

# Planning Committee

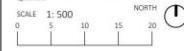
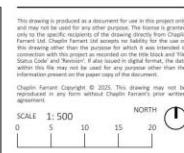
# 12 January 2026



# 25/00641/FM







REV DATE		DESCRIPTION
P1	25/06/24	First Issue
P2	30/01/25	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 designing out crime officer. Schedule amended.
P5	29/08/25	Plot 3 boundary wall amended following comments from highways.

DRAWING USE	
PLANNING	
CLIENT	
TORRINGTON PROPERTIES	

PROJECT	
FORMER SEDGEFORD PRIMARY SCHOOL	

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

STATUS	
A3-DEVELOPED DESIGN APPROVED	

DRAWING TITLE	
PROPOSED SITE PLAN	SIZE A3

DRAWING NO.	
SFPS-CF-ZZ-XX-DR-A-0501	REVISION
P5	
CREATED	CHECKED
WS	APPROVED
DG	WMC

52 Northgate, Brackley, Northants NN12 8NN  
T: 01829 600000  
E: office@chaplinfarrant.com  
A: Chaplin and Farrant  
www.chaplinfarrant.com













Type C • 3b/5p house • 104sqm / 1119sqft

Plots (as): 6 &  
(opp):8 &

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SCALE 1:100

### Materials

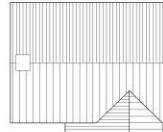
**Brick:** Soft Red Multi Brick with light coloured mortar  
**Brick (Dressing):** Carrstone in coloured band  
**Roof:** Rustic Red Pantile  
**Roof Flashing:** Powder Coated Grey UPVC  
**Front Door:** Grey Composite  
**Fastas and Gutter:** Black UPVC  
**Entrance Screen:** Mill and Natural Timber  
**Entrance Canopy:** Powder Coated Aluminium (colour TBC)  
**Window Glazing:** Obscured to bathrooms  
**Doors:** Powder Coated Aluminium (colour TBC)



### **floor plans**



first floor



- 100 -

Introduction



side elevation



*rear elevation*



side elevation

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REVISION LOG	
REV. DATE	DESCRIPTION
P1	13/08/24
P2	31/08/25
P3	25/08/25
P4	21/08/25

Revised timber cladding with carmine

DRAWING USE  
PLANNING  
CLIENT  
TORRINGTON PROPERTIES  
PROJECT  
TOWER

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

---

3-D DEVELOPED DESIGN APPROVED

DRAWING NO.	REV NO.	
SEPS-CF-ZZ-XX-DR-A-0512	P4	
CREATED BY	CHECKED BY	APPROVED BY
WS	DJG	DJG
10 Armada Road, Portsmouth, NH 03801		CF-104 6851

Chaplin  
Farrar  
Architects, Engineers and Constructors



25/00641/FM

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

Plot: 5

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drafter/signer: Daniel B. 2020. This drawing may not be reproduced in any form.

SCALE: 1:100

Materials:

- Brick: Soft Red Multi Brick with light coloured mortar
- Cladding: Hit and Miss Boarding (Calver TMC)
- Roof: Soft Red Multi Brick with light coloured mortar
- Plastic: Grey Composite
- Plastic: Grey Composite
- Entrance Screen: Hit and miss timber
- External Wall: Soft Red Multi Brick with light coloured mortar (Calver TMC)
- Windows: Double Glazing, obscured to bedrooms



REVISION LOG

REV NO	REVISION	DESCRIPTION
R1	EDITION	First Issue
R2	EDITION	Revised elevation
R3	EDITION	Revised roof plan
R4	EDITION	Added reference to floor plans, vehicle access plan

DRAWING LOG

PLANNING

CLIENT: TOWNSCAPE PROPERTIES

PROJECT: FORMER SEDGEFORD PRIMARY SCHOOL

ADDRESS: FORMER SEDGEFORD PRIMARY SCHOOL, RINGSTEAD ROAD, PE26 5NQ

STATUS: A3 DEVELOPED DESIGN APPROVED

DRAWING TITLE	SIZE
TYPE: E PLANS AND ELEVATIONS	A1
DRAWING NO: SFPS-C7-22-XX-OR-A-0514	REVISION
CREATED BY: DS	DS
CHANGED BY: DS	APPROVED BY: DS

01-09-20  
6857

Chaplin Farrant  
Architects, Engineers and Civil Consultants

Type F · 4b/8p house · 175sqm / 1883sqft

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SCALE 1: 100

**Materials**

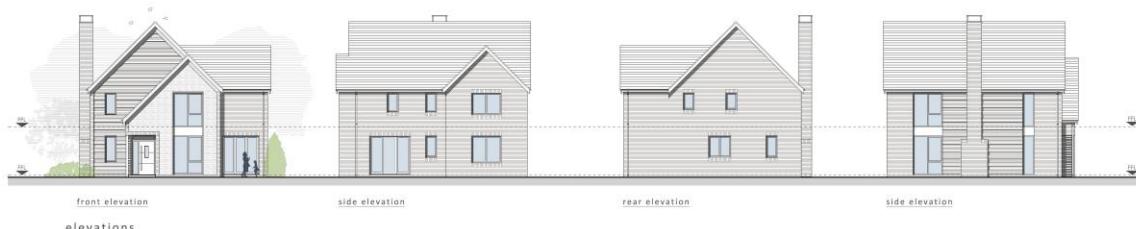
Brick: Soft Red Multi Brick with light coloured mortar  
 Brick (Detailing): Carrstone in coursed bond  
 Roof: Rustic Red Pantiles  
 External Wall Cladding: Dark Grey UPVC  
 Front Doors: Grey Composite  
 Fences and Gutters: Black UPVC  
 Entrance Screen: Hit and miss timber  
 External Stairs: Coated Aluminium (colour TBC)  
 Window Glazing: Obscured to back rooms  
 Downspouts: Coated Aluminium (colour TBC)



### ground floor

REVISION LOG	
REV. DATE	DESCRIPTION
F1	13/05/24
F2	31/05/24
F3	23/05/25
F4	28/05/25
F5	31/05/25

First issue  
Planning Submission  
Added roof plan  
Added planning to floor plans  
Renovated garage (deadlocking mechanism)



