

Planning Committee

12 January 2026



25/00641/FM







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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 SEDGFORD PRIMARY SCHOOL

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

STATUS
A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE
PROPOSED SITE PLAN

SIZE
A3

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

REVISION
P5

CREATED
WS

CHECKED
DG

APPROVED
WMC

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Norwich,
Norfolk NR1 3NR
01603 700000
office@chaplinfarrant.com

John A.
Lambert
www.chaplinfarrant.com

JOB NO.
6857



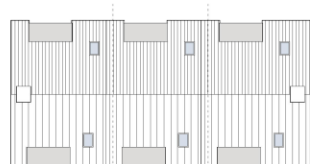




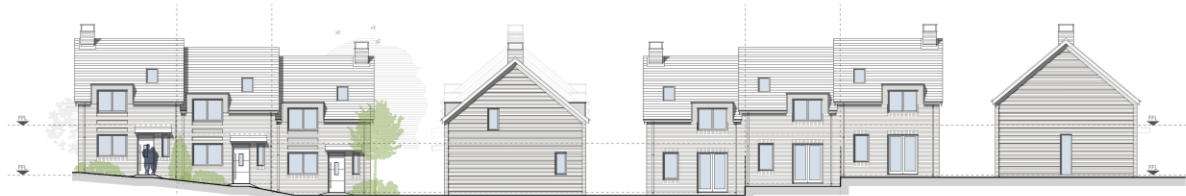
25/00641/FM



Plots: 10, 11 & 12



roof
plot 12 plot 11 plot 10



side elevation
plot 12



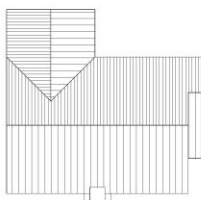
**Chaplin
Farrant**
Architects, Engineers and Cost Consultants





Scale 1:100

Brick: Soft Red Multi-Brick with light coloured mortar
Brick (Detailing): Terracotta in coloured bond
Roof: Rustic Red Pantile
Windows/Patio Doors: First Grey uPVC
Front Doors: Grey Composite
Facades and Gutters: Black UPVC
Entrance Screen: Hill and moss timber
Entrance Canopy: Powder Coated Aluminium (colour TBC)
Window Glazing: Obscured to bathrooms
Downers: Powder Coated Aluminium (colour TBC)



roof



side elevation

elevations

Rev.	Date	Description
P1	11/05/24	First Issue
P2	11/01/25	Planning Submission
P3	11/05/25	Added roof plan
P4	08/05/25	Added chimney to floor plans
P5	11/06/25	Replaced timber cladding with cement

PLANNING
CLIENT
TORRINGTON PROPERTIES
PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL
ADDRESS
FORMER SEDGEFORD PRIMARY SCHOOL
RINGSTEAD ROAD, PE36 5NQ

A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE
TYPE F PLANS AND ELEVATIONS

DRAWING NO.
SERV. CS-77 XX DB-A 0515

CREATED BY	CHIEFED BY
WS	DUG

11. *Neurospora crassa*
New York

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■ Character

Enrique
Farré

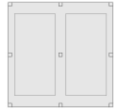
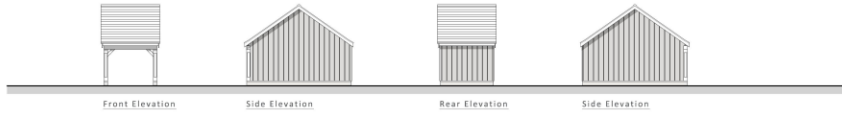
Architects, Engineers and C

25/00641/FM

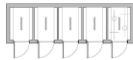
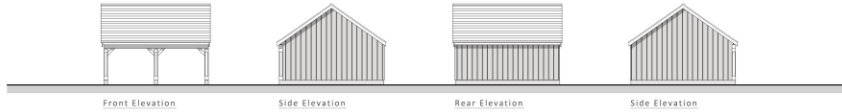
Cart Shed, Cycle Stores and Bin Store



Single Cart Shed



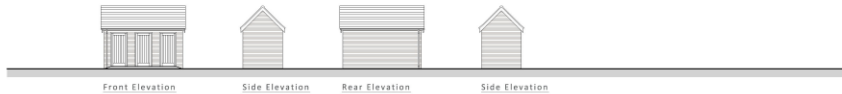
Double Cart Shed



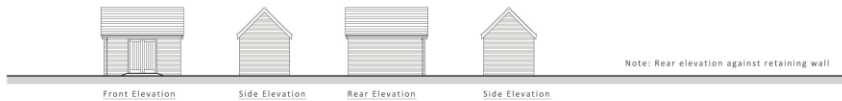
Cycle store for 10 no. cycles



Cycle store for 6 no. cycles



Communal Bin Store



Residential Development · Sedgeford Primary School · Sedgeford

This drawing is provided as a reference for the use of this design and does not constitute a contract. The design is provided as a guide only and the client is responsible for the design of the building. The design is provided as a guide only and the client is responsible for the design of the building. The design is provided as a guide only and the client is responsible for the design of the building.

Scale: 1:100
North arrow pointing up.

REVISIONS
REV. DATE DESCRIPTION
1. 01/01/2024 Initial Design

DRAWING USE
PLANNING
CLIENT
TORMINGTON PROPERTIES
PROJECT
FORMER SEDGEFORD PRIMARY SCHOOL
FORMER SEDGEFORD PRIMARY SCHOOL
RINGSIDE ROAD, PEBBLEDITCH

STATUS
A3-DEVELOPED DESIGN APPROVED

DRAWING TITLE	DATE
PROPOSED CART SHEDS, BIN & CYCLE STORES	A1
DRAWN BY	REVISION
SPS-CF-ZZ-KB-OR-A-0516	P1
CHECKED BY	APPROVED BY
WS	DIG

DATE OF NEXT REVIEW
01/01/2025
0857

Chaplin Farrant
Architects, Engineers and Cost Consultants









25/00641/FM



Headmaster's house and view south along Ringstead Road



25/00641/FM



Existing access to be retained for pedestrians, existing school building



25/00641/FM



View from existing access to playing fields, showing level differences





Existing access to be retained for pedestrians, existing school building



25/00641/FM



View from south of site north along Ringstead Road

25/00641/FM



View along Ringstead Road & west boundary (winter)







