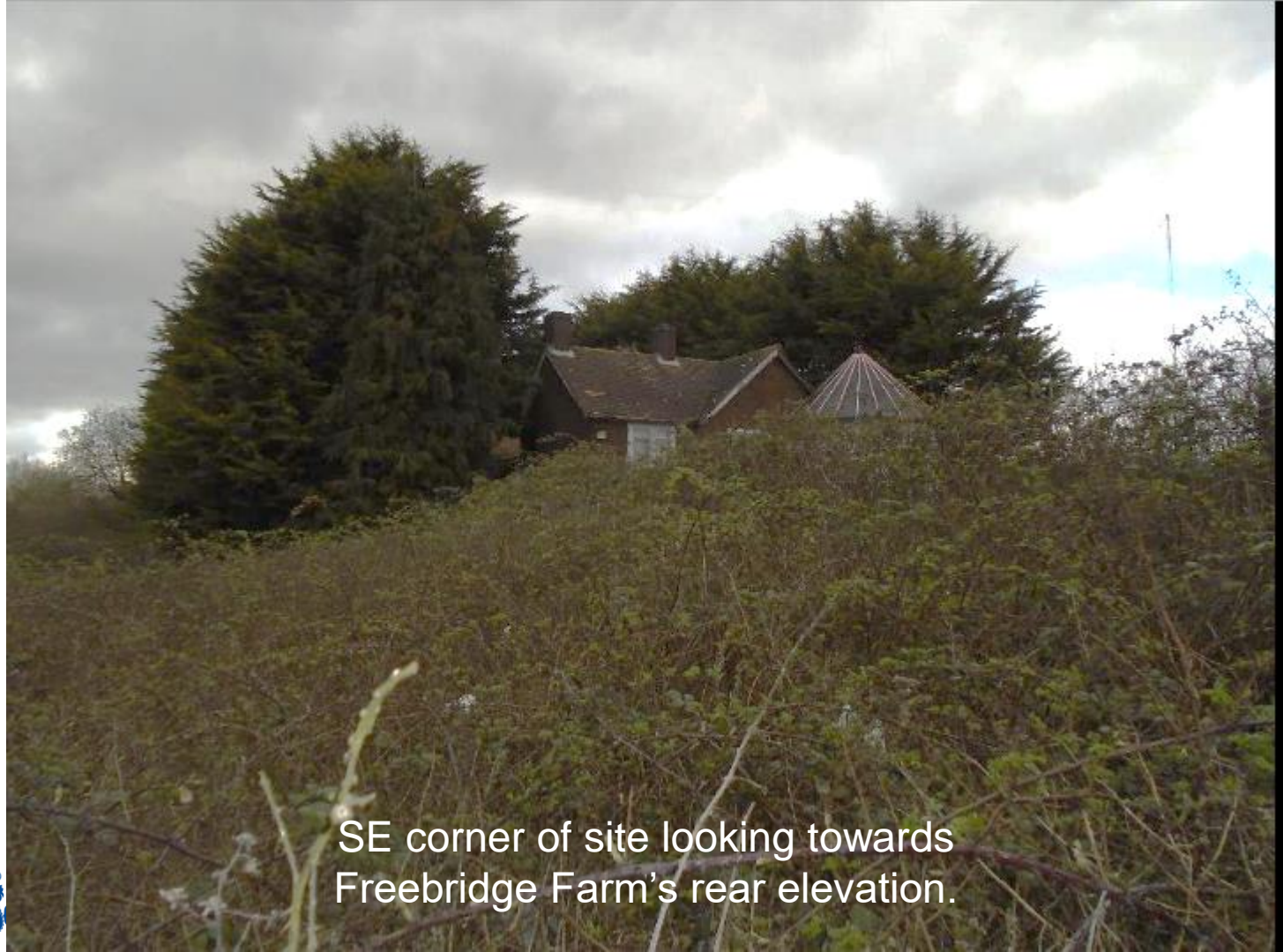
Key Plan (NTS)

Slide No.61

|               |  |
|---------------|--|
| Project       | Proposed Maintenance Depot   |
| Location      | Clanchurch Road Kings Lynn   |
| Client        | Highways England   |
| Discipline    | Planning   |
| Scale         | 1:100  |
| Date          | 11/05/2021   |
| Author        | James I  |
| Checker       | CAB  |
| Project Name  | Proposed Staff Room Elevations   |
| Reference     | 16635-126  |
| Site Location | <ul style="list-style-type: none"> <li>■ 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 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23/02195/F

Slide  
No.62



SE corner of site looking towards  
Freebridge Farm's rear elevation.