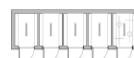
Cart Shed, Cycle Stores and Bin Store



## Single Cart Shed



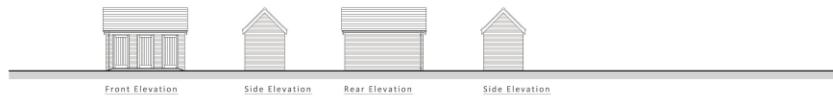
### Double Cart Shed



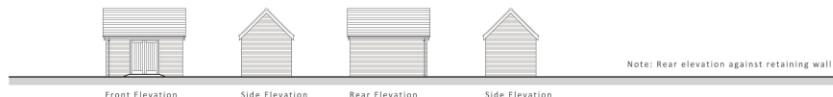
Cycle store for 10 no. cycles



Cycle store for 6 no. cycles



W Communal Bin Stores



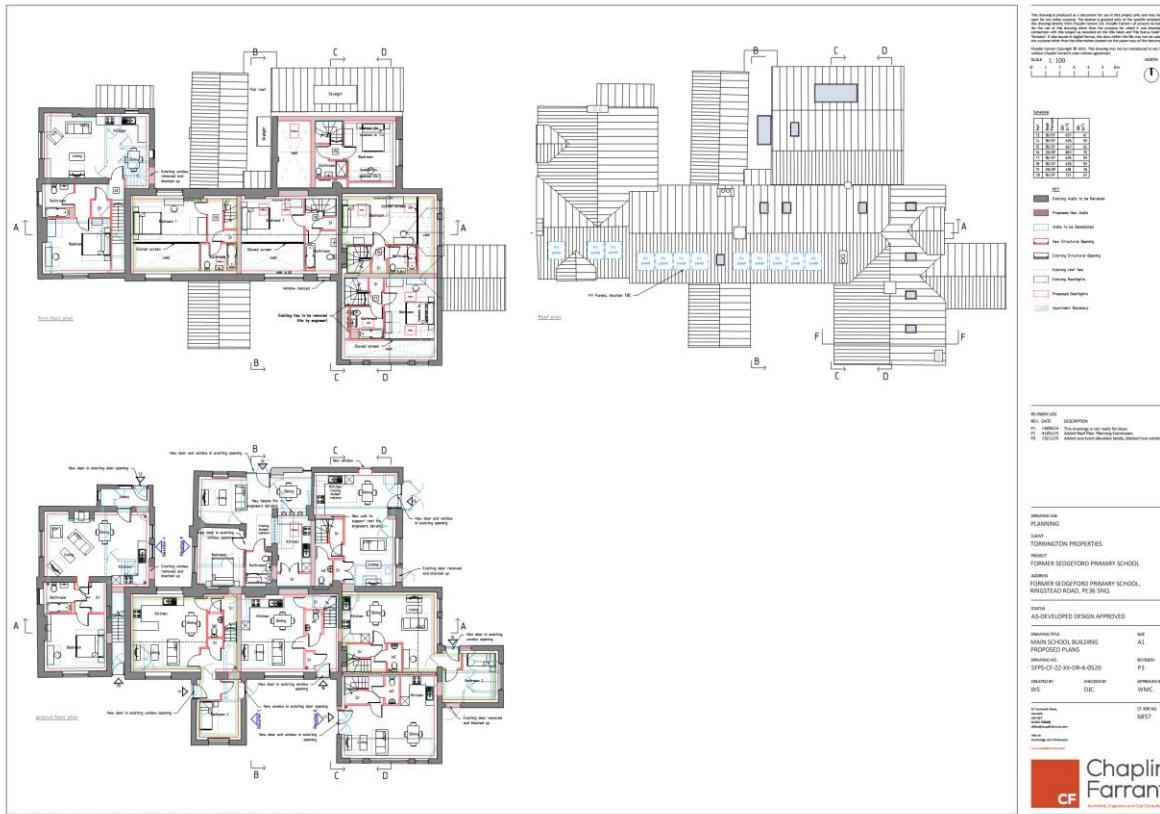
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REVISION LOG

DRAWINGS USE  
PLANNING  
CLIENT  
TORRINGTON PROPERTIES  
PROJECT  
FORMER SEDGEFORD PRIMARY SCHOOL  
ADDRESS

RINGSTEAD ROAD, PE36 5NQ	
STATUTORY AJ-DEVELOPED DESIGN APPROVED	
DRAWING TITLE PROPOSED CART SHEDS, BIN & CYCLE STORES	SIZE A1
DRAWING NO. SFPS-CF-ZZ-30X-DR-A-0516	REVISION P1
CREATED BY WS	CHECKED BY DIG
12 TENTER ROAD HARFORD SHROPSHIRE SY5 8BT	
CF X09 ND. 6857	

 Chaplin Farrant  
Architects, Engineers and Cost Consultants







25/00641/FM



Headmaster's house and view south along Ringstead Road



Existing access to be retained for pedestrians, existing school building





View from existing access to playing fields, showing level differences





Existing access to be retained for pedestrians, existing school building



25/00641/FM



View from south of site north along Ringstead Road



25/00641/FM



View along Ringstead Road & west boundary (winter)