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

25/00641/FM



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

25/00641/FM



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

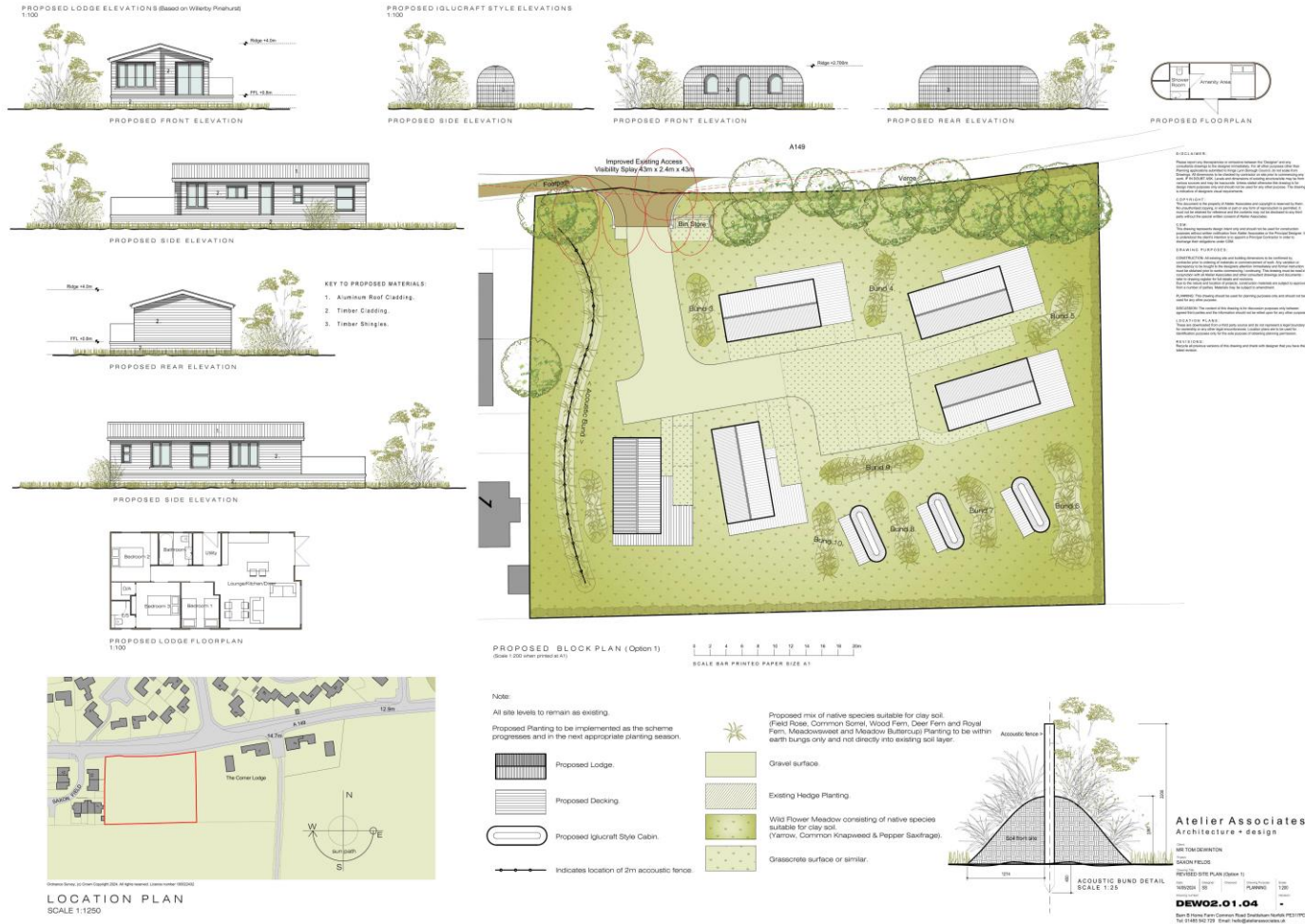


25/00641/FM



25/00118/F





25/00118/F



Site frontage



25/00118/F



Site frontage showing site relationship to dwellings at Saxon
Field



25/00118/F



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



25/00118/F



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



25/00118/F



East boundary of the site as viewed from access3

25/00118/F



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



25/00118/F



View from access to east



Speaker Tom de-Winton



25/00118/F

Plan A

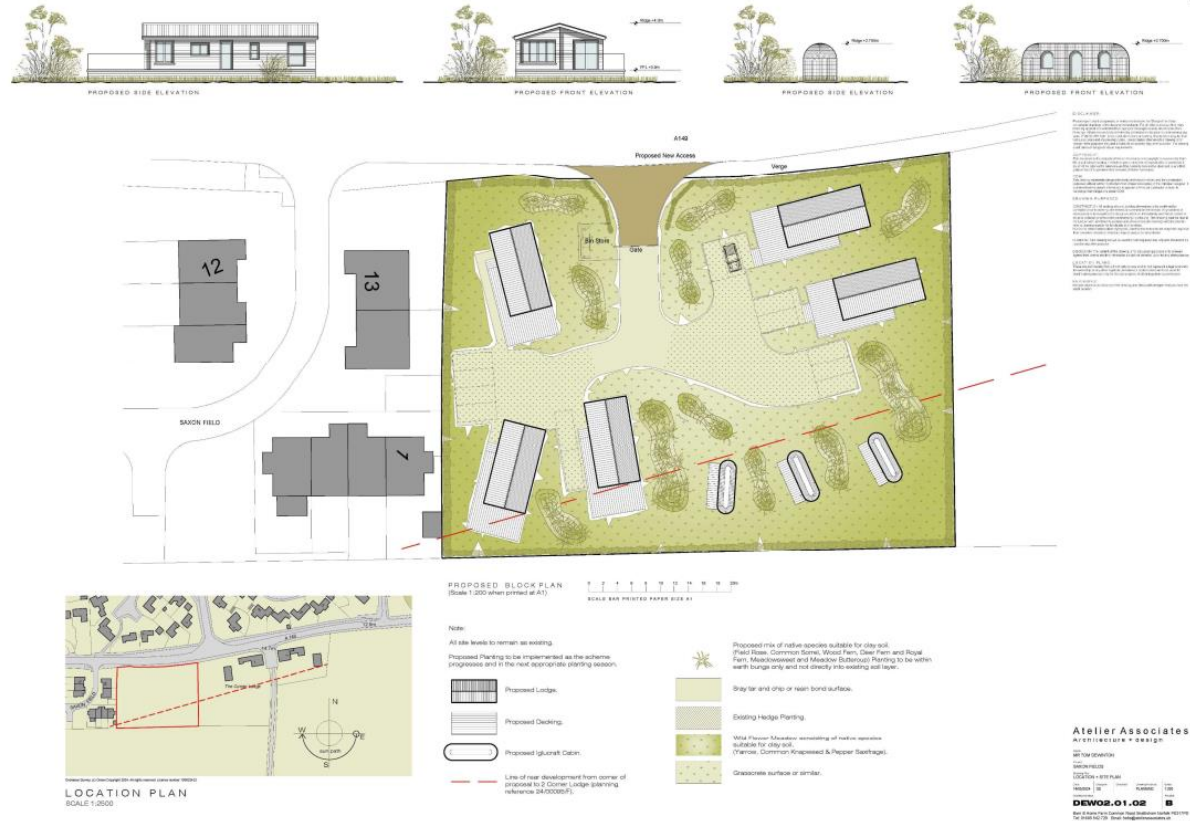
20/02132/F



25/00118/F

Plan B v1

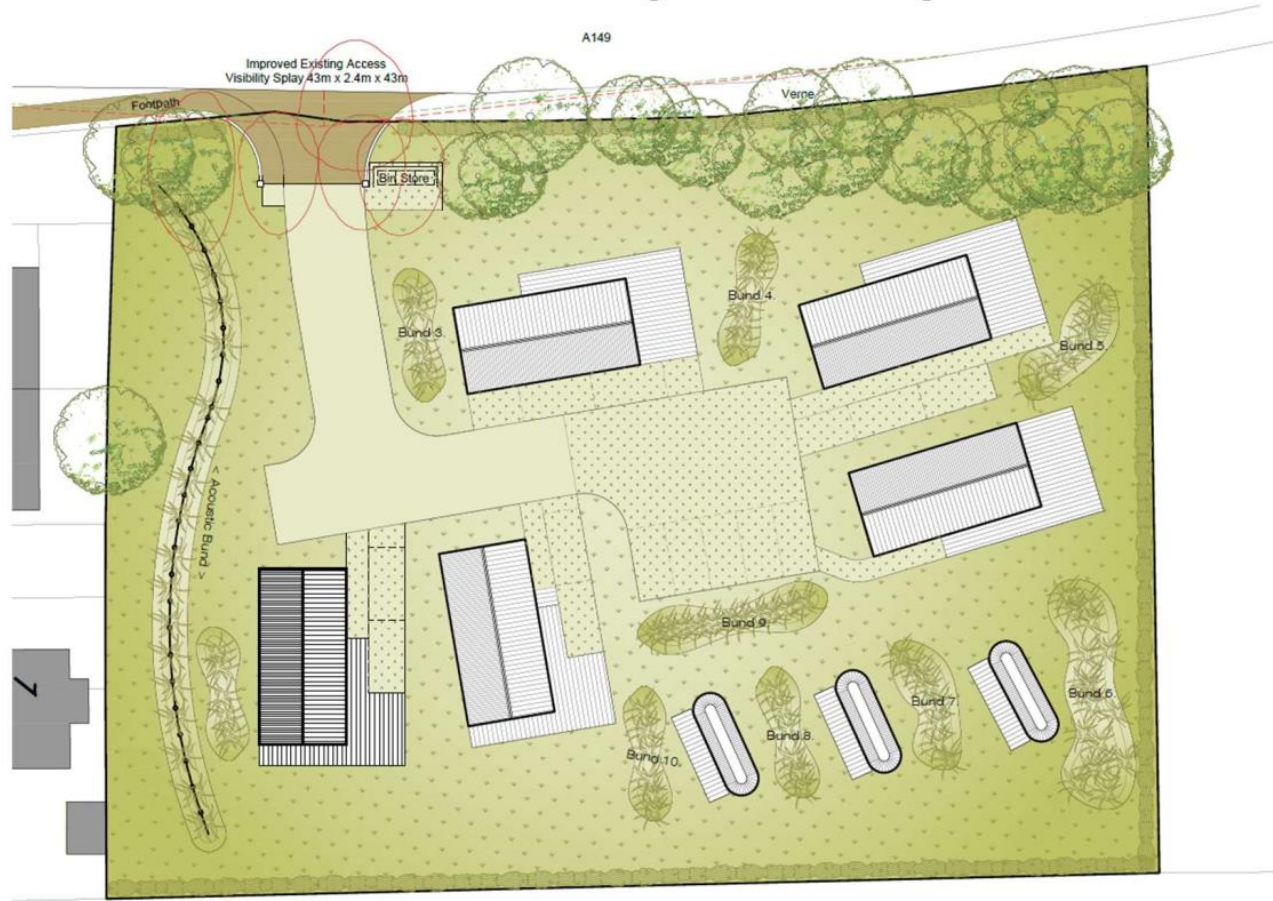
25/00118/F



25/00118/F

Plan B v2

25/00118/F



25/00118/F

25/00118/F

Please grant this application
Planning Consent.

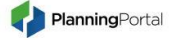
Thank you.