23/02195/F

Slide  
No.63



Southern part of site looking towards  
Freebridge Farm's rear elevation.



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Slide  
No.64



Southern part of site looking  
northwest towards conifer hedge.





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Slide  
No.65



Southern part of site looking west.



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Slide  
No.66



Southern part of site looking southwest.



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Slide  
No.67



Southern part of site looking south.



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Slide  
No.68



Southern part of site looking southeast.



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Slide  
No.69



View from within site looking south.



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Slide  
No.70



View from within site looking east.



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Slide  
No.71



View from western edge of site looking northeast.



23/02195/F

Slide  
No.72



View from western edge of site looking north.





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Slide  
No.73



View from western edge of site looking northwest.





View from western edge of site looking west.



23/02195/F

Slide  
No.75



View from western edge of site looking southwest.



23/02195/F

Slide  
No.76



View from Freebridge Farm annexe.





View towards Freebridge Farm with annexe in foreground and surrounding conifer hedges.

# Speaker Gary Meads



23/02195/F

Slide  
No.79







From: Natacha Osler [redacted]  
 Sent: Wednesday, March 20, 2024 9:55 AM  
 To: james.ingram [redacted]  
 Subject: 23/02195/F  
 Importance: High

3

**This Message originated outside your organization.**

Hi James

In relation to surface water drainage, the following is an extract from the original officer report. This clearly suggests that some on site attenuation is required. If that is the case then the best place for it would be in an increased landscape buffer next to the sensitive receptor.

**Drainage:** The drainage information that accompanied the application has confirmed that discharge of surface water drainage via infiltration methods is not deemed feasible due to the underlying ground strata and potential high water table level, and that a direct connection to watercourse is not achievable due to the location of the nearest watercourse and the requirement to access this across third party land, which cannot be guaranteed.

It is therefore proposed to discharge surface water to the existing surface water drain within the access road at a rate of 3.0 litres/second achieved by a 75mm orifice flow control device. As surface water discharge from the site will be restricted, on-site surface water attenuation will be provided. No details have been provided to show where the surface water will be contained prior to discharge (basin or pond etc.) As such further details regarding surface water drainage will be secured by condition.

**I would strongly suggest that this buffer is increased**, because the following does not sound good, and I can see committee members suggesting the encroachment is too much of a retrograde step and not acceptable, indeed following a further site visit, I am likewise thinking this:

- Loss of c.616m<sup>2</sup> landscaping in main landscape area (1140m<sup>2</sup> to 523m<sup>2</sup>)
- Previously largely triangular with 4m at 'tip' and 30m at 'base'.
- Now largely rectangular at 6m width with a small triangular area at the south that is c.13m at the 'base'.
- Previously landscape buffer meant that operation yard area was 21m from the dwelling at the closest and 30m at the furthest; now it's 11m and 14m respectively. This means the operational area is 16m closer to the rear amenity space of the dwelling to the east (Freebridge Farm) than the approved proposal.
- In terms of distance from the acoustic fence, previously it was 15m from the dwelling at the closest point and 23.6m at the furthest; now it's 8m and 11.3m, and 18.5m and 23m from the boundary with the rear garden; **now it's 5.5m\*** and 10m respectively. This means the fence is 12.3m closer to the dwelling to the east (Freebridge Farm) and 13m closer to the rear amenity space than the approved proposal.
- Also, some small soft landscape areas at the entrance will be lost.

\*A 4.5m high acoustic boundary just 5.5m from the boundary with the rear amenity space is likely to be unacceptably overbearing and result in unacceptable overshadowing.

Kind regards  
**Natacha Osler, Senior Planner**



23/02195/F



Slide  
No.82



23/02195/F

Slide  
No.83



23/02195/F

Slide  
No.84





National Environment and Planning... ⋮

<https://www.nepa.gov.jm> > Pl... PDF

# PLANNING CRITERIA FOR LOCATION OF PETROL FILLIN...

PLANNING CRITERIA FOR  
LOCATION OF PETROL  
FILLING. STATIONS. 1. Station...