25/00641/FM



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**

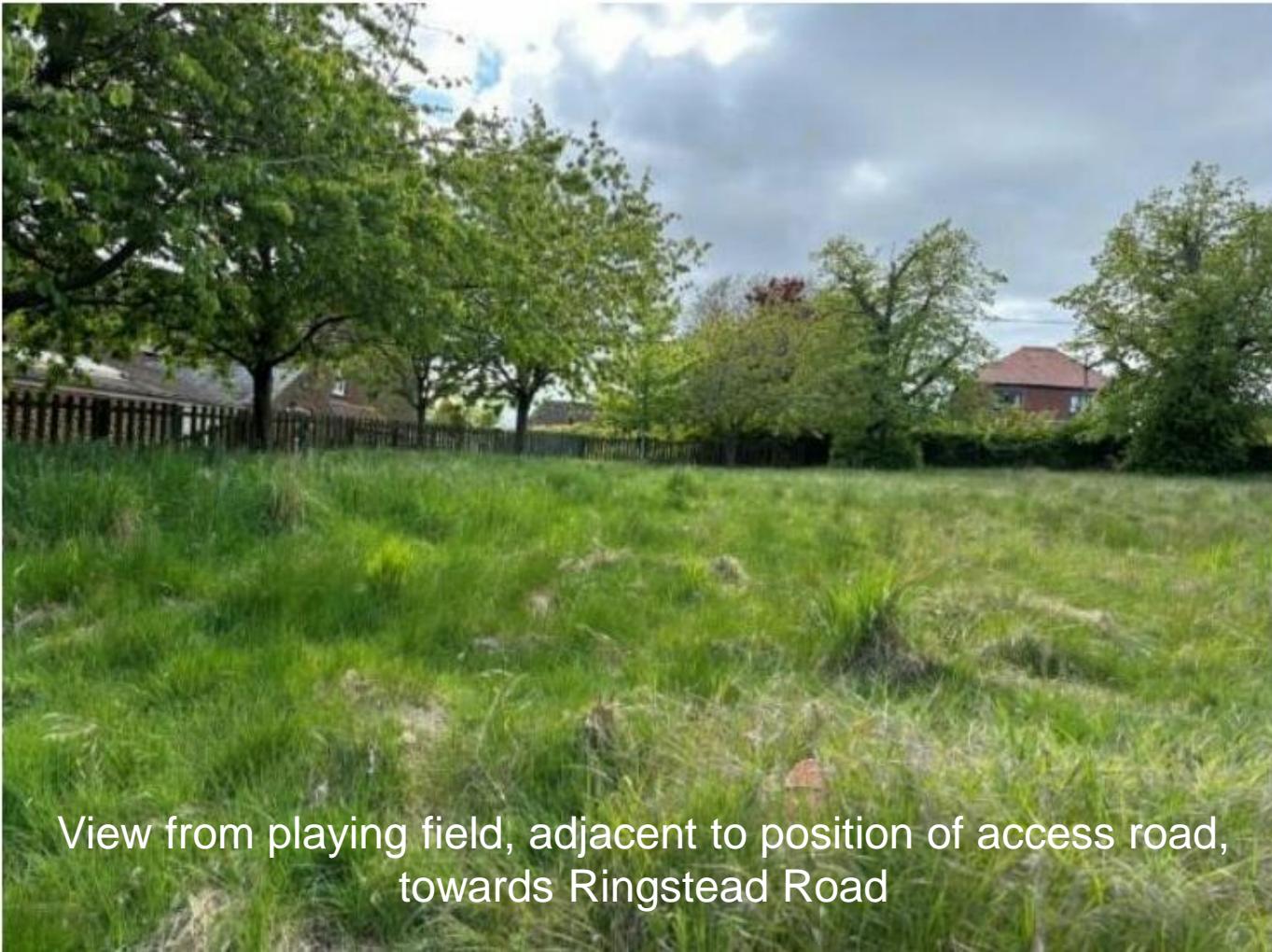
25/00641/FM



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



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



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





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





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

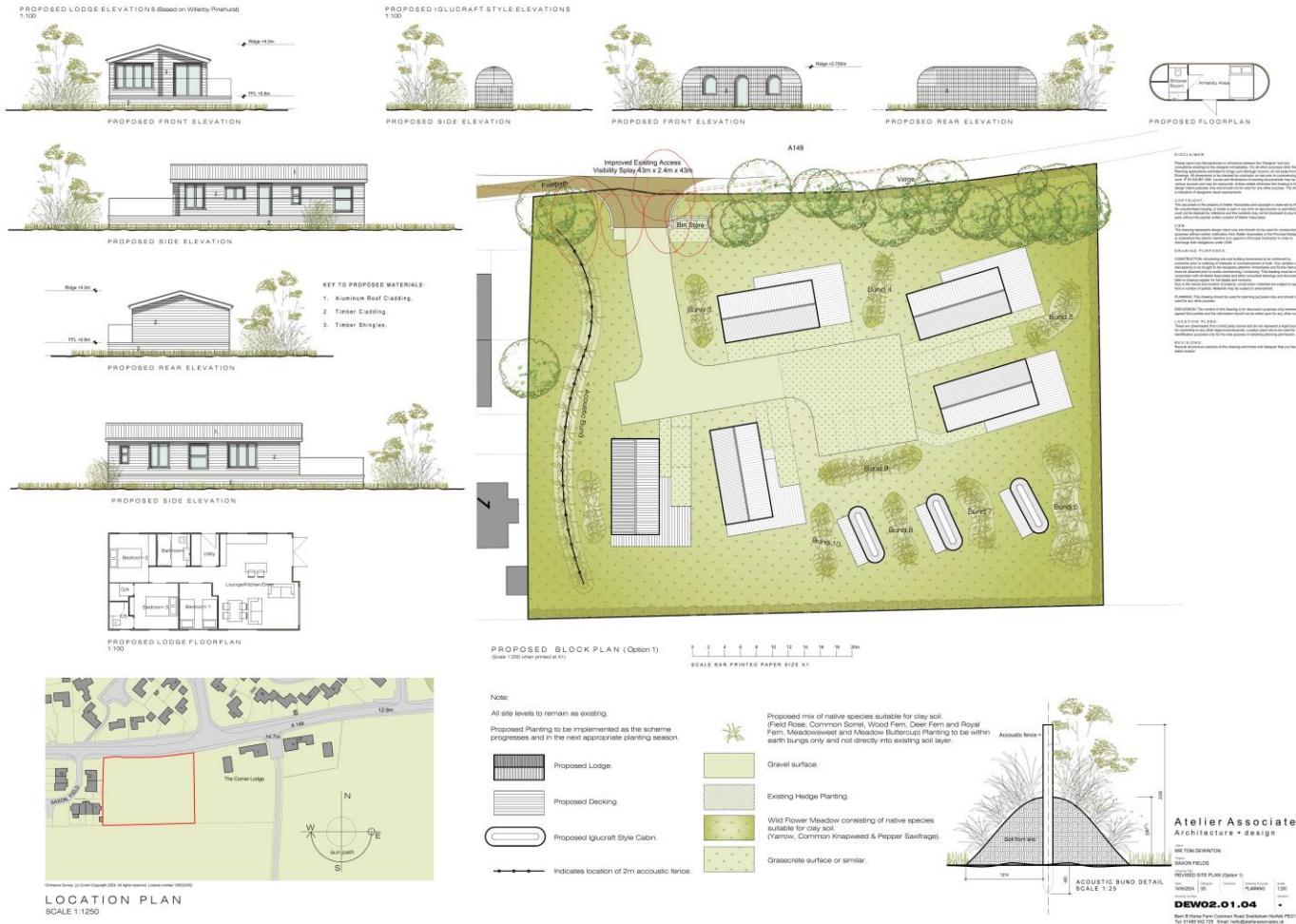


25/00641/FM



# 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



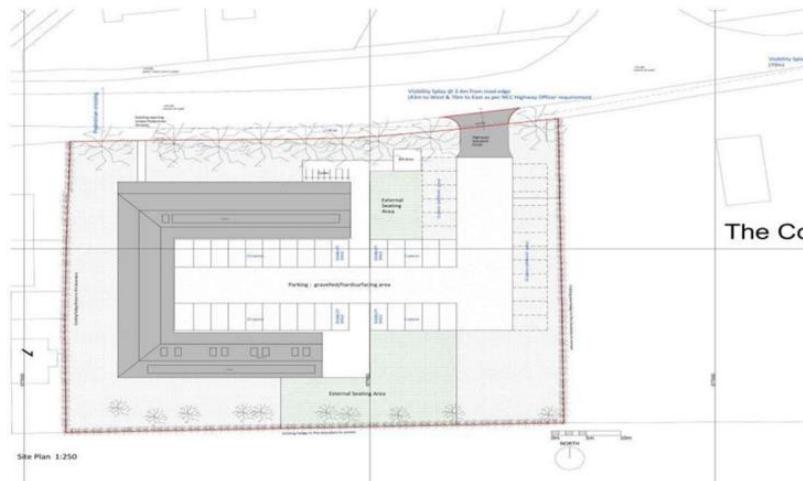
# Speaker Tom de-Winton



25/00118/F

Plan A

20/02132/F



Darren French Architect  
 100 Main Road, www.architect6041.co.uk  
 (0) 07887232323  
 (e) 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