25/01595/LB



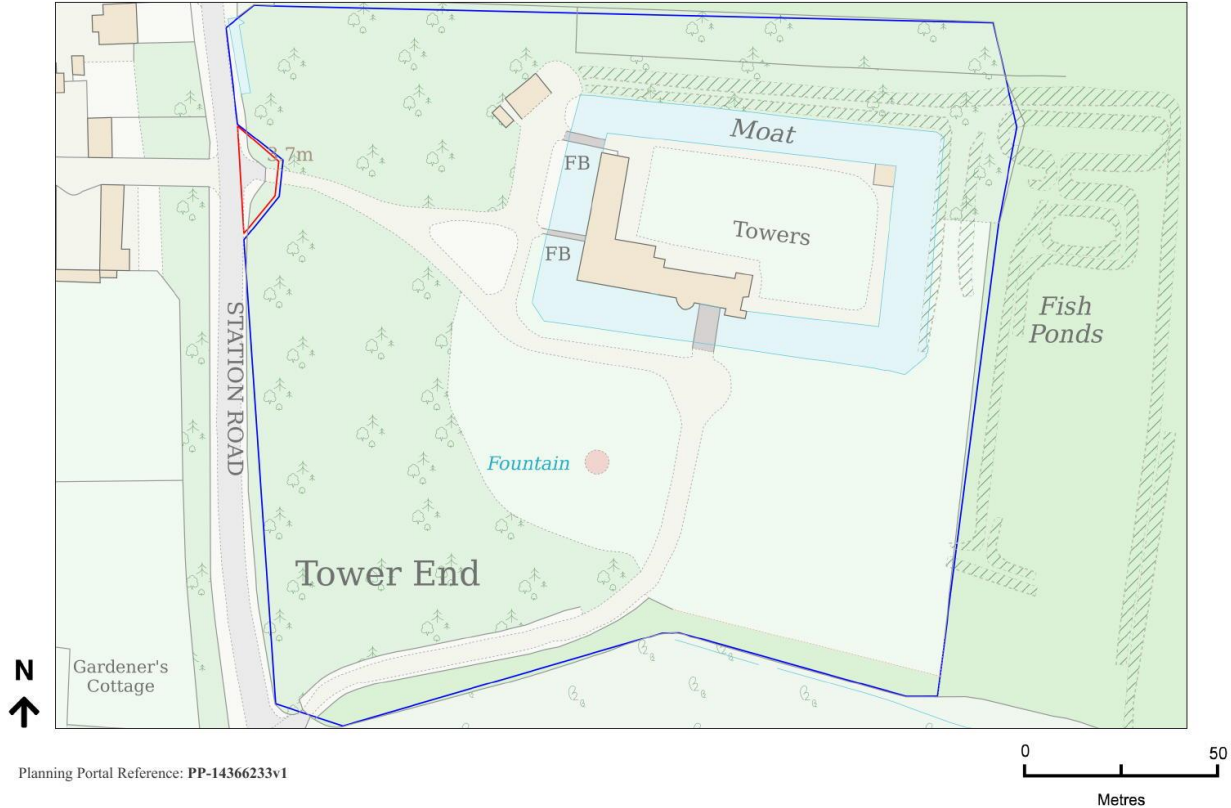
Location Plan

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



Date Produced: 28-Sep-2025

Scale: 1:1250 @A4

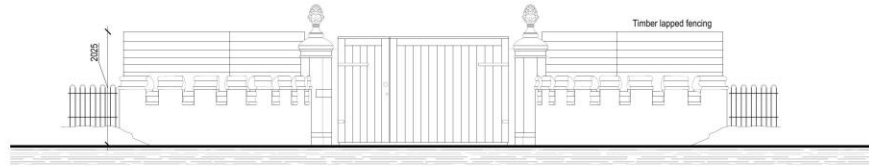


Planning Portal Reference: PP-14366233v1

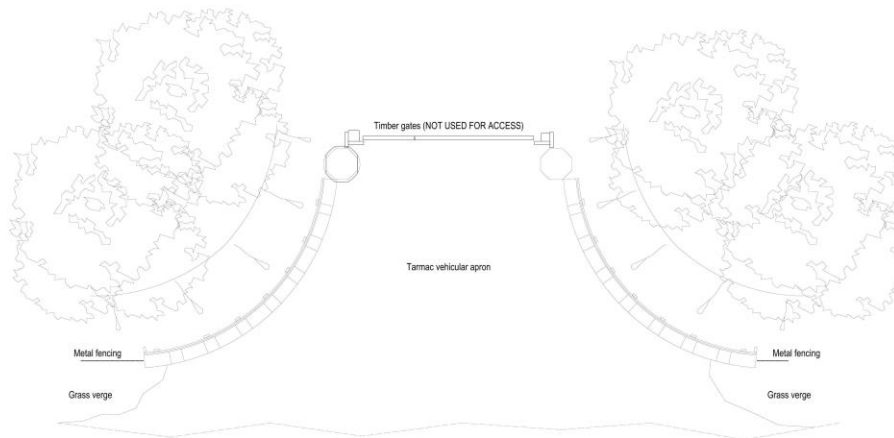


25/01595/LB

BOUNDARY TREATMENT - MIDDLETON TOWERS, TOWER END, MIDDLETON

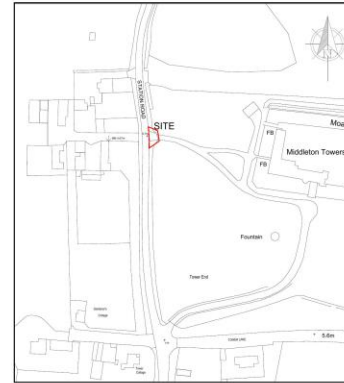


FRONT ELEVATION AS CONSTRUCTED [WEST]
1/30



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

Date	
Description	
Notes	
<p>1. The site is located within the Middleton Towers Conservation Area and is subject to a Tree Preservation Order (TPO) for the trees within the site.</p> <p>2. The site is located within the Middleton Towers Conservation Area and is subject to a Tree Preservation Order (TPO) for the trees within the site.</p> <p>3. The site is located within the Middleton Towers Conservation Area and is subject to a Tree Preservation Order (TPO) for the trees within the site.</p> <p>4. The site is located within the Middleton Towers Conservation Area and is subject to a Tree Preservation Order (TPO) for the trees within the site.</p> <p>5. The site is located within the Middleton Towers Conservation Area and is subject to a Tree Preservation Order (TPO) for the trees within the site.</p>	
Project Name	A1
Project Type	PLANNING APPLICATION
Project Description	PLANS AND ELEVATIONS AS INSTALLED
Client	150
Drawn By	584 - PL21
Check	SEPT 2025
<p>BOUNDARY TREATMENT APPLICATION</p> <p>MIDDLETON TOWERS</p> <p>TOWER END</p> <p>KING'S LYNN</p> <p>POST 150</p>	



25/01595/LB

Fence from the outside



25/01595/LB



Fence from the outside

25/01595/LB



Rear of the Wall showing attachment

25/01595/LB



Rear of the wall showing older fence and attachment

25/01595/LB



Older lower fence along the boundary but back
