

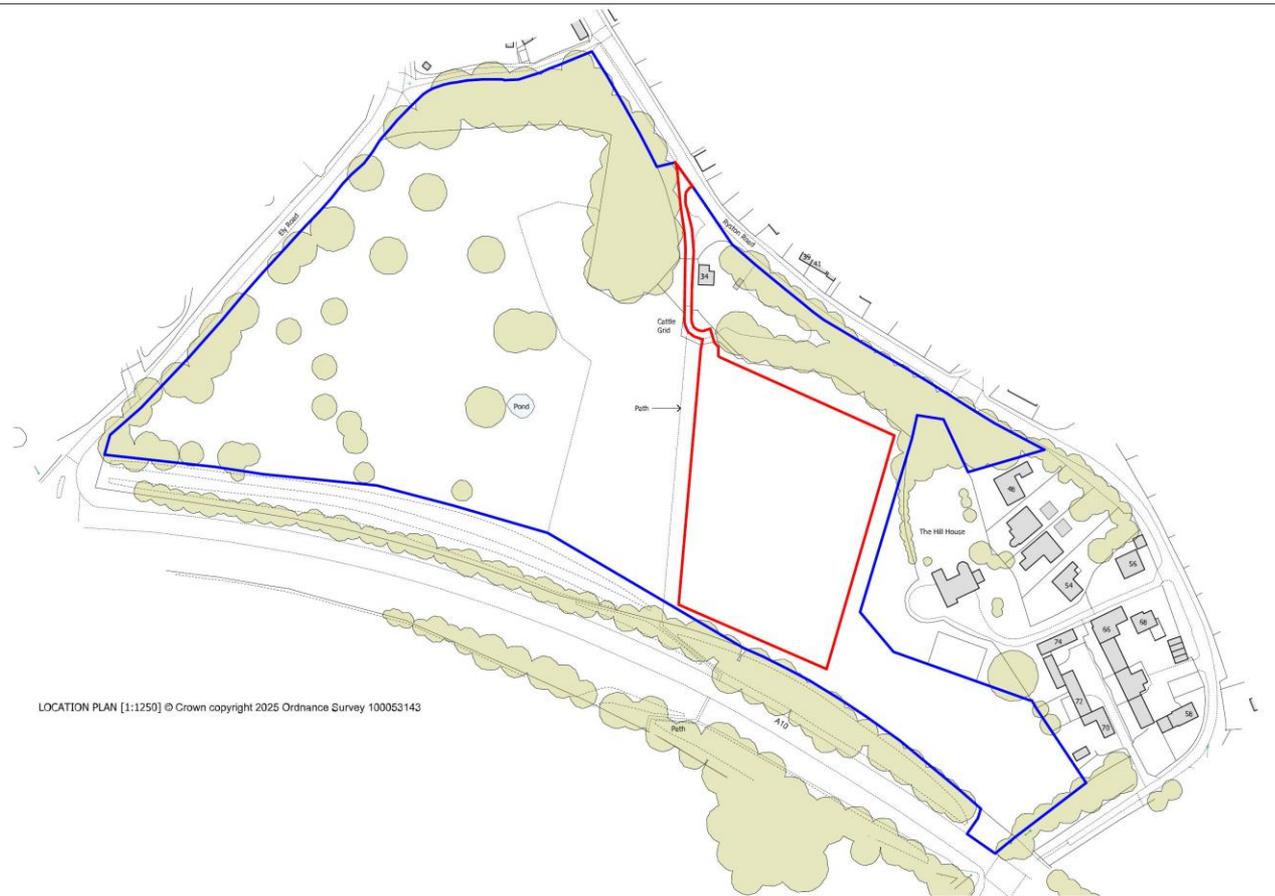
# Planning Committee

## 2 February 2026



**25/01552/FM**





LOCATION PLAN [1:1250] © Crown copyright 2025 Ordnance Survey 100053143

REV	DESCRIPTION	DATE	AUTHOR	CHKD	NOTES
A	Planning Issue	06/06/2025	OW		
B	Plan updated	23/10/2025	OW		
C	Plan updated	30/10/2025	OW		

DATE	SCALE & A2	PROJECT
30/10/2025	1:1250	Proposed Change of Use from Agricultural to Secure Area for Dog Walking - Denver
		CLIENT Tyggy's Paddocks
		STATUS <b>FOR PLANNING</b>
		DRAWING Location Plan

PROJECT NO.	REVISION NO.	REV.
642	100	C



PROPOSED BLOCK PLAN 1:1000

REV DESCRIPTION  
 1 Initial Issue  
 2 Final Issue

DATE AUTH'D BY  
 19/07/2025 DW  
 02/08/2025 DW

NOTES



DATE SCALE @ A1  
 19/07/2025  
 1:1000

AUTHOR  
 DW  
 CHECKED BY

PROJECT Proposed Change of Use from Agricultural to Secure Area for Dog Walking  
 CLIENT Tiggy's Paddocks  
 DRAWING FOR PLANNING  
 PROPOSED BLOCK PLAN

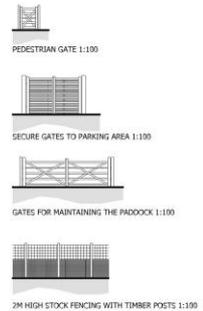
PROJECT NO.  
 642

DRAWING NO.  
 101

REV.  
 C



- KEY**
- Existing Trees
  - Proposed Tree Planting
  - Proposed Area for Secure Dog Walking/Exercise/Training
  - Area of Handovering 300mm deep excavation filled with compacted scalings
  - Concrete or Similar
  - 2m High stock fencing with timber posts
  - Existing Access
  - Proposed Extension of Access Track to Secure Dog Exercise Paddock to fit Gate Stock Type to Minimise Visual Impact
  - Secure Gates to Parking Area
  - Secure Pedestrian/Guest Access
  - Parking Area
  - Access for Paddock Maintenance
  - Resting/Walking Place



REV. DESCRIPTION

- 1. Revise to include
- 2. Revise to include
- 3. Revise to include
- 4. Revise to include
- 5. Revise to include
- 6. Revise to include