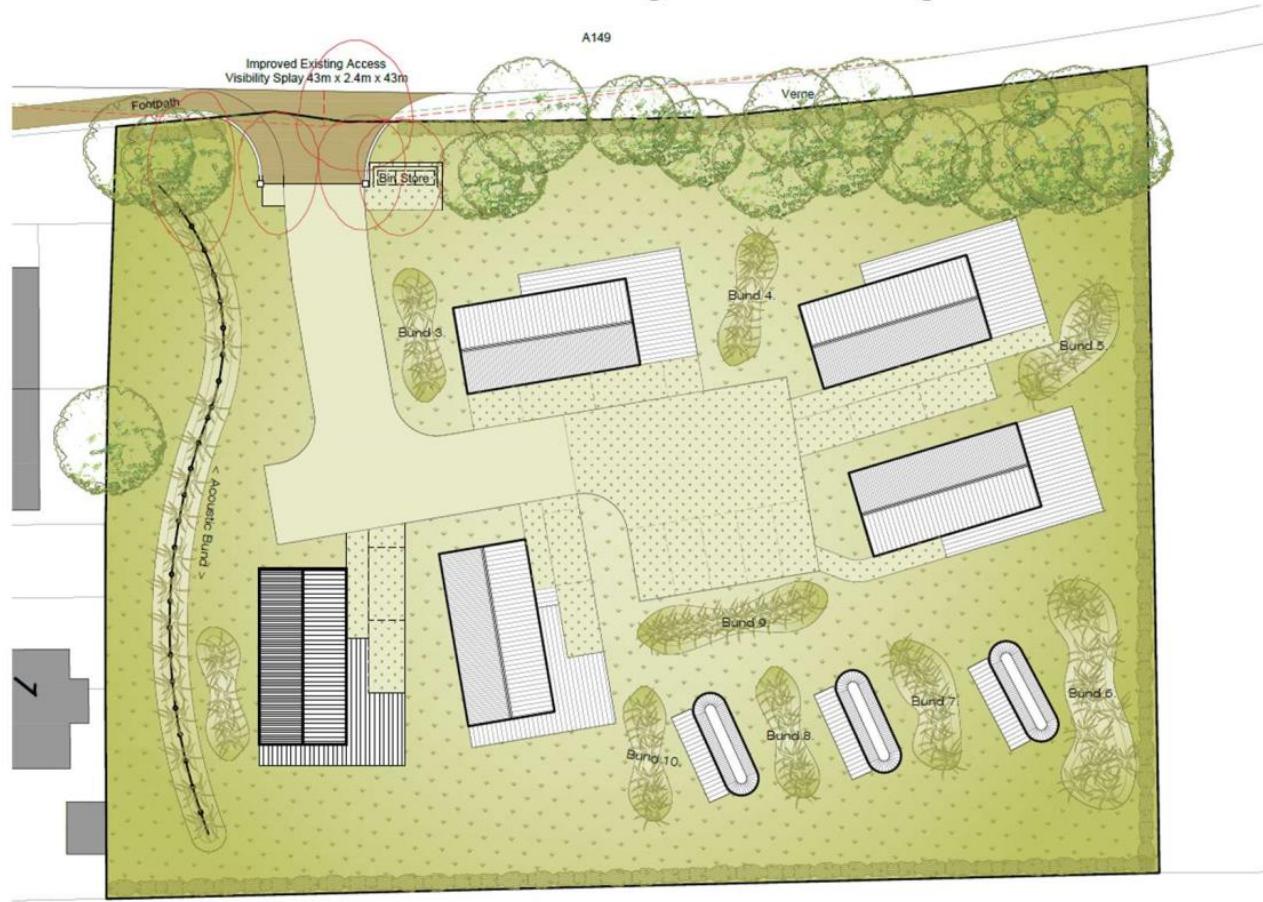
25/00118/F



25/00118/F

## Plan B v2

25/00118/F



25/00118/F

**25/00118/F**

Please grant this application  
Planning Consent.

Thank you.

# 25/01595/LB



## Location Plan

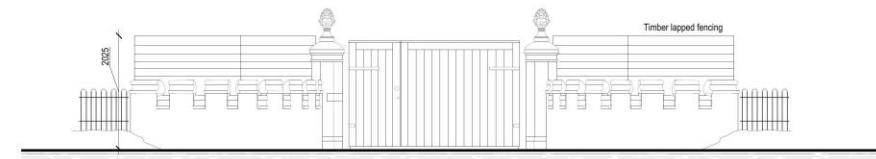
Site Address: Middleton Castle, Station Road, Tower End, Middleton, PE32 1EE

Date Produced: 28-Sep-2025

Scale: 1:1250 @A4

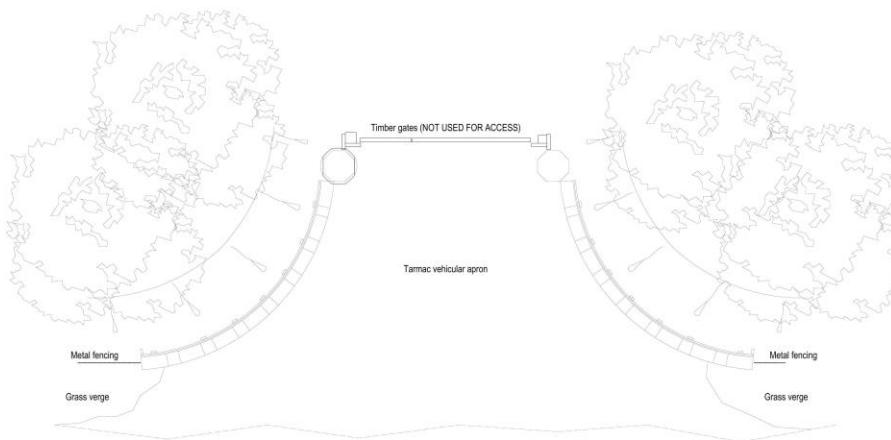


25/01595/LB



FRONT ELEVATION AS CONSTRUCTED [WEST]

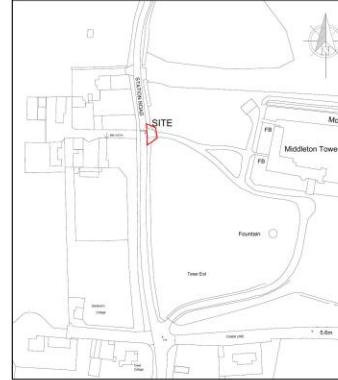
1/30



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

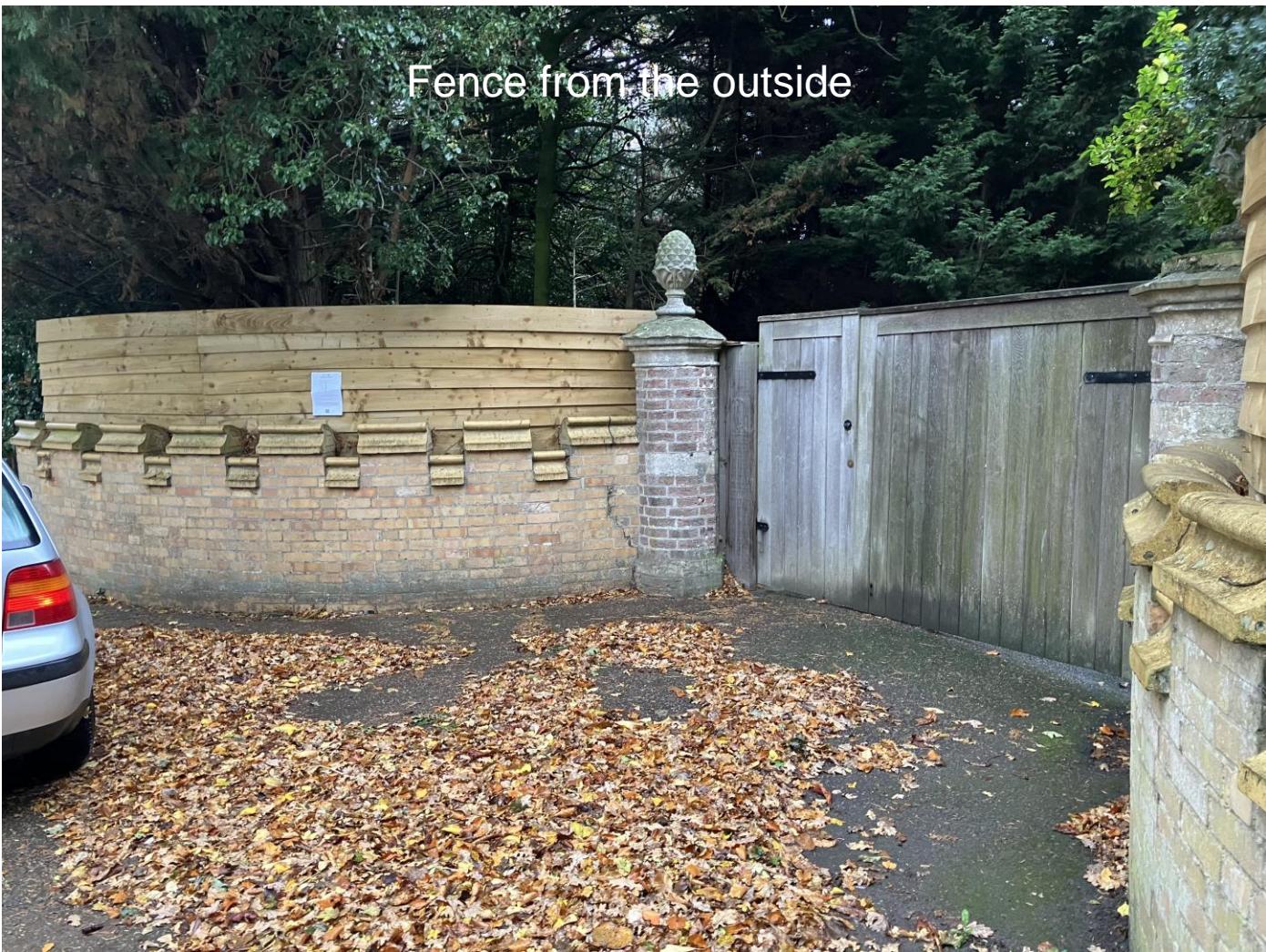
Date	
Ref. Description	
Project Reference	
Planning Application	
Plans and Elevations as Installed	
Drawings No.	
Date	
Drawn by	
Approved by	
Supervised by	