from the wall

25/01728/F



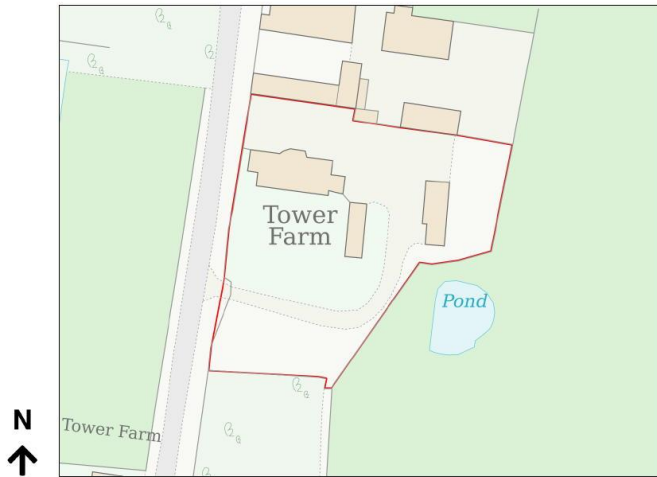
Location Plan

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



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

Scale: **1:1250 @A4**





FRONT ELEVATION AS CONSTRUCTED - ROADSIDE ENTRANCE [WEST]
1/100

TYPICAL ELEVATION
1/50

TYPICAL SECTION THROUGH BOUNDARY
1/50

SITE LOCATION PLAN
1/1250

SITE LAYOUT AS CONSTRUCTED
1/100

Elevations and Layout Plans



PHOTOS OF FENCE LINE AS INSTALLED

[illegible]

- (c) Original paper or electronic media to be used. Acquire architectural drawings or other media only if they are necessary to answer the question. Do not acquire materials that are not necessary to answer the question. Do not acquire materials that are not necessary to answer the question.
- (d) The source is copyright of someone (individual or firm) not to be reproduced.
- (e) All drawings, photos or photos are in electronic format (electronic format).
- (f) All drawings, photos or photos are in electronic format (electronic format).
- (g) All drawings, photos or photos are in electronic format (electronic format).
- (h) Drawings to be used in conjunction with other drawings within the project.

Subject:	PLANNING APPLICATION PLANS AND ELEVATIONS AS INSTALLED			Paper Size:	A1
Scale:	1:50	1/100	Drawing No.	584 - PL11	
Date:	SEPT 2025			Rev:	

Project: RETROSPECTIVE FENCE APPLICATION
TOWER FARM HOUSE
TOWER END
MIDDLETON
KING'S LYNN
PE32 1EE



25/01728/F



View facing southeast



25/01728/F



View facing southeast

25/01728/F



View facing south



25/01728/F



View facing north



25/01728/F



Rear showing attachment



25/01728/F



Nearby boundary treatment to northwest

25/01728/F



Opposite site to west



25/01728/F



Opposite site to west

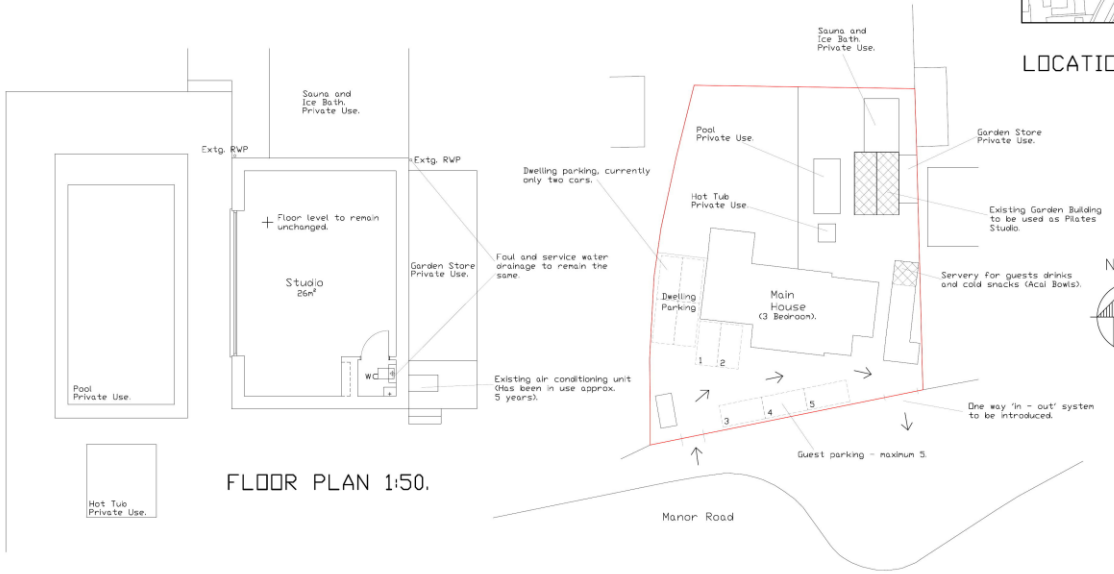
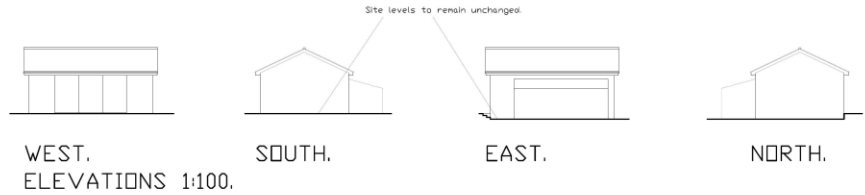
25/01728/F