DATE: 08/06/25  
 DRAWN BY: DW  
 CHECKED BY: DW  
 PROJECT NO: 25/01552/FM

AUTHOR: DW

DATE: 08/06/25

CHECKED BY: DW

PROJECT NO: 25/01552/FM

AUTHOR: DW

DATE: 08/06/25

CHECKED BY: DW

PROJECT NO: 25/01552/FM

AUTHOR: DW

DATE: 08/06/25

CHECKED BY: DW

PROJECT NO: 25/01552/FM

NOTES



DATE: JULY 2025  
 SCALE @ A1: 1:1000 (1:500)  
 CLIENT: Tiggy's Paddocks  
 DRAWING: PROPOSED SITE PLAN

PROJECT: Proposed Change of Use from Agricultural to Secure Area for Dog Walking, Denver  
 CLIENT: Tiggy's Paddocks  
 DRAWING: PROPOSED SITE PLAN

PROJECT NO: 642  
 DRAWING NO: 102  
 REV: E



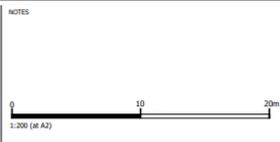
- KEY**
- ① Bin & Bag Dispenser
  - ② Water Station
  - ③ Parking
  - ④ Area of Handstanding 300mm deep excavation filled with compacted scalplings
  - ⑤ Pedestrian Gate Secure with Coded Padlock (see image 1)
  - ⑥ Secure Gates (see image 2)



DETAILED PLAN 1:200

REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Planning Issue	04/08/25	CW	CW
B	Plan Updated	26/10/25	CW	CW
C	Plan Updated	26/10/25	CW	CW

DATE	AUTHOR	CHKD	NOTES
04/08/25	CW	CW	
26/10/25	CW	CW	
26/10/25	CW	CW	



DATE	JULY 2025
SCALE @ A2	1:200
PROJECT	Proposed Change of Use from Agricultural to Secure Area for Dog Walking, Denver
CLIENT	Tiggy's Paddock
STATUS	<b>FOR PLANNING</b>
DRAWING	Detailed Plan
AUTHOR	CW
CHECKED BY	

PROJECT NO.	642	DRAWING NO.	103	REV.	C
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All dimensions are subject to site survey and site verification. Do not scale from this drawing.









Access into the site and No 34 Ryston Road





Access into the site





View along the west boundary of the application site





View looking west from application site





View looking northwest from application site





View looking north from application site





View looking northeast from application site





View looking east from application site





View looking southeast from application site





View looking south from application site





View looking southwest from application site





25/01552/FM

Close view of Hill House (north of application site)



Closer view of No 34 Ryston Road (west of application site)

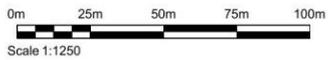
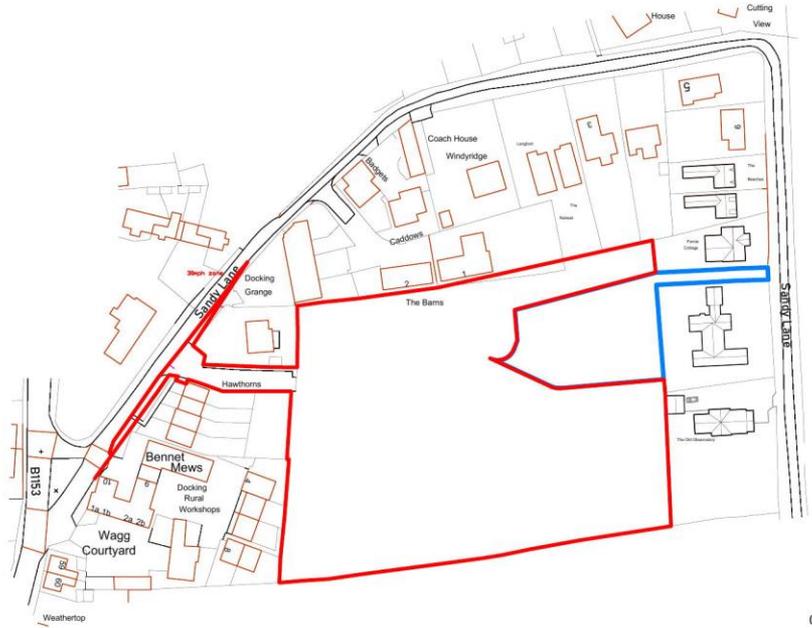


**25/01391/FM**



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**CW JOHNSON**  
CHARTERED SURVEYORS

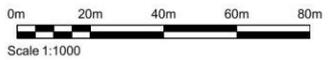
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G	Plot outlined and bin collection shown	13/02/25	CWJ
F	Plot 1 site reduced	07/11/25	CWJ
E	Plot 1 type updated	33/05/25	CWJ
D	Garden Extensions altered	07/05/25	CWJ
C	Red line added	07/05/25	CWJ
B	Road access and drain added	06/05/25	CWJ
A	Layout alterations	03/05/25	CWJ
Rev	Description	Date	Checked
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Project:	Residential development Land at Sandy Lane Docking	Project No:	2020658	Scale @ A3:	1/1000	Drawn By:	CWJ
Client:	Vello Limited	Drawing Number:	2020658 - 02	Purpose of Issue:	Information	Revision:	G



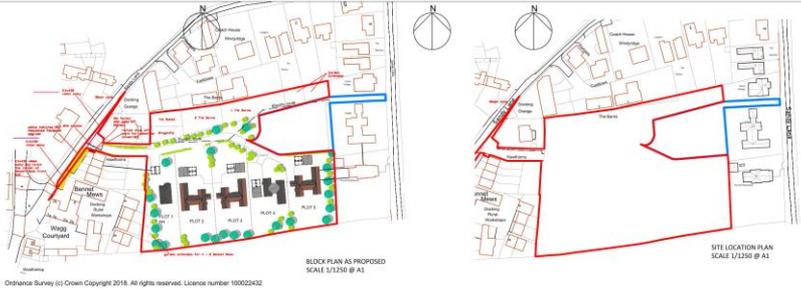
**Initial Site Layout Concept**

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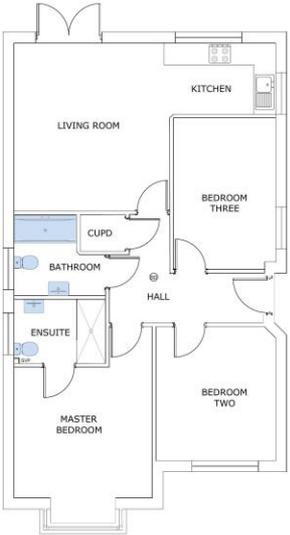
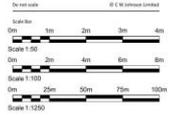
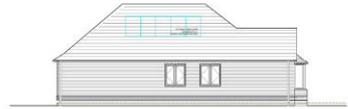
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3 bed bungalow 86 sqm