4 pages · 14 KB



9. Environmental impact on streams, lakes, ponds, aquifer, etc., will be taken into consideration. An Environmental Impact Assessment may be required from the applicant.
10. Buildings are to be located a minimum of 40 ft. from road property boundaries to provide adequate area for maneuvering of vehicles in the service area.
11. Canopies and supports over pumps and service equipment when located less than 20 ft. from interior residential lot lines or building or structure should be constructed of non-combustible material.
12. Petrol pumps shall be located a minimum of 100 ft. from any residential building.
13. No fuel pumps or other mechanical equipment shall be installed so as to permit servicing of motor vehicles standing in a public street or highway.
14. All service areas should be paved to avoid dust nuisance.
15. Exterior design of the building should be compatible with adjacent development and should be such that it is not detrimental to property values in the area.
16. In a residential area a landscaped open area 10 ft. wide shall be provided along the rear property boundary and 15 ft. wide along the side proper boundaries, and be separated from paved area by curb or other barrier.
17. Where the site adjoins the side or rear boundary of a residential lot, a solid wall 10 ft. in height should be constructed and maintained along that lot boundary.
18. A raised curb of at least 6" in height should be erected along street property lines except for driveway openings so as to prevent operation of vehicles on sidewalks, and to define entrance/exit points.

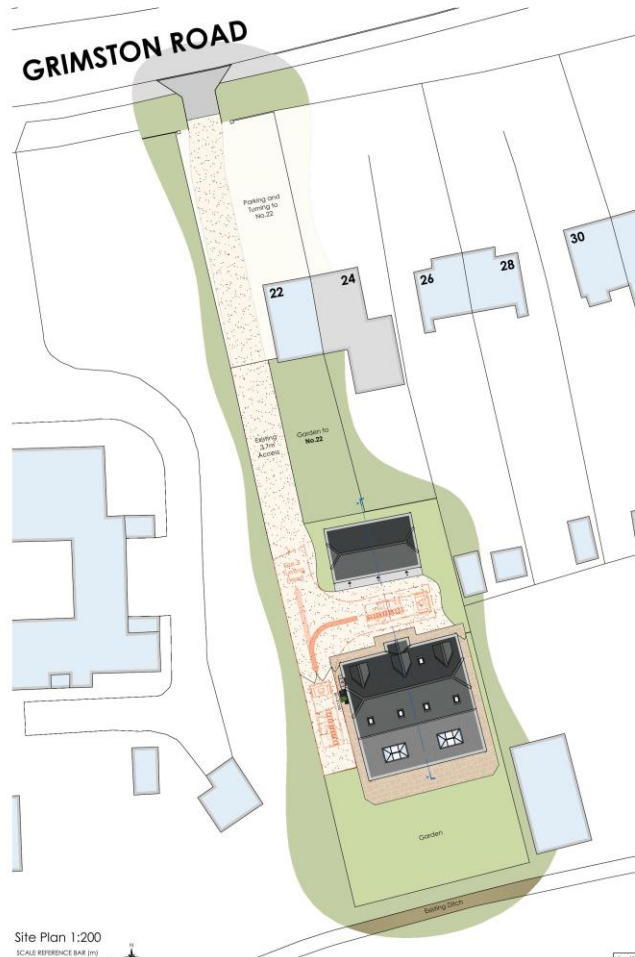


24/00241/RM



24/00241/RM

Slide No.88



Site Plan 1:200  
SCALE REFERENCE BAR (M)  
0 5 10

Borough Council of  
King's Lynn &  
West Norfolk



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ARCHITECTURAL AND  
BUILDING CONSULTANTS  
SPOFFORD ROAD, LITTLE WOOD, WEST NORFOLK, NORFOLK  
NR29 0JL (01328) 850001 (01328) 850002

Project  
Proposed Dwelling at  
Land South of  
24 Grimston Road  
King's Lynn

Drawing Title  
Proposed Site Plan

Notes  
1. THE SITE AND ITS CONTENTS ARE SHOWN AS THEY EXIST.  
2. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

Scale  
1:200 (B. 2)