View facing southeast

25/01 495/F



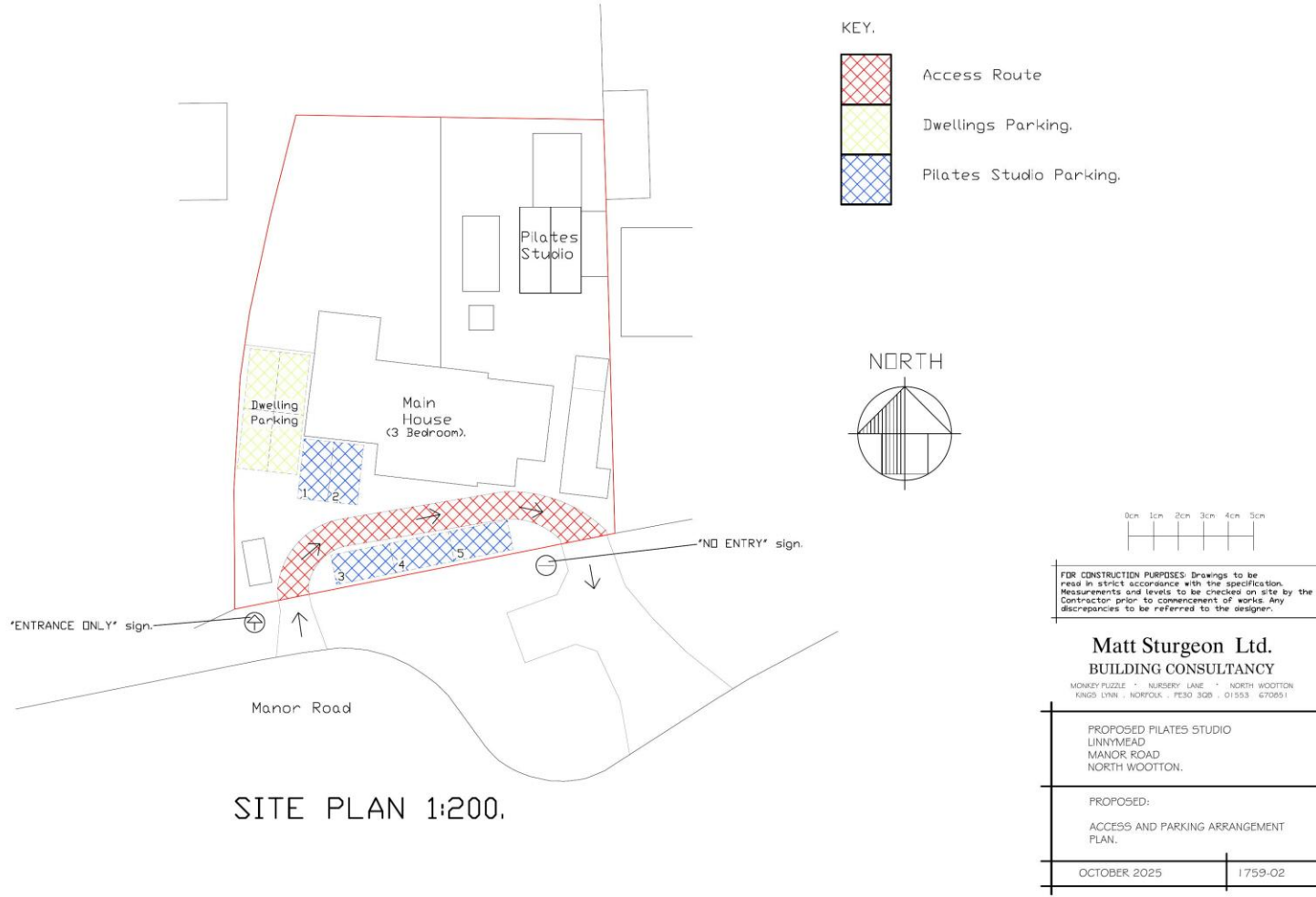


FOR CONSTRUCTION PURPOSES: Drawings to be read in strict accordance with the specification. Measurements and levels to be checked on site by the Contractor prior to commencement of work. Any discrepancies to be referred to the designer.

Matt Sturgeon Ltd.
BUILDING CONSULTANCY

MANOR FLOOR - 1:100; NORTH ELEVATION - 1:100; SOUTH ELEVATION - 1:100; EAST ELEVATION - 1:100; WEST ELEVATION - 1:100; SITE PLAN - 1:200; FLOOR PLAN - 1:50

PROPOSED PILATES STUDIO UNWYMEAD MANOR ROAD NORTH WOOTTON.	
EXISTING/PROPOSED: PLANS AND ELEVATIONS.	
SEPTEMBER 2025	1/159-01a
S. 07/025. Additional information: 0000	



25/01495/F

Slide No. 69



North Wootton

Image © 2025 Airbus

Google Earth

Bo
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W

55 m

1985

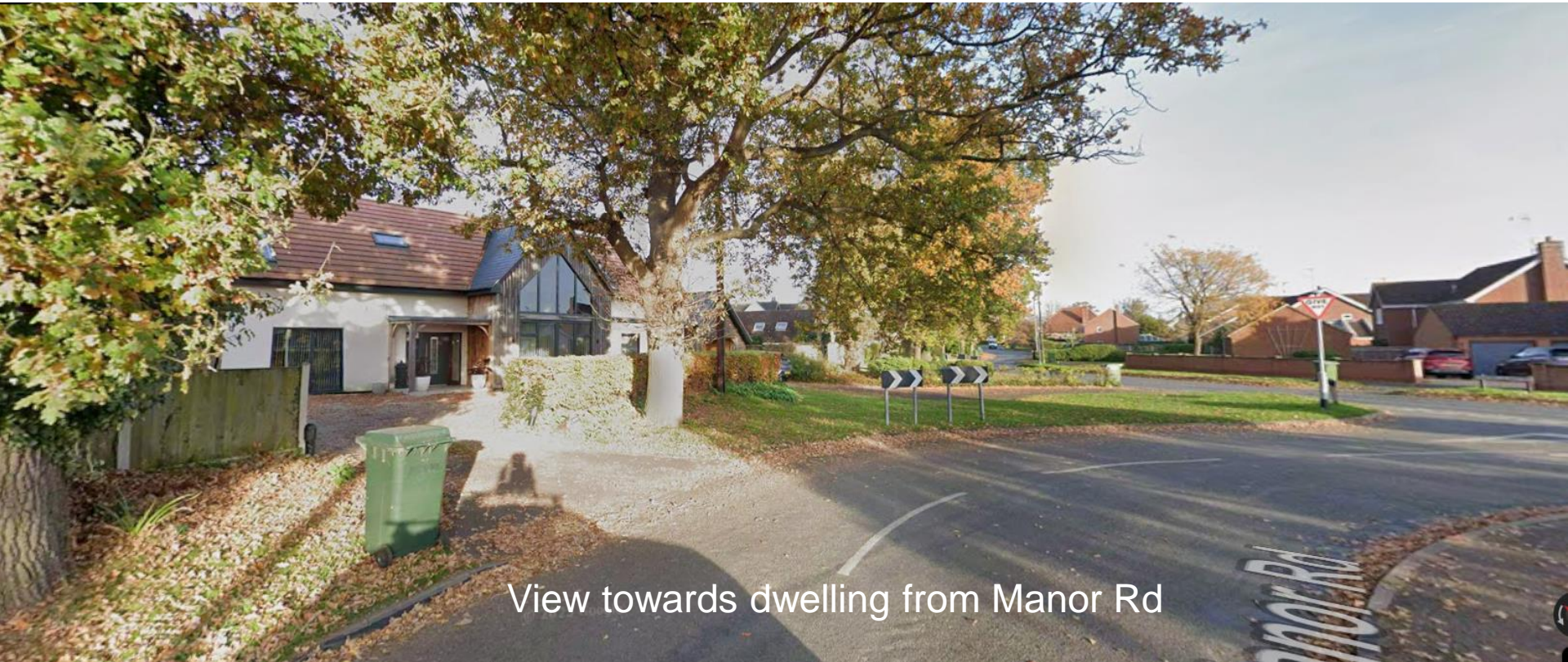
Images Date: 6/12/2025 52°47'23.45" N, 0°55'41.02" E, elev: 0 m, elev alt: 251 m