**Proposed Materials**

- Roof: Rainwater goods
- Fascia: Brickwork
- Windows: Doors
- Clay Pantiles
- Black upvc, black upvc
- Norfolk soft red multi. Painted timber.
- Composite

C. W. Johnson & Son Limited	01693 226 226
The Corporation of King's Lynn, Norfolk	01693 226 226
Project No: 25/01391/FM	Scale: As indicated
Drawn By: [Name]	Drawn At: [Date]

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CHARTERED SURVEYORS

Building Surveying Architectural Design Building Construction  
www.cwjohndson.co.uk info@cwjohndson.co.uk

Approved by B115

Project:  
Residential Development  
Land at Sandy Lane  
Docking

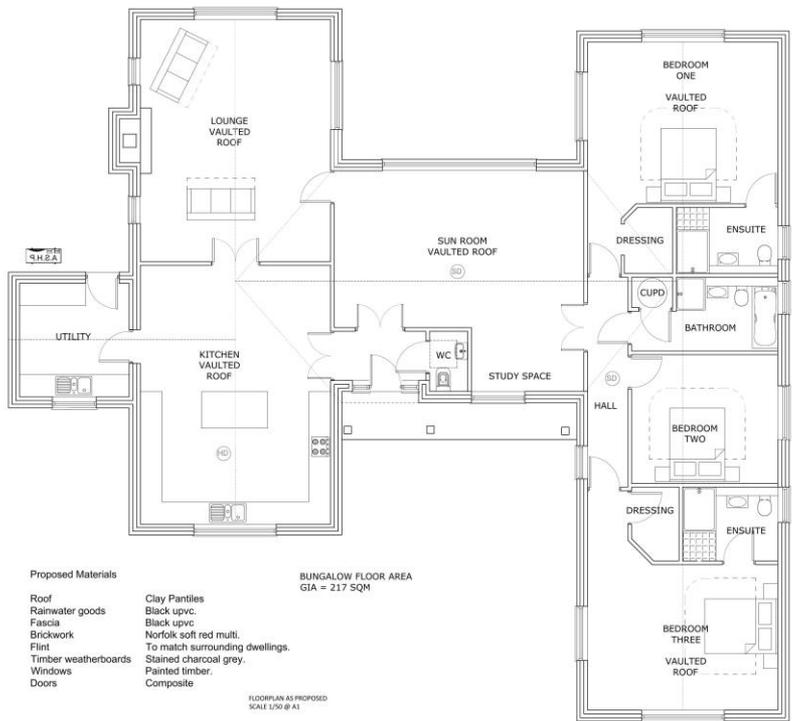
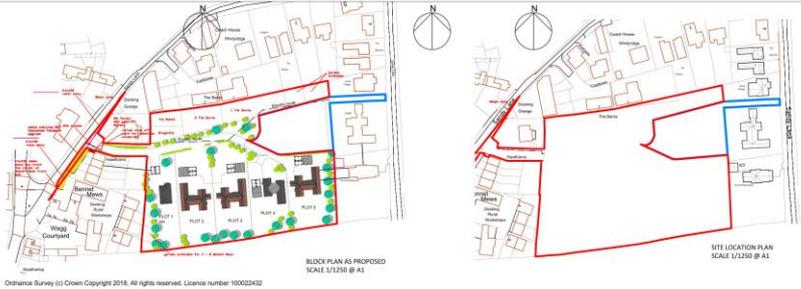
Client:  
Vellis Limited

Title:  
Plot 1 As Proposed

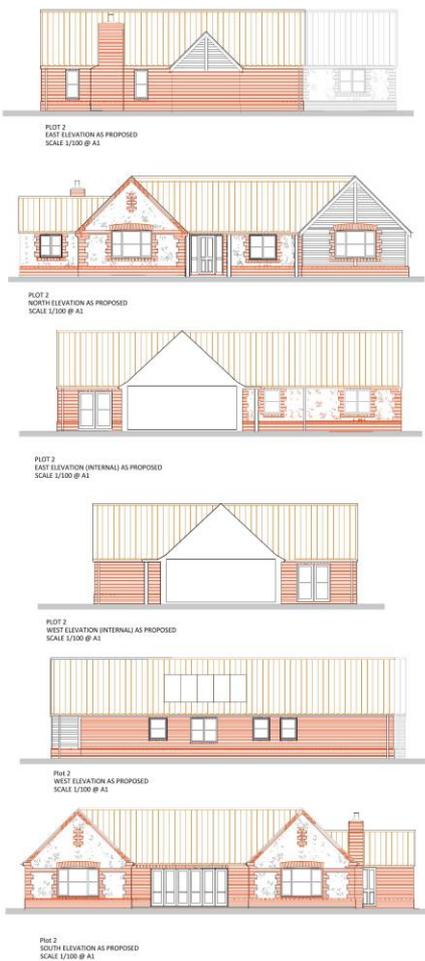
Drawing Number:  
20201802 - 07

Prepared/Checked:  
Planning

Approved:  
C

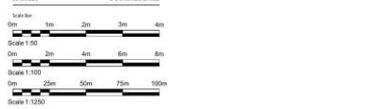


- Proposed Materials**
- Roof: Clay Pantiles
  - Rainwater goods: Black upvc.
  - Fascia: Black upvc.
  - Brickwork: Norfolk soft red multi.
  - Flint: To match surrounding dwellings.
  - Timber weatherboards: Stained charcoal grey.
  - Windows: Painted timber.
  - Doors: Composite.