Project Reference	Planning Application	Plans and Elevations as Installed	Drawings No.	Date	Drawn by	Approved by	Supervised by
25/01595/LB	584 - PL21			SEPT 2025			

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25/01595/LB

Fence from the outside



25/01595/LB



Fence from the outside





Rear of the Wall showing attachment





Rear of the wall showing older fence and attachment





Older lower fence along the boundary but back  
from the wall



# 25/01728/F



25/01728/F

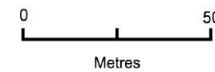
**Location Plan**

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



Date Produced: 20-Oct-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14366317v1



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25/01728/F



25/01728/F



25/01728/F



25/01728/F



25/01728/F



25/01728/F



25/01728/F



25/01728/F



Opposite site to west



25/01728/F



Opposite site to west



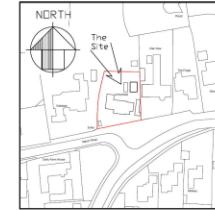
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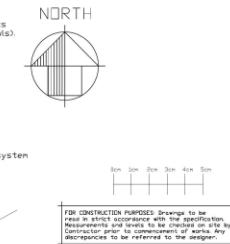
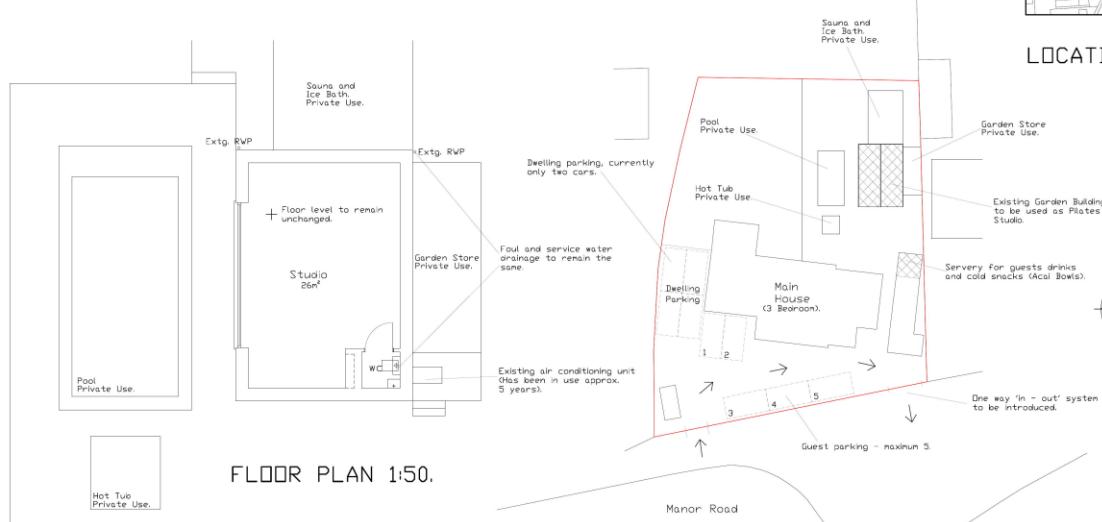
# 25/01495/F



25/01495/F



LOCATION MAP 1:1250.



SITE PLAN 1:200.

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

Matt Sturgeon Ltd.  
BUILDING CONSULTANCY  
MONKEY PLAZA • HUMBERY LANE • NORTH WOOTTON  
KING'S LYNN • NORFOLK • PE3 5QH • 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