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



View of dwelling from eastern access onto All Saints Drive







Further parking at the front of the dwelling









Sign at front

25/01495/F



Rear garden facing west showing hot tub





Rear garden facing northwest showing swimming pool





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





Southern elevation of Pilates Studio





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





Rear garden facing southwest showing servery





Rear elevation of dwelling





Rear elevation of dwelling





Inside of Pilates studio

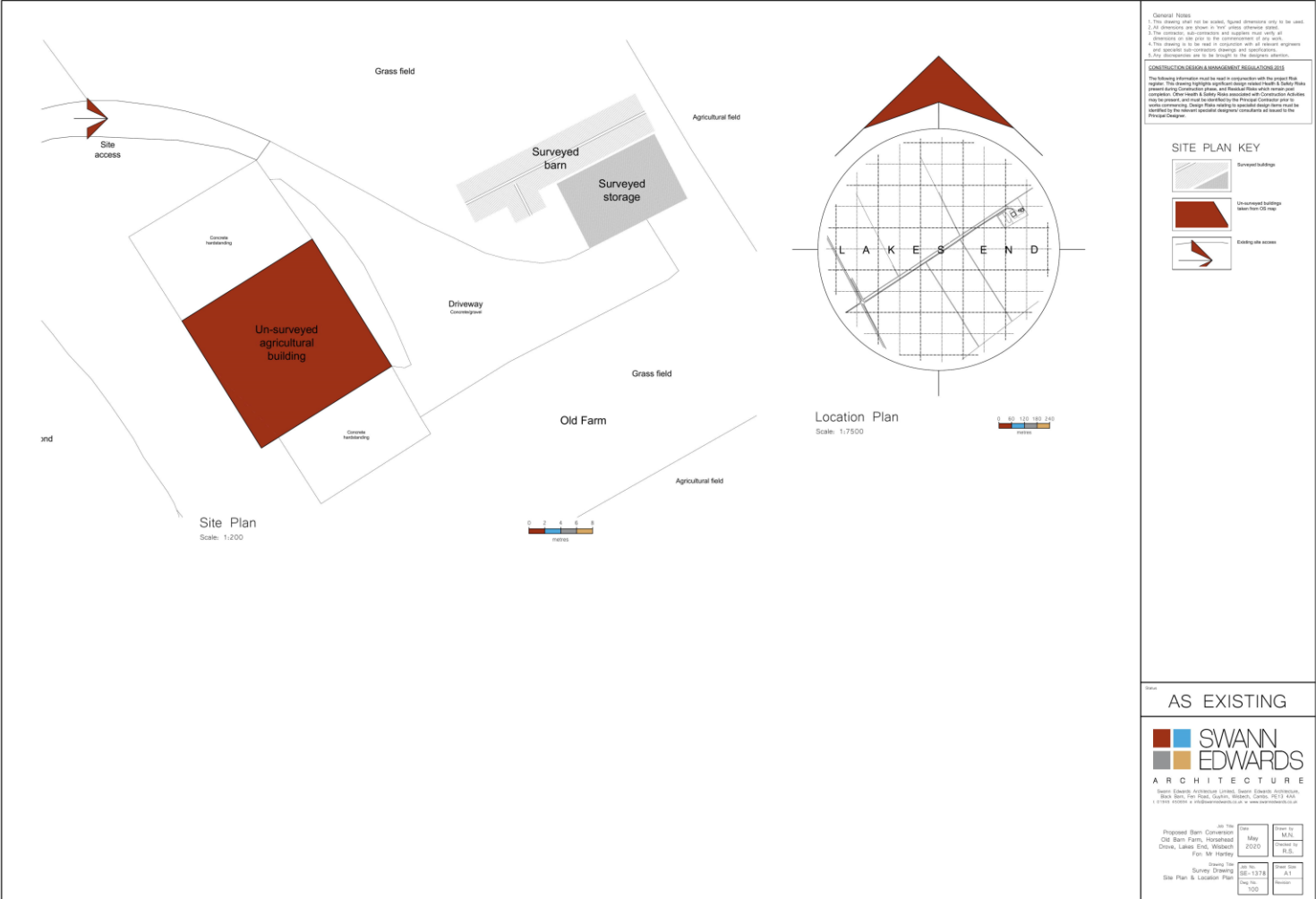




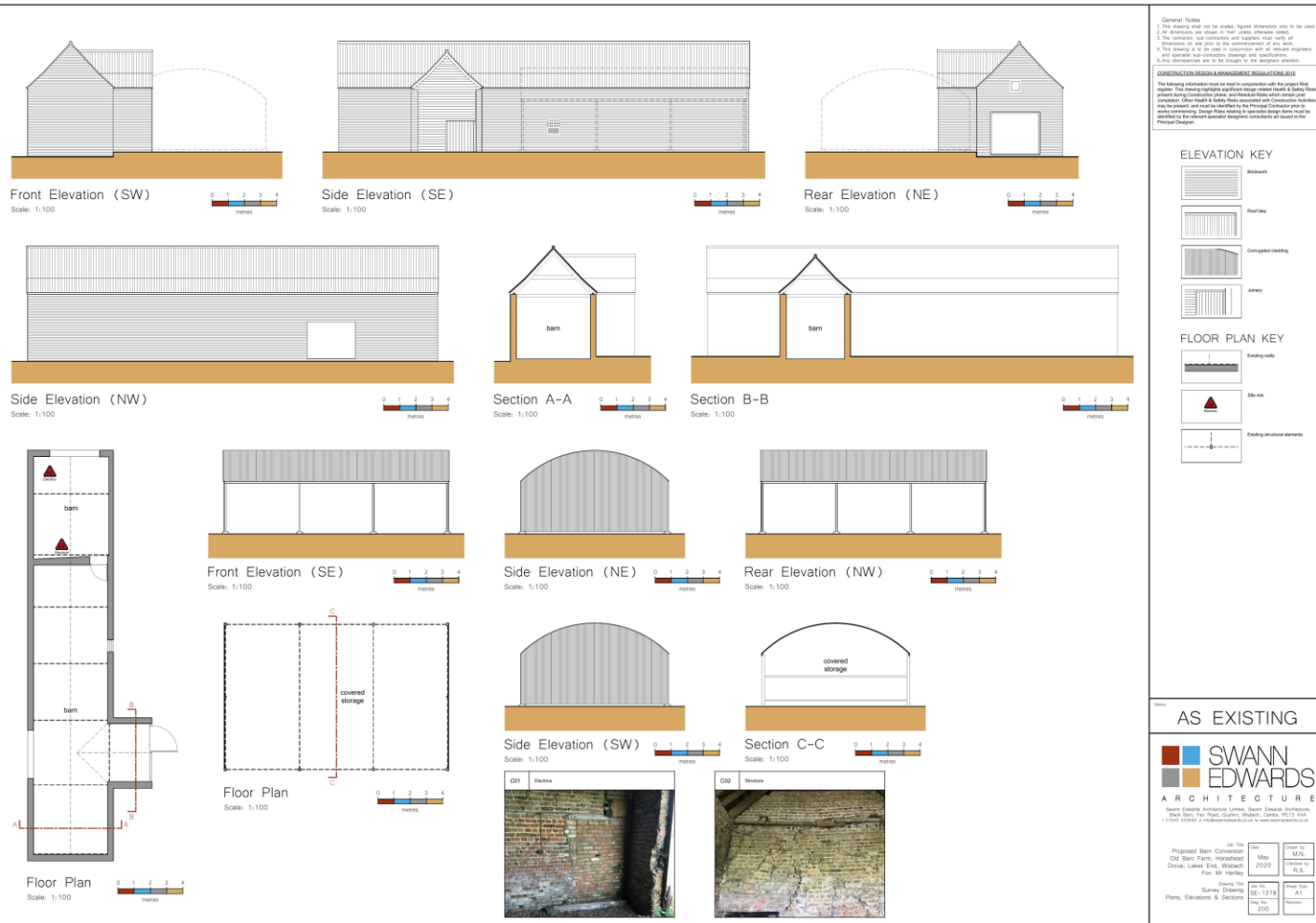
Front elevation of sauna and ice bath building