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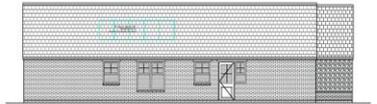
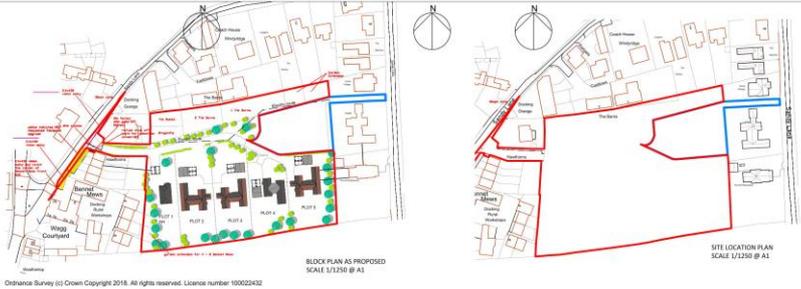
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Client:	Vellis Limited
Title:	Plot 2 As Proposed
Drawing Number:	20201802_06
Project Name:	Planning
Revision:	A



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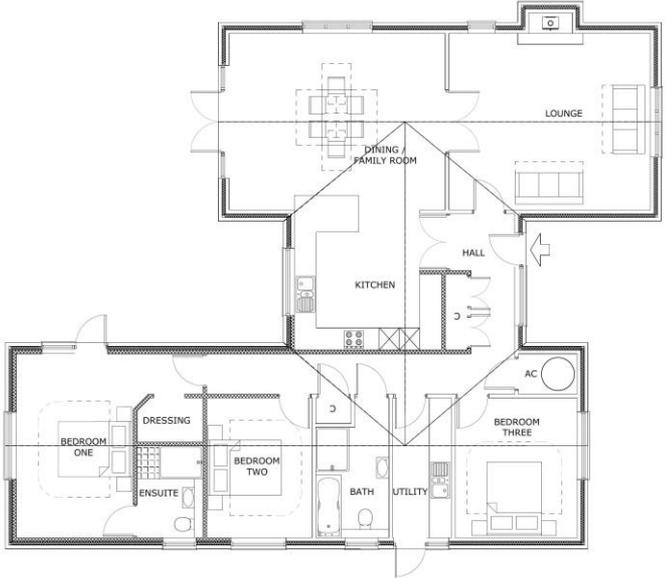
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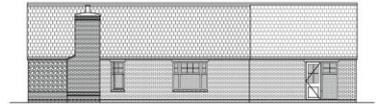
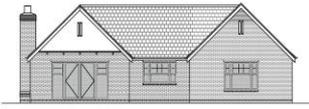
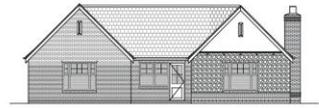
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Scale Bar  
Scale 1:500  
0m 20m 40m 60m 80m  
Scale 1:1000  
0m 25m 50m 75m 100m  
Scale 1:2500



3 bed  
bungalow  
155 sqm  
GIA



- Proposed Materials**
- Roof: Clay Pantiles
  - Rainwater goods: Black upvc
  - Fascia: Black upvc
  - Brickwork: Norfolk soft red multi.
  - Flint: To match surrounding dwellings
  - Render: Through coat white
  - timber weatherboards: Stained charcoal grey.
  - Windows: Painted timber.
  - Doors: Composite.

A1: Not prepared and no solution shown 13/10/2018 08:00  
 Project No: 20201802 Scale: As indicated Drawn By: [redacted]  
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 Registered in 2013  
 Residential Development  
 Land at Sandy Lane  
 Docking  
 Vello Limited  
 Plot 4 As Proposed  
 Drawing Number: 20201802\_08  
 Proposed House: Planning

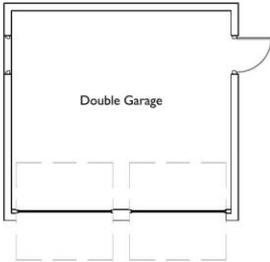




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Garages  
33 sqM  
GIA



Floor Plan

Proposed Materials

- Roof
- Rainwater goods
- Fascia
- Brickwork
- Timber weatherboards
- Doors
- Clay Pantiles
- Black upvc.
- Black upvc
- Norfolk soft red multi.
- Stained charcoal grey.
- Composite.



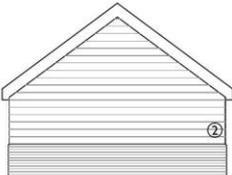
Front Elevation  
Plot 2 - East  
Plot 3 - West  
Plot 4 - North  
Plot 5 - West  
Plot 6 - South



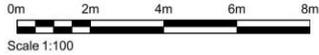
Side Elevation  
Plot 2 - South (handed)  
Plot 3 - South  
Plot 4 - East  
Plot 5 - South  
Plot 6 - East



Rear Elevation  
Plot 2 - West  
Plot 3 - East  
Plot 4 - South  
Plot 5 - East  
Plot 6 - North



Side Elevation  
Plot 2 - North (handed)  
Plot 3 - North  
Plot 4 - West  
Plot 5 - North  
Plot 6 - West



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Rev	Description	Date	Checked
-	-	-	-

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Project:  
Residential development  
Land at Sandy Lane  
Docking

Client:  
Vello Limited

Project No: 2020658	Scale @ A3: As shown	Drawn By: CWJ
Title: Garages		
Drawing Number: 2020658 - 12		
Purpose of Issue: Planning		Revision: -

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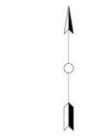
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- The design is to be based on the information provided by the applicant and the relevant authorities.
- The design is to be based on the information provided by the applicant and the relevant authorities.



**CONTRACTOR'S OBLIGATIONS**

- TO BE AWARE OF ALL LOCAL PLANNING CONSENTS
- TO BE AWARE OF ALL LOCAL PLANNING CONSENTS
- TO BE AWARE OF ALL LOCAL PLANNING CONSENTS
- TO BE AWARE OF ALL LOCAL PLANNING CONSENTS



**PROPOSED SYMBOLS**

The drawing is for a particular site and will not be used in a different context. The design is for a particular site and will not be used in a different context.