25/01495/F

Slide No. 69



Bor  
Ki  
W

Image © 2025 Airbus

Google Earth

1086

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



View towards dwelling from Manor Rd

25/01495/F



View towards Manor Road junction from All Saints Drive





View of dwelling from eastern access onto All Saints Drive

25/01495/F



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





Further parking at the front of the dwelling



25/01495/F



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





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



25/01495/F



Sign at front



25/01495/F



Rear garden facing west showing hot tub



Rear garden facing northwest showing swimming pool

25/01495/F



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



25/01495/F



Southern elevation of Pilates Studio





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

25/01495/F





Rear elevation of dwelling



25/01495/F



Rear elevation of dwelling



25/01495/F



Inside of Pilates studio

25/01495/F

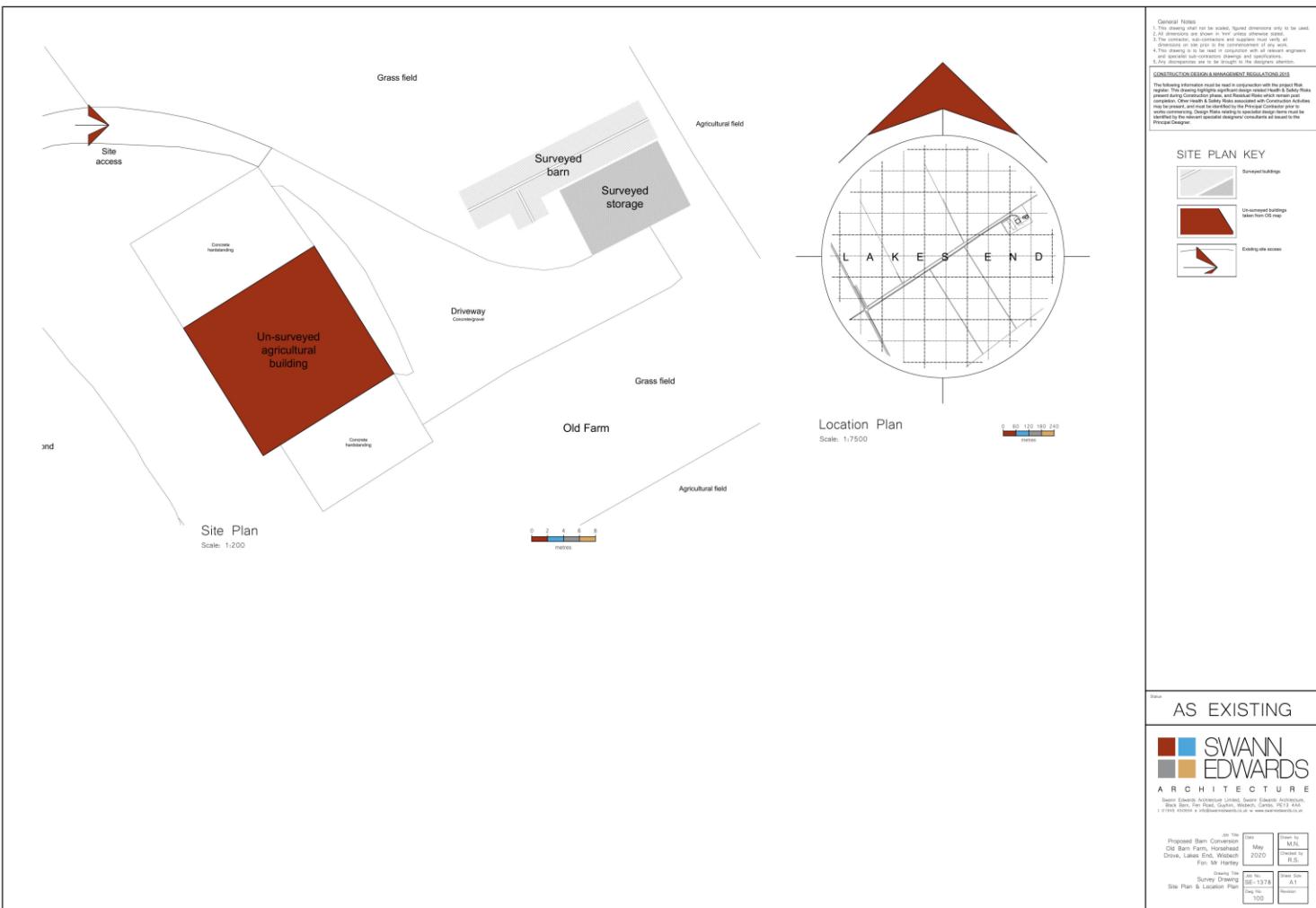


Front elevation of sauna and ice bath building

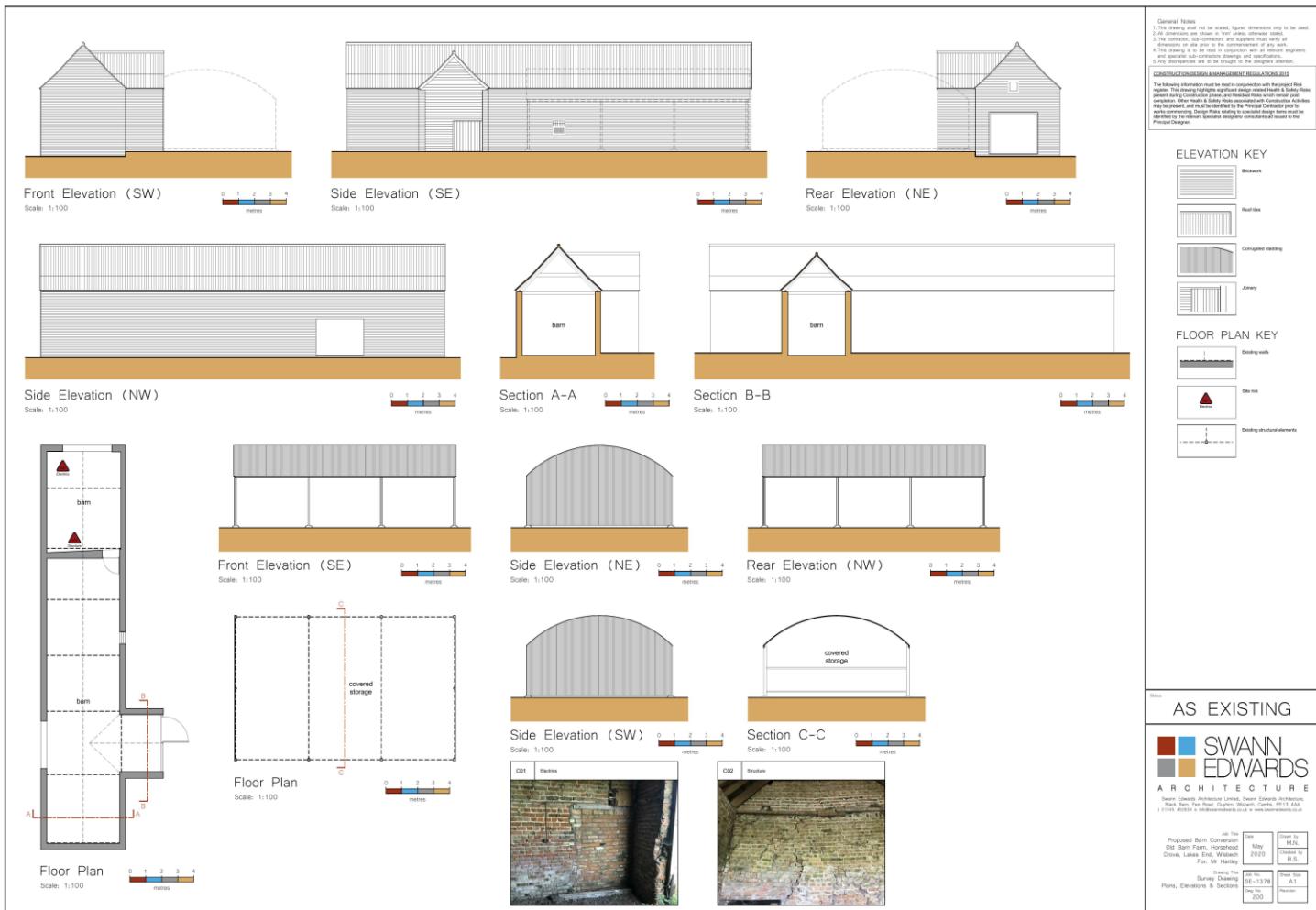
# 25/01697/F



25/01697/F

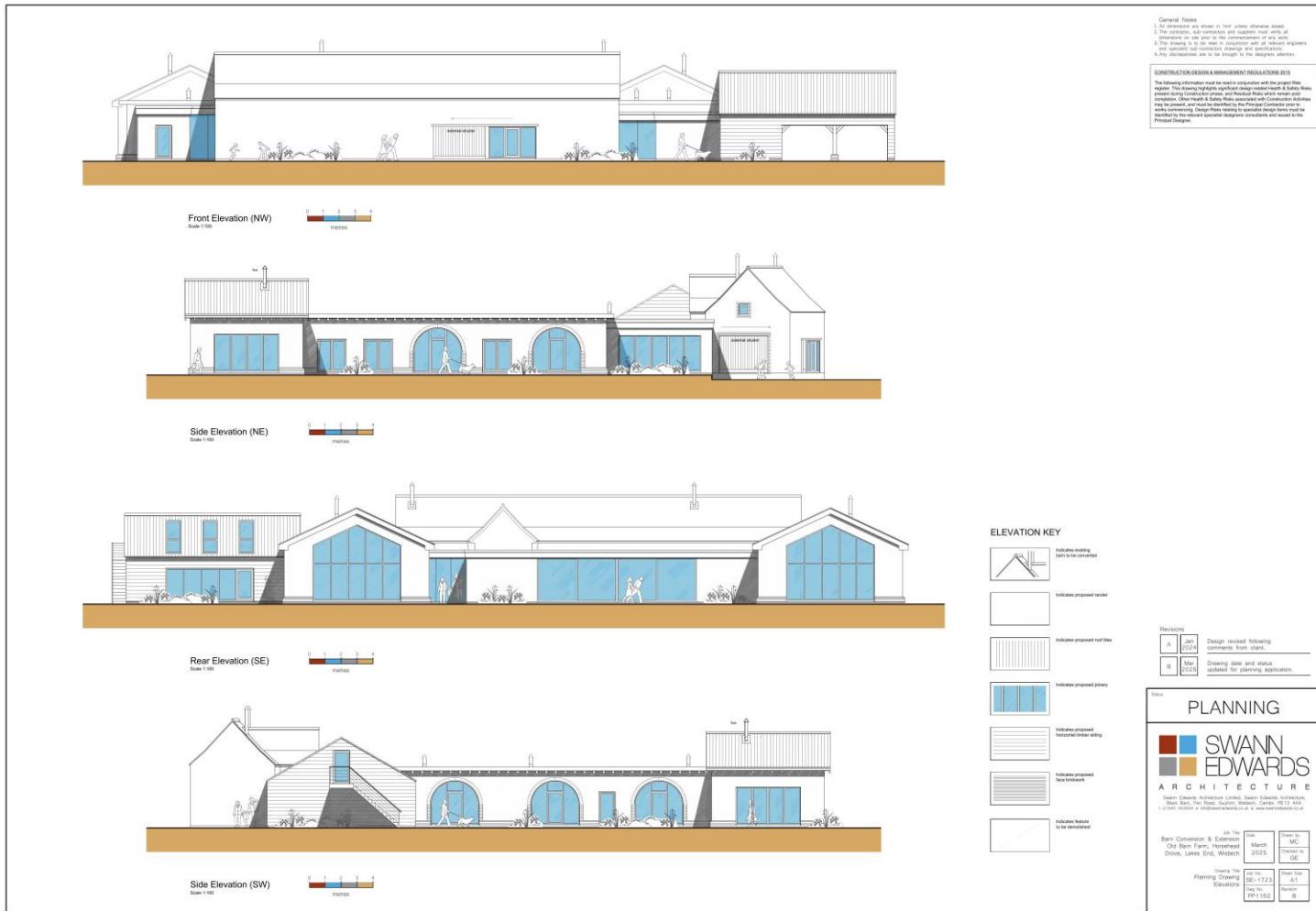




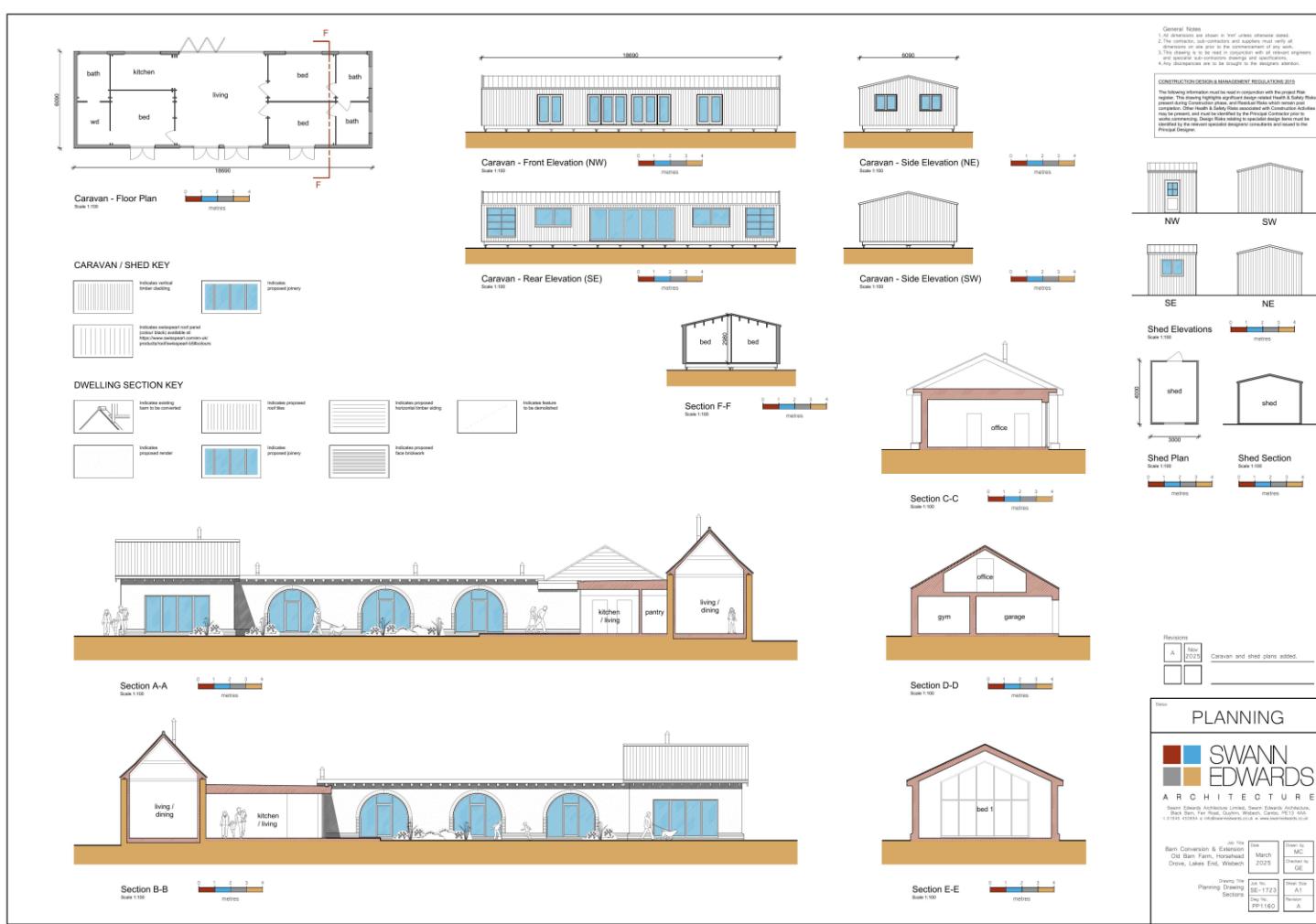








25/01697/F





View eastwards along Horsehead Drove from highway





Existing traditional barn





Southern view









View westwards towards existing central storage building and caravan



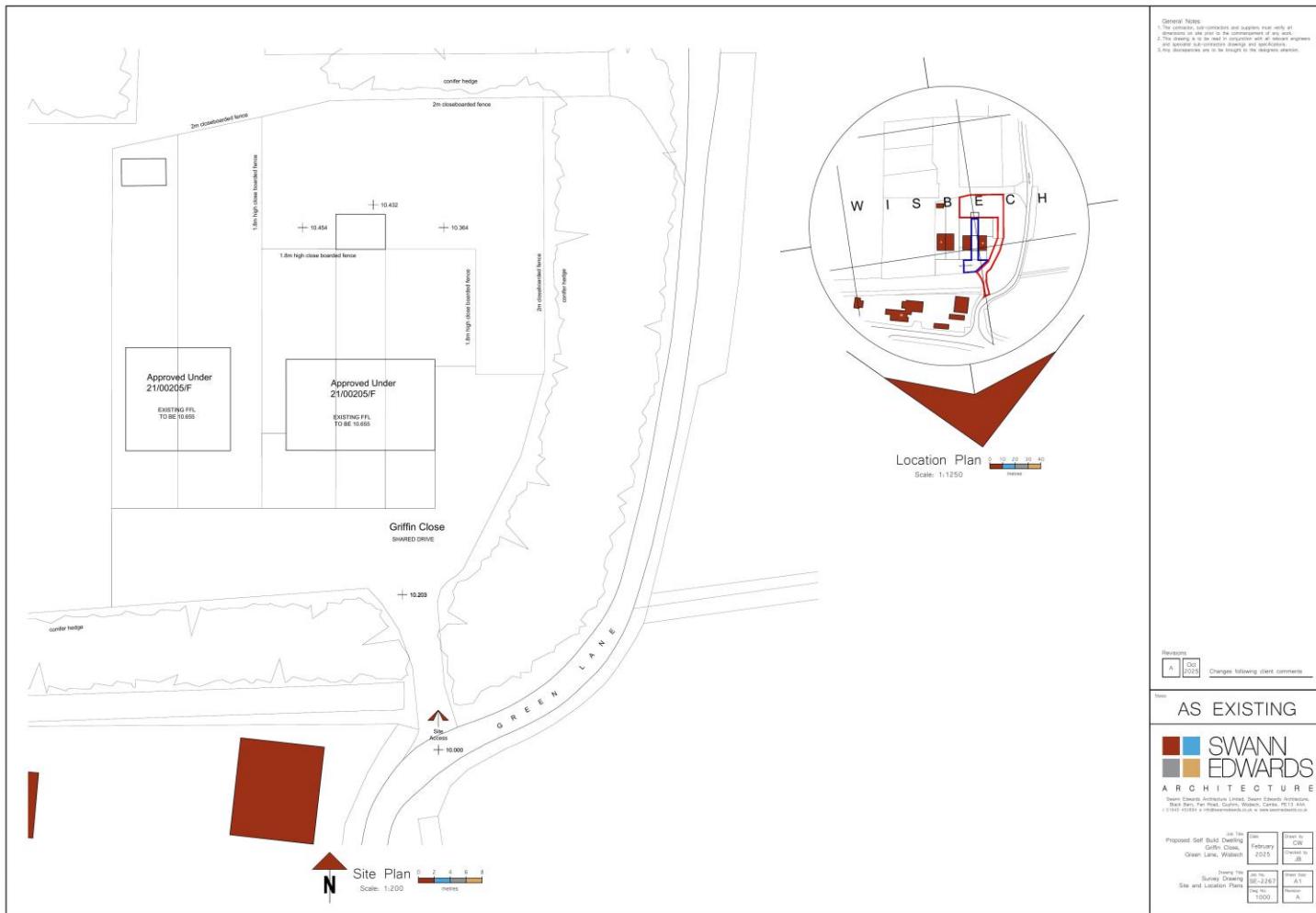


View of caravan, shed and decking from access track



# 25/01675/O









August 2016

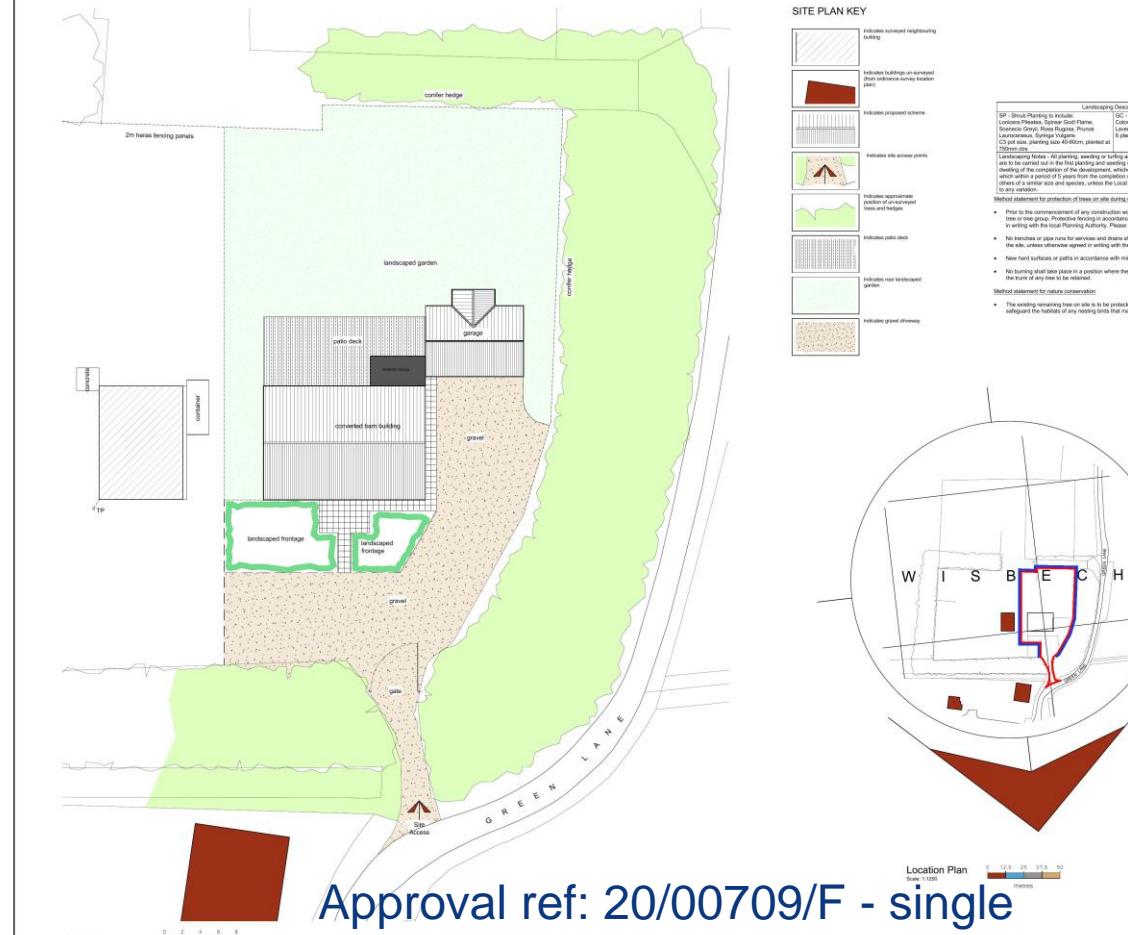




September 2018







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

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

FOR APPROVAL