25/01 697/F



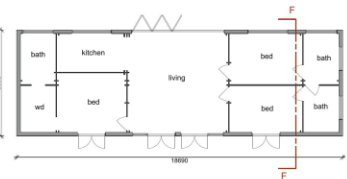










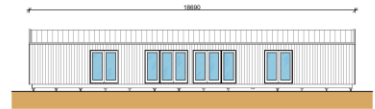


Caravan - Floor Plan
Scale 1:100

CARAVAN / SHED KEY



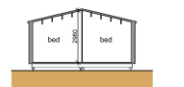
DWELLING SECTION KEY



Caravan - Front Elevation (NW)
Scale 1:100



Caravan - Rear Elevation (SE)
Scale 1:100



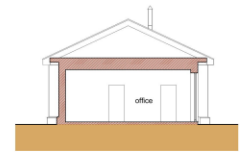
Section F-F
Scale 1:100



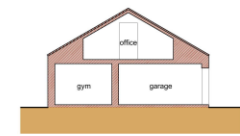
Caravan - Side Elevation (NE)
Scale 1:100



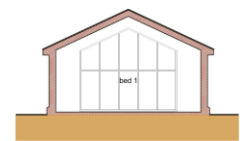
Caravan - Side Elevation (SW)
Scale 1:100



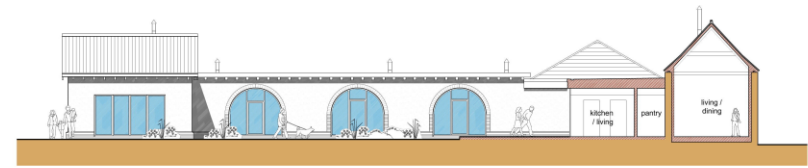
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Scale 1:100



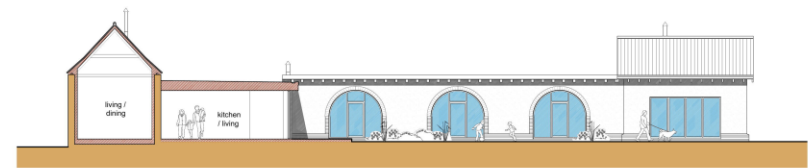
Section D-D
Scale 1:100



Section E-E
Scale 1:100



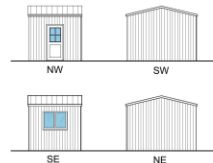
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Scale 1:100



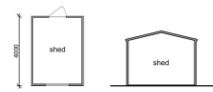
Section B-B
Scale 1:100

General Notes
1. All dimensions are shown in feet unless otherwise stated.
2. The contractor shall ensure that all dimensions are shown in feet unless otherwise stated.
3. The contractor shall ensure that all dimensions are shown in feet unless otherwise stated.
4. The contractor shall ensure that all dimensions are shown in feet unless otherwise stated.
5. The contractor shall ensure that all dimensions are shown in feet unless otherwise stated.

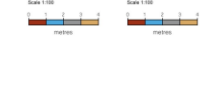
CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015
The following information must be read in conjunction with the project plan.
The project plan shall be read in conjunction with the project plan.
The project plan shall be read in conjunction with the project plan.
The project plan shall be read in conjunction with the project plan.
The project plan shall be read in conjunction with the project plan.



Shed Elevations
Scale 1:100



Shed Plan
Scale 1:100



Shed Section
Scale 1:100

Revisions

A	1	2024	Caravan and shed plans added.
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PLANNING

SWANN EDWARDS ARCHITECTURE

SWANN EDWARDS ARCHITECTURE
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, 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1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936

25/01697/F



View eastwards along Horsehead Drove from highway





Existing traditional barn





Southern view

25/01697/F





Existing barn to be demolished





View of eastern side of barns





View westwards towards existing central storage building
and caravan



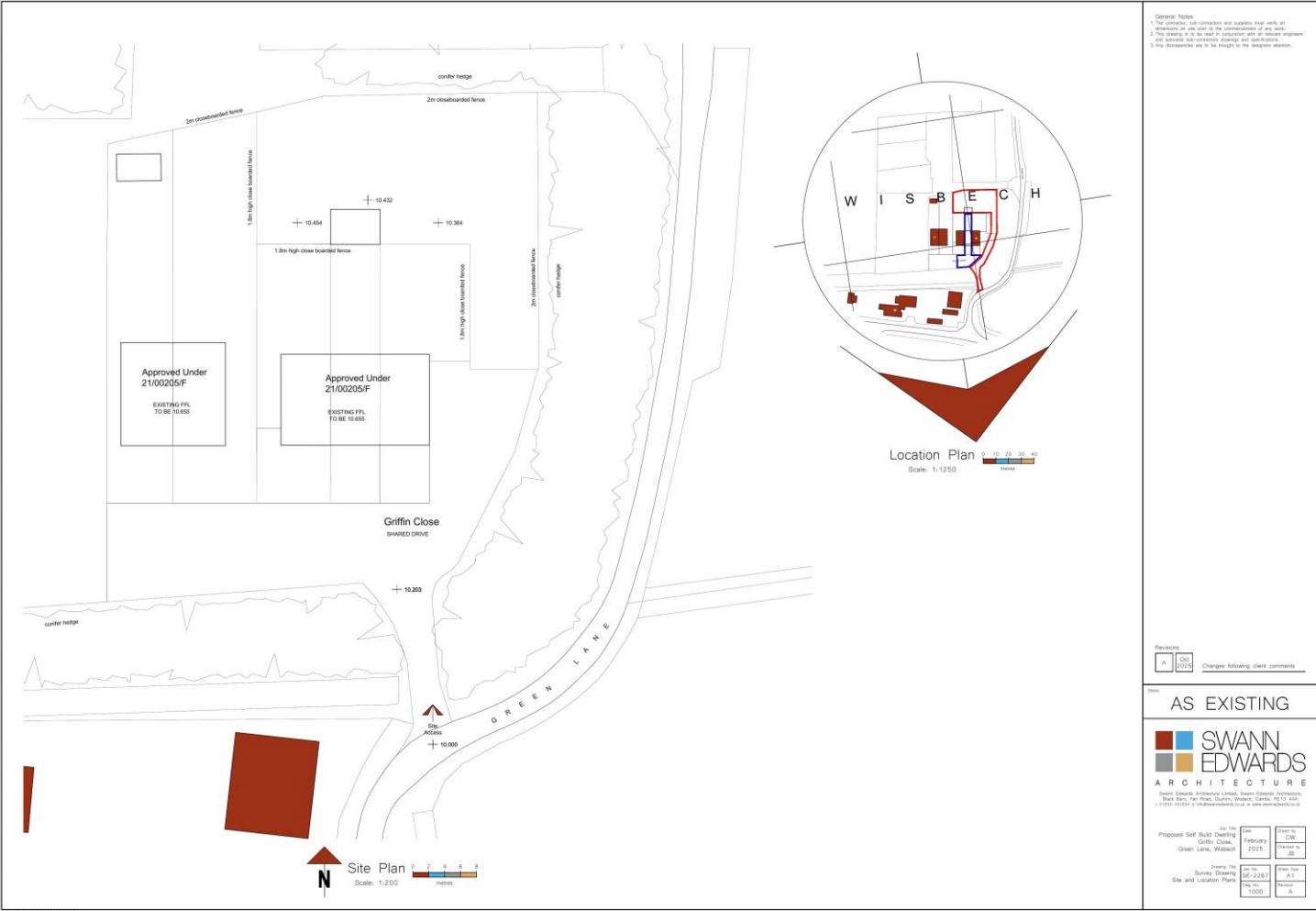


View of caravan, shed and decking from access track



25/01675/O





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 planning and statutory sub-structure drawings and specifications.
3. Any discrepancies are to be brought to the designer's attention.