**Visibility Study Plan**

[Symbol]	Proposed Residential
[Symbol]	Proposed Commercial
[Symbol]	Proposed Public Open Space
[Symbol]	Proposed Road
[Symbol]	Proposed Footpath
[Symbol]	Proposed Cycleway
[Symbol]	Proposed Drainage
[Symbol]	Proposed Fencing
[Symbol]	Proposed Boundary
[Symbol]	Proposed Wall
[Symbol]	Proposed Gate
[Symbol]	Proposed Light
[Symbol]	Proposed Sign
[Symbol]	Proposed Tree
[Symbol]	Proposed Hedge
[Symbol]	Proposed Boundary
[Symbol]	Proposed Wall
[Symbol]	Proposed Gate
[Symbol]	Proposed Light
[Symbol]	Proposed Sign
[Symbol]	Proposed Tree
[Symbol]	Proposed Hedge

**NOTES**

- The drawing is for a particular site and will not be used in a different context.
- The drawing is for a particular site and will not be used in a different context.
- The drawing is for a particular site and will not be used in a different context.
- The drawing is for a particular site and will not be used in a different context.

**Client:** VMS Ltd

**Project:** East of Spaldy Lane, Spaldy, King's Lynn, PE33 0AF

**Title:** Visibility Study Plan

**Scale:** 1:500

**Author:** [Name]

**Checker:** [Name]

<b>SCH</b>	<b>EMA</b>	<b>Substitute</b>	<b>Design</b>	<b>Planning</b>
Date: 2025	Job Number: 0274	By: RLC	Checked: AH	
Drawing No: C01	Client Reference: P2			







View north along Sandy Lane access to right/centre













**25/01684/F**





### Location Plan 1:1250

0 10 50m



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Please note this drawing was produced in colour.

The copyright of this drawing is retained by ACS Architectural Ltd. All dimensions to be checked on site by Contractor.

DRAWN ~ WMS

REVISED ~

CHECKED ~ NJB



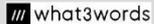
## ACS ARCHITECTURAL

A. UNIT 3 Poppyfields Retail Park  
Poppyfields Drive  
Snettisham  
PE31 7FR

T. 01485 532112  
E. info@acs-architectural.co.uk

### Address

Little Congham House  
Grimston Road  
Congham  
PE32 1DR

 what3words  
lousy.freedom.rested

### Title

Location Plan

### Date

(First Issued) (Last Revision)  
31.10.24 00.00.00

### Paper

A4

### Drawing No.

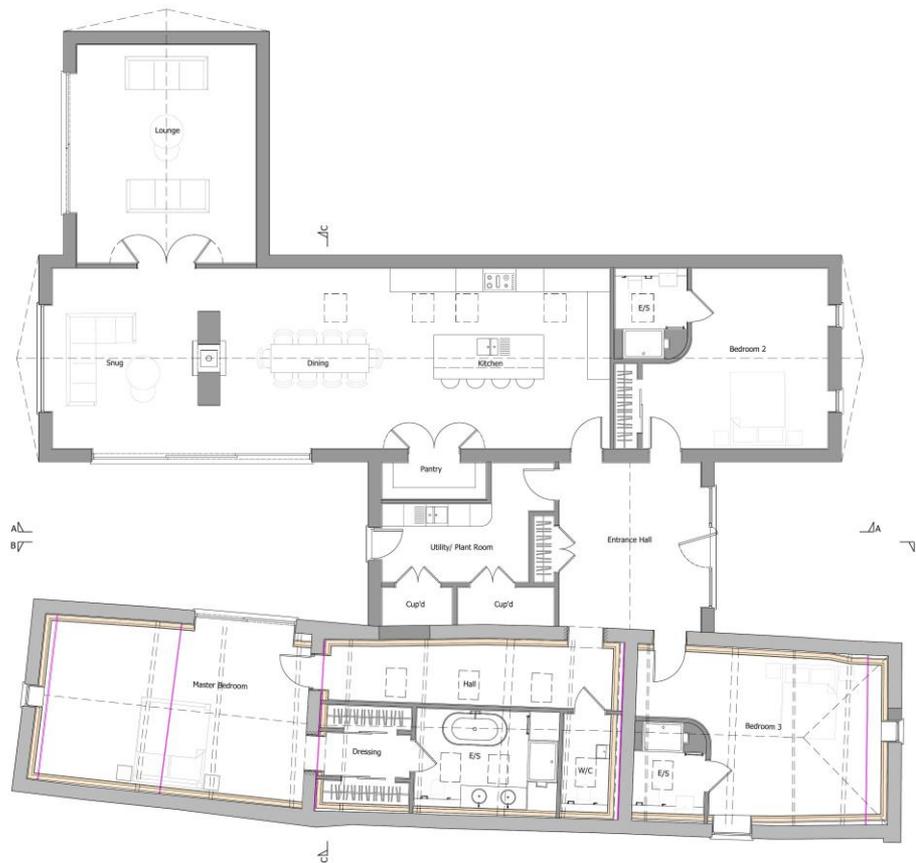
923/24/00

### Rev.

0



25/01684/F



**NOTE**  
 Engineer to advise upon removal/repositioning of historic steel tie-rod and anchor plates  
 Engineer to advise upon structural integrity of existing walls and suitability of existing foundations for convertibility.

Ground Floor Plan 1:50  
 0 1 2.5m



A UNIT 3 Poppyfields Retail Park  
 Poppyfields Drive  
 Swanton  
 PE31 7PS  
 T: 01485 532112  
 E: info@acs-architectural.co.uk

**Project**  
 Proposed Conversion & Extensions  
 Little Coningham House  
 Grimston Road  
 Coningham  
 PE32 1DR

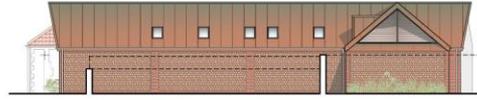
**Keywords:**  
 PE32, PE31, PE32

**Title**  
 Proposed Floor Plan

Date	Paper
31.07.25	A1
00.00.00	
<b>Drawing No.</b>	<b>Rev.</b>
923/24/12	0



East Elevation 1:100  
0 1 5m



North Elevation

**Proposed Materials**

- Facing brickwork
- Carrstone infill panels
- Vertical natural timber cladding
- Natural clay pantiles
- Natural clay peg/pin tiles
- Red zinc/metal standing seam roof
- Grey flat roof system
- Black/dark grey aluminium windows
- Black/dark grey aluminium doors



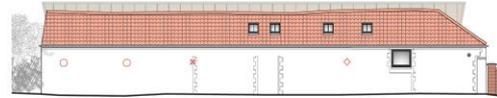
South Elevation & Section



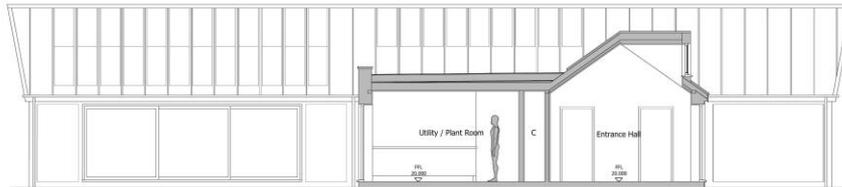
West Elevation



North Elevation & Section



South Elevation



Section A-A 1:50  
0 1 2.5m

**NOTE**  
Engineer to advise upon removal/repositioning of historic steel tie-rod and anchor plates  
Engineer to advise upon structural integrity of existing walls and suitability of existing foundations for convertibility.