Date  
February 2024

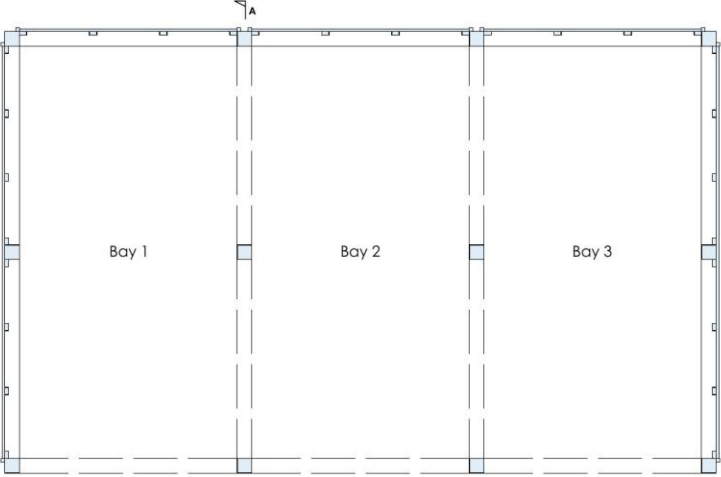
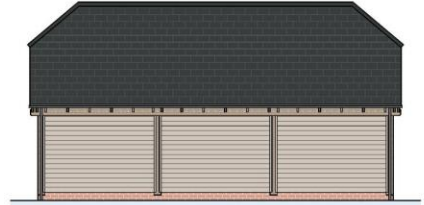
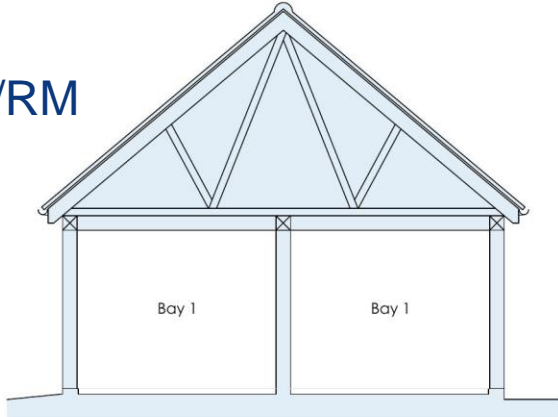
Drawn  
JAF

Drawing No.  
2461-11B





**MATERIALS:**  
 Brickwork  
 Cladding/timberwork  
 Rainwater Goods  
 Roof Covering  
 Kempston Antique/Camtech Old (or similar)  
 Treated timber cladding and Oak posts/beams  
 Black uPVC gutters and downpipes  
 Black slate roof tiles



|  |  |
|--|--|
| <p><b>Notes</b></p> <p>1. The copyright of this drawing is the property of Ian H Bix Associates Ltd and shall not be copied without their consent.</p> <p>2. Measurements to be checked on site by the Contractors prior to construction. It shall be the responsibility of the Contractor to verify the dimensions of the Employer.</p> | <p><b>Project</b></p> <p>Proposed dwelling at Land South of 24 Gmston Road King's Lynn</p> |
|  | <p><b>Revisions</b></p>  |
| <p><b>Drawing Title</b></p> <p>Proposed Carport Plan Elevations and Sections</p>   |  |
| <p><b>Scale</b> 1:50 &amp; 1:100 @ A3</p>  |  |
| <p><b>Date</b> February 2024</p>   |  |
| <p><b>Drawn</b> AW</p>   |  |
| <p><b>Drawing No.</b> 2461-12</p>  |  |

**IAN · H · BIX Associates Ltd**  
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 SANDPIPER HOUSE, LITTLE WAY, WEST WITCH KING'S LYNN, NORFOLK PE33 9ST  
 TEL: 01553 844077 FAX: 01553 844078  
 EMAIL: mail@ihbix.co.uk WEB: www.ihbix.co.uk

**Level Notes**  
 Site levels to remain unchanged.

24/00241/RM

Slide  
No.91



View southwards from Grimston Road – from No.22 driveway.



24/00241/RM

Slide  
No.92



View northwards from No.22 of the site access onto Grimston Road.





View of site southwards from garden of No.22 Grimston Road.

24/00241/RM

Slide  
No.94



Inside the site - view southwards.