Revisions
A. 01/2015
Changes following client comments

AS EXISTING

SWANN EDWARDS
ARCHITECTURE
Swann Edwards Architects Limited, Swann Edwards Architects,
Black Barn, Fox Street, Sudbury, Suffolk, Suffolk, IP10 3 6AA,
T 01440 253444 E info@swannedwards.co.uk W www.swannedwards.co.uk

Use Date	Date	Drawn By	Checked By
Proposed Self-Build Dwelling	February 2015	CW	JB
Green Lane, Wisbech			
Drawn By	Date	Checked By	Date
JB	22/01/15	JB	22/01/15
Site and Location Plans			
Scale	1:1000		





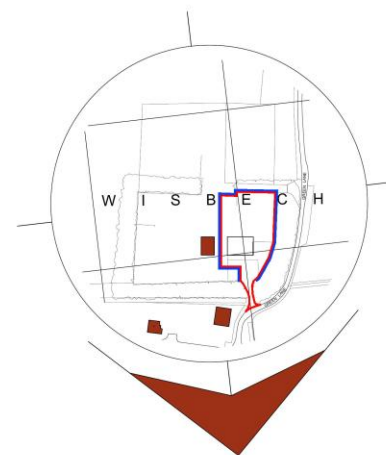
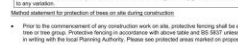
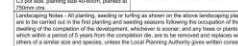
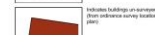


August 2016





July 2020



Approval ref: 20/00709/F - single dwelling and detached garage

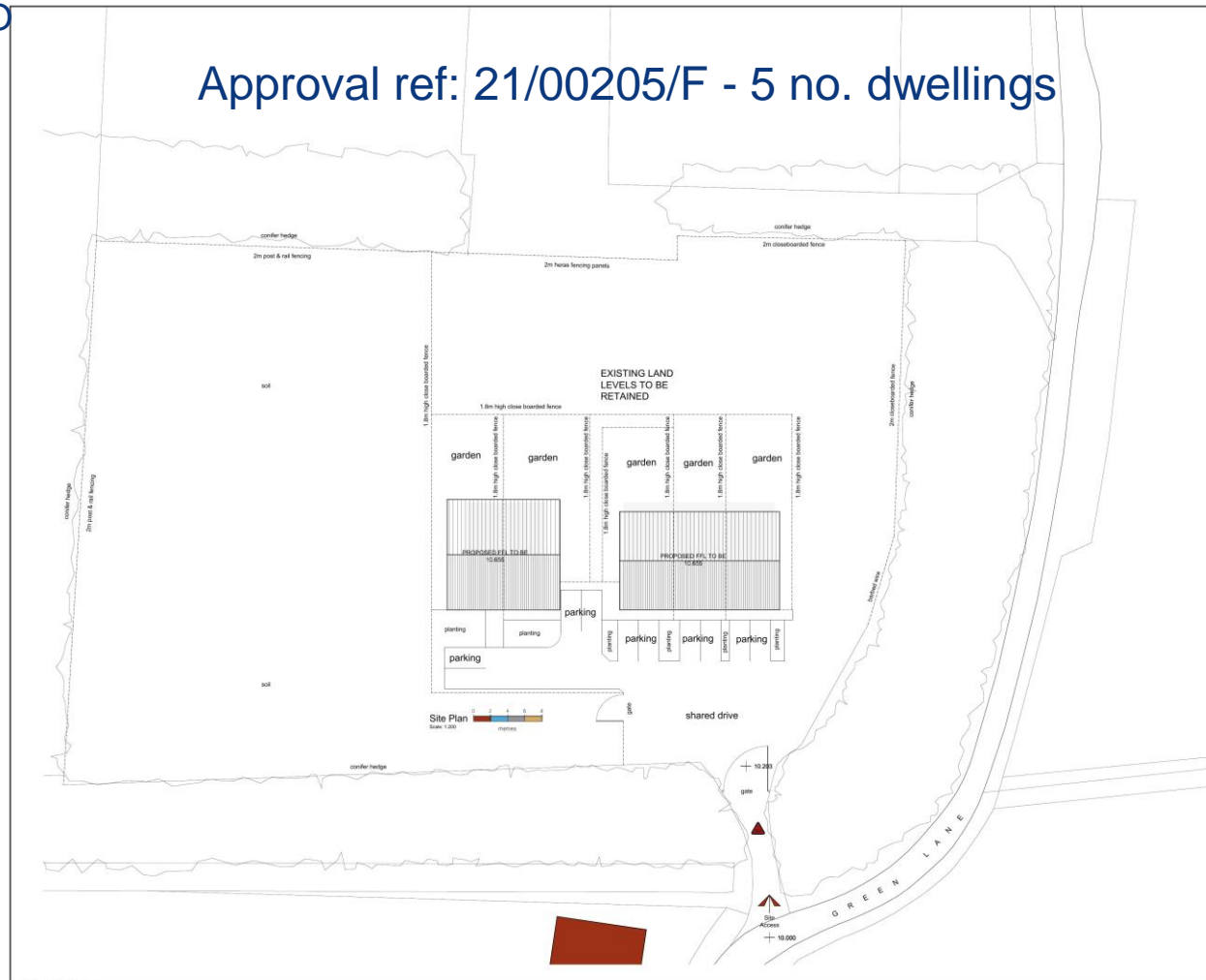
General Notes

1. This drawing shall not be scaled. Figure dimensions only to be used for reference.
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 commencing any work.
4. The contractor is to be in close consultation with all relevant engineers and specialist sub-contractors during all applications.
5. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

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 to be present, and must be identified by the Contractor and recorded prior to the start of the Design Risk Register in a separate design phase, must be identified by the relevant specialist design/construction control as issued to the

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





July 2022



March 2023



View from entrance off Green Lane





Existing five dwellings





Western part of site viewed from north





Western strip





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





View further eastwards





View towards Nos. 4 & 5

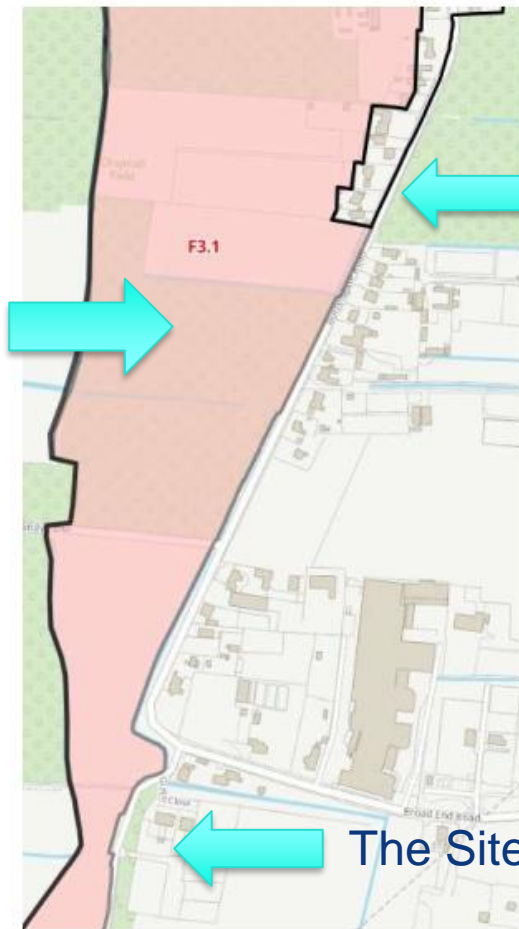




View of SE corner of the site



Wisbech East
Housing Allocation



Development
boundary

The Site





Footpath to west of Green Lane

Speaker Shanna Penny





- Proposed Dwelling Location



KE

End of Presentation