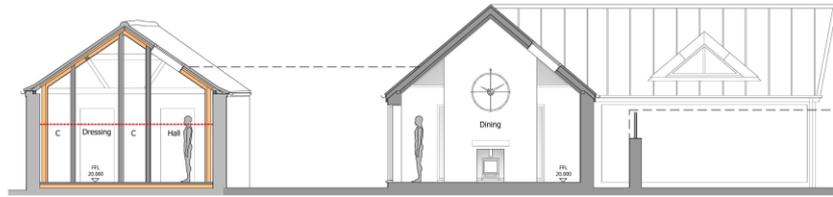


A. UNIT 3 Poppyfields Rural Park  
Poppyfields Drive  
Snettisham  
PE33 7PR  
T. 01485 532112  
E. info@acs-architectural.co.uk  
**Project**  
Proposed Conversion & Extensions  
Little Cragham House  
Grimston Road  
Grimham  
PE33 1DR  
#not3words  
#not3wordsneeded  
**Title**  
Proposed Elevations & Section

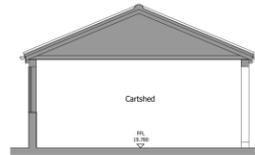
**Date** 23.07.25  
**Rev** 01.00.00  
**Paper** A1  
**Drawing No.** 923/24/13  
**Rev.** 0



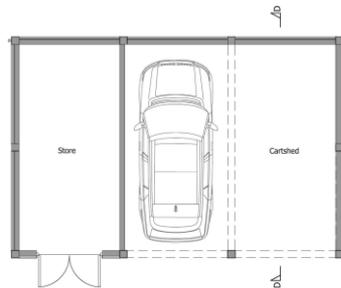
Section B-B 1:50  
0 1 2.5m



Section C-C 1:50  
0 1 2.5m



Section D-D 1:50  
0 1 2.5m



Cartshed/Store Floor Plan 1:50  
0 1 2.5m



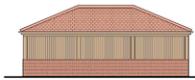
South Elevation 1:100  
0 1 5m



West Elevation



East Elevation



North Elevation

**NOTE**  
Engineer to advise upon removal/repositioning of historic steel tie-rod and anchor plates  
Engineer to advise upon structural integrity of existing walls and suitability of existing foundations for convertibility.

**Proposed Materials**

- Facing brickwork
- Carrstone infill panels
- Vertical natural timber cladding
- Natural clay pantiles
- Natural clay peg/pin tiles
- Red zinc/metal standing seam roof
- Grey flat roof system
- Black/dark grey aluminium windows
- Black/dark grey aluminium doors



ACS ARCHITECTURAL

A. UNIT 3 Poppyfields Rural Park  
Poppyfields Drive  
Snettisham  
PE33 7PR  
T. 01485 532112  
E. info@acs-architectural.co.uk

**Project**  
Proposed Conversion & Extensions  
Little Cingham House  
Cingham Road  
Cingham  
PE33 1DR  
#not3words  
#not3words

**Title**  
Proposed Sections, Cartshed Plan,  
Elevations and Section

**Date** **Paper**  
Rev issued: 04.08.2024 A1  
31.07.25 13.11.25

**Drawing No.** **Rev.**  
923/24/14 A



















Looking southeast to the existing outbuilding and the yew tree (T1)



Relationship between the outbuilding to the yew tree (T1)



On site looking to the cherry plum tree  
(G1/T2)



Looking towards the cherry plum tree  
(G1/T2) from St Andrews Lane



On site looking south (proposed access)





On site looking north





On site looking towards Owl Barn and St Valentines Barn  
(northeast)





On site looking west





On site looking towards Little Congham House (north)





On site looking west





On site looking north (towards the amenity space of Little Congham House)





On site looking northeast





On site looking towards Little Congham House (north)



# Speaker Slide - Nick Borrman



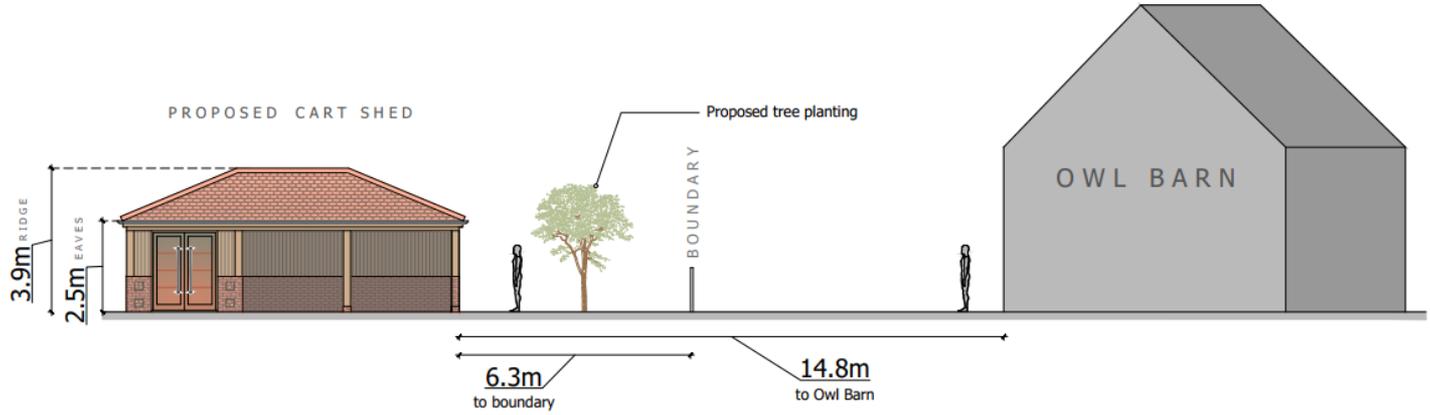
### Proposal Attributes

- Re-use & Preserve A Non-Designated Heritage Asset in a prominent location.
- Within Development Boundary - the provision of a new dwelling via-conversion and extension is sustainable.
- Single Storey Extensions - minimal impact.
- Extensions "contained within site" having minimal impact on established street scene.
- Contemporary, simplistic form with materials and colour of local vernacular.
- Sub-division ensures ample amenity and facilities are retained for donor dwelling and the conversion.
- Built form (including existing outbuilding) accommodates only **23.7%** of the plot area.