24/00241/RM

Slide  
No.95



Inside the site - view northwards towards Nos. 22 & 24 Grimston Road.





Rear of site – view northwards of western boundary towards neighbouring nursing home.





24/00241/RM

Slide  
No.98



Neighbouring care home to west.



24/00241/RM

Slide  
No.99



Wider context view of site viewed in a south-easterly direction.



**24/00148/F**



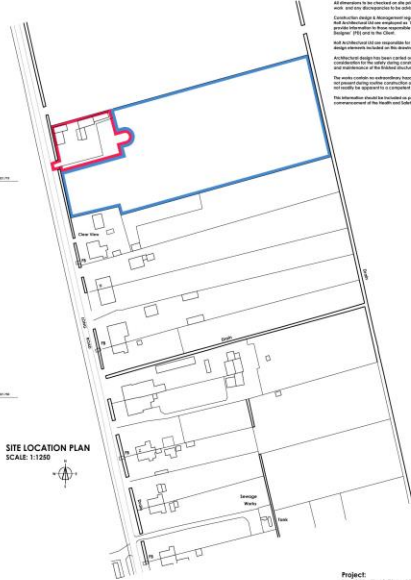
24/00148/F



SITE LOCATION PLAN  
SCALE 1:1250



EXISTING SITE PLAN  
SCALE 1:200



**Notes**

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Drawing Status: **Planning**

Slide No.101

Project:  
Lind North of Clear View  
Long Road  
Terlington St Clement  
PE34 4JL

Client:  
of Holt Architectural Ltd

Title:  
Existing site plan and  
location plan

Revision Details:  
-  
-  
-

Issue Date: 23.12.23



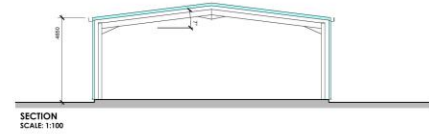
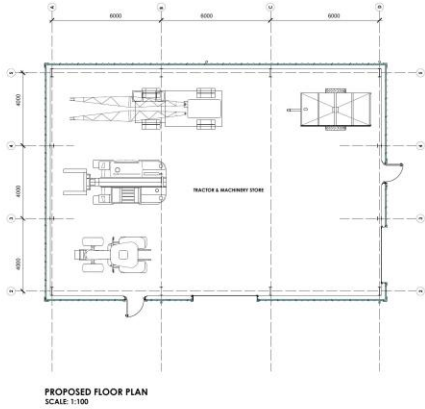
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Drawing Number: **HA123-LR-100**  
Rev: **8**  
Revision Date: **A1**





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A drawing that is prepared on the basis of information provided by the client is not to be used for any other purpose without the written consent of Holt Architectural Ltd.

All dimensions are to be checked on the job in a construction work and any discrepancies to be notified immediately.

Construction Design & Management regulations (CDM) 2015 must be followed and not restricted to 'Temporary' work as per previous editions of the regulations for the 'Principal Designer' (PD) role to be clear.

All information that is not responsible for the finished design shall be included in the drawing set.

Architectural design shall be carried out in the accordance to the rules using common situation and environment of the United Kingdom.

The works carried out on temporary works or site for use of general building works under construction that are not all made in accordance to the regulations.

This information should be included as part of the construction of the Health and Safety file for the project.

**Notes**

**Slide No.103**

**Drawing Title: Planning**

**Project:** Land North of Clear View Long Road  
Trentington St Clement  
PE24 4LJ

**Client:** T M Browne Ltd  
**Title:** Proposed Floor Plan & Elevations

**Revision Details:**  
Building width, length & height reduced

**Issue Date:** 19.3.24

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24/00148/F

Slide  
No.105



View northwards along Long Road.



24/00148/F

Slide  
No.106



Existing access at time of submission.



24/00148/F

Slide  
No.107



Implemented modified access.





Implemented access showing culvert.





Existing buildings and container viewed from access point.





NW corner of site – buildings and container to be removed.

24/00148/F

Slide  
No.111



Existing buildings to be demolished.



24/00148/F

Slide  
No.112



Rear cart shed to be retained.





24/00148/F

Slide  
No.113



View eastwards down the holding.



24/00148/F

Slide  
No.114



View across to southern boundary.



# End of Presentation