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Black Swan, Pen Road, Glynneath, Wales, CF813 4AA  
01609 450004 • info@seaweedwells.co.uk • [www.seaweedwells.co.uk](http://www.seaweedwells.co.uk)

10.1007/s00339-010-0633-2

Job Title \_\_\_\_\_  
Proposed Barn Conversion Date \_\_\_\_\_ Drawn By \_\_\_\_\_

Green Laine, Wisbech  
TUE 14 2012 2012 May AD Checked by

For: Mr & Mrs Griffin

Drawing Title \_\_\_\_\_ Job No. \_\_\_\_\_ Sheet Size \_\_\_\_\_

## Planning Drawing Site & Location Plan

PP1000

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





July 2022





March 2023







Existing five dwellings









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





View further eastwards





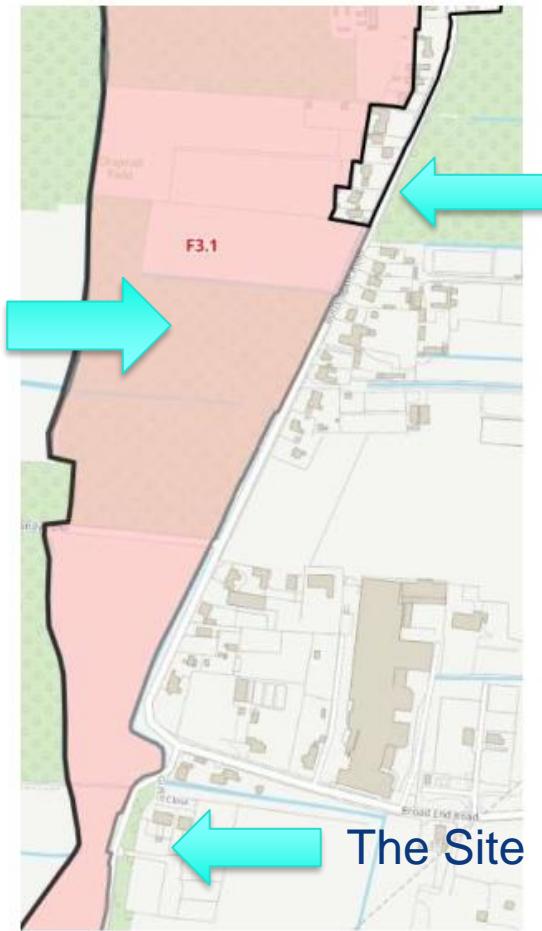
View towards Nos. 4 & 5







## Wisbech East Housing Allocation



Development  
boundary

The Site







Footpath to west of Green Lane

# Speaker Shanna Penny





# End of Presentation