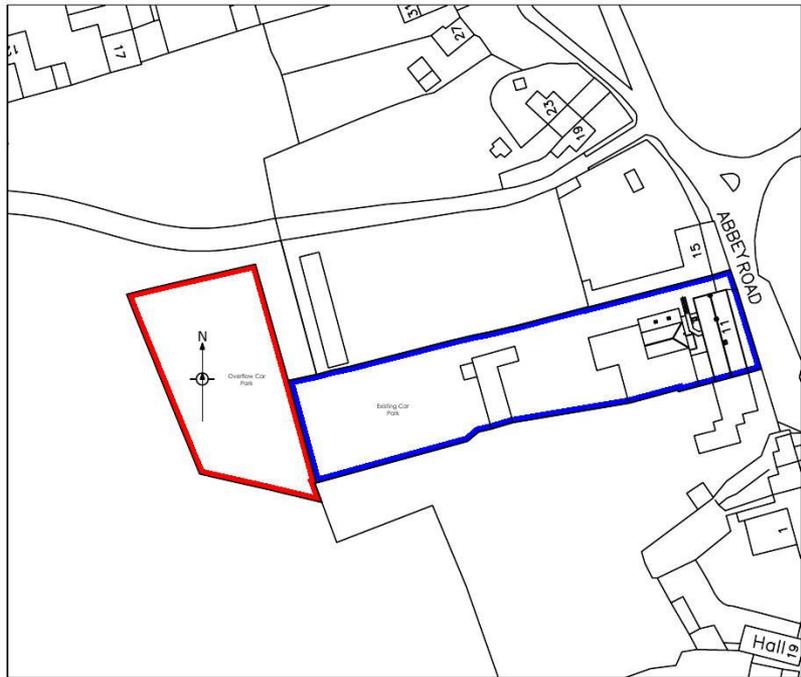
- Proposals accord with Dark Skies policies by limited glazing at high-level and utilising overhangs and louvres.
- Distances and scale ensure no detrimental impact on neighbouring amenity.





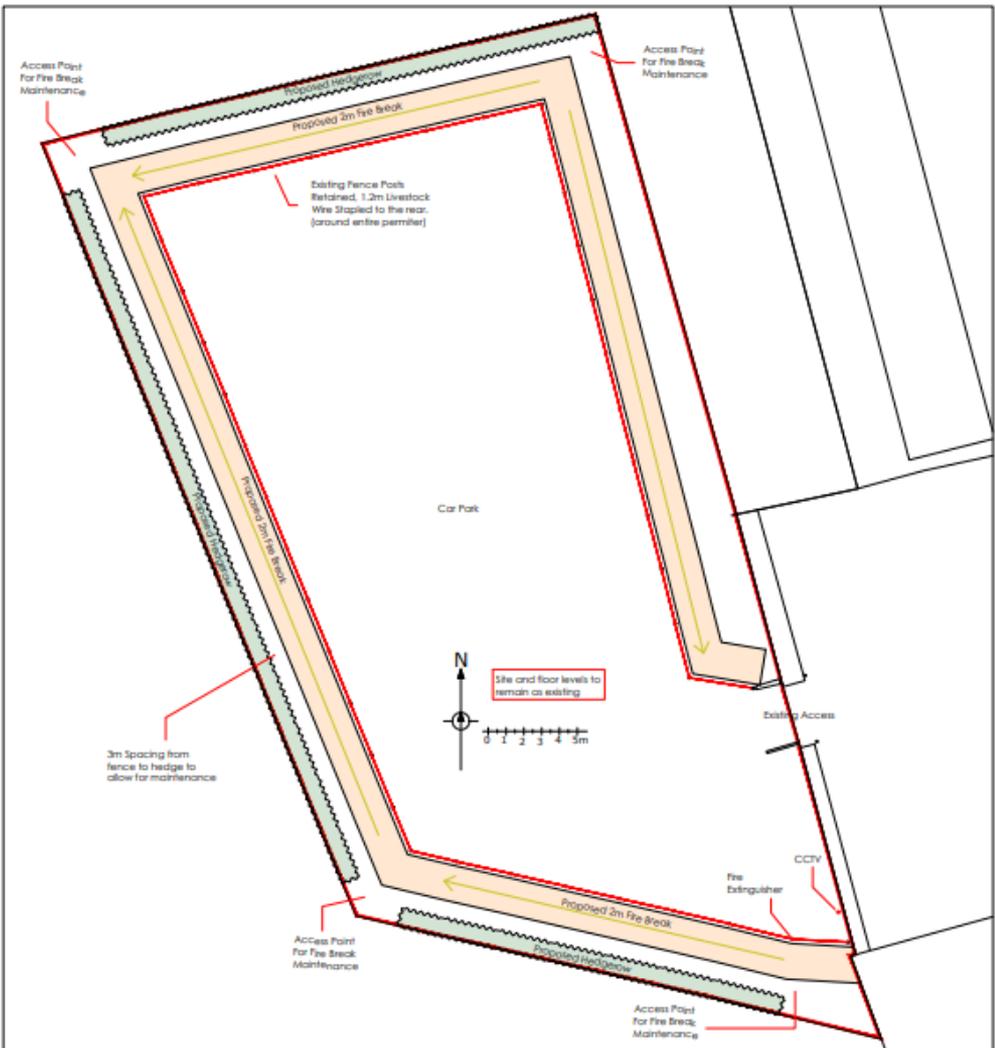
**25/01974/F**

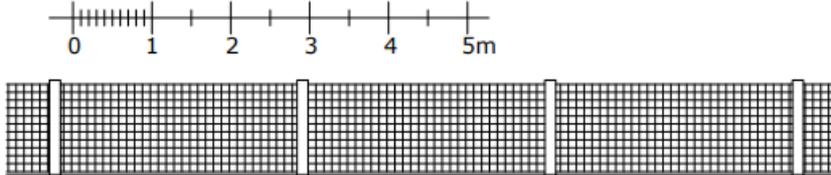




Location Plan 1:1250

Date:	Revision:	Description:
 <b>Vertex Architecture</b> Planning / Architectural Design / Consultancy		
<small>Info@vertexarchitecture.co.uk          2 - 3 Northgate Precinct, Hunstanton, Norfolk PE36 6EA          10 Queen Street, Norwich, Norfolk NR2 4SQ</small>		
<b>Project:</b> The Dabbling Duck, 11 Abbey Road, Great Massingham, Norfolk, PE32 2HN		
<b>Subject:</b> Car Park Existing Location Plan		
Date:	Scale:	
December 2025	1:1250 @A4	
Project No.:	Drawing No.:	Revision:
<b>22183</b>	<b>02</b>	<b>A</b>





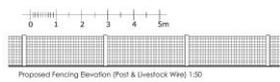
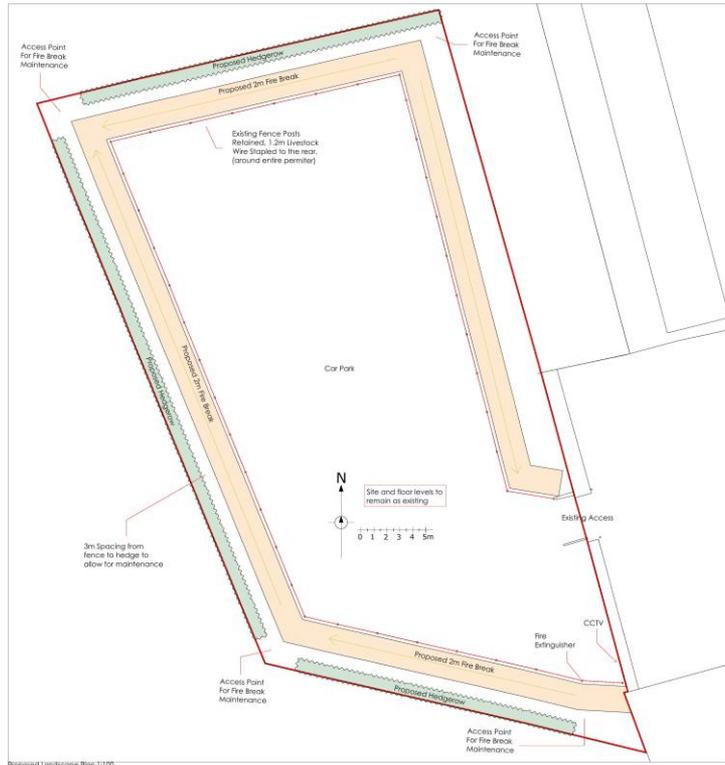
Proposed Fencing Elevation (Post & Livestock Wire) 1:50

Proposed Hedgerow:

- Hawthorn - Circa 50%
- Hazel - Circa 25%
- Maple - Circa 25%

Date:	Revision:	Description:
 <b>Vertex Architecture</b> Planning / Architectural Design / Consultancy 01493 532288 01603 976466 VERTEXARCHITECTURE.CO.UK info@vertexarchitecture.co.uk 2 - 3 Northgate Precinct, Hamerton, Norfolk PE36 6EA 10 Queen Street, Norwich, Norfolk NR2 4SQ		
<b>Project:</b> The Dabbling Duck, 11 Abbey Road, Great Massingham, Norfolk, PE32 2HN		
<b>Subject:</b> Car Park Proposed Landscape Plan		
<b>Date:</b> November 2025	<b>Scale:</b> 1:50, 1:100 @ A1	
<b>Project No.:</b> 22183	<b>Drawing No.:</b> 04	<b>Revision:</b>





- Proposed Hedgerow:
- Hawthorn - Circa 50%
  - Hazel - Circa 25%
  - Maple - Circa 25%

**Vertex Architecture**

11 Abbey Road, Great Missingham, Norfolk, PE32 2HN

The Dabbling Duck, 11 Abbey Road, Great Missingham, Norfolk, PE32 2HN	
Car Park Proposed Landscape Plan	
November 2025	1:50, 1:100
22183	04





View from access across the site



View from access towards south west corner



25/01974/F



View from access towards south boundary



View from access towards south boundary, showing existing boundary treatment





View from access along east boundary

25/01974/F





Relationship of east boundary with rear of surrounding properties





Existing car park



# Speaker Slide – Linda Swallow





**Field before use as overflow car park, AI generated from photo 2**



**Photo 2 taken on 21/9/25 @ 15.28 the overflow car park as we currently see it, original photo**



25/01974/F



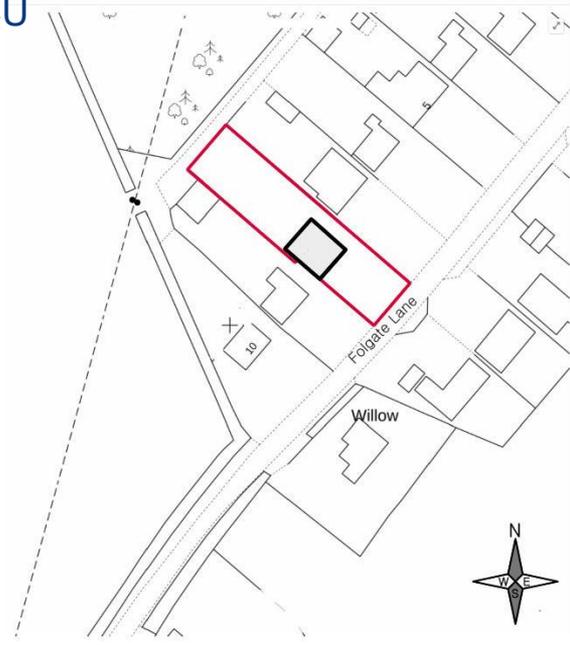
**Photo 3 showing an AI generated hedge height of 100cm spaced at 20cm, how it will look in autumn, winter and early spring, AI generated from original photo 2**



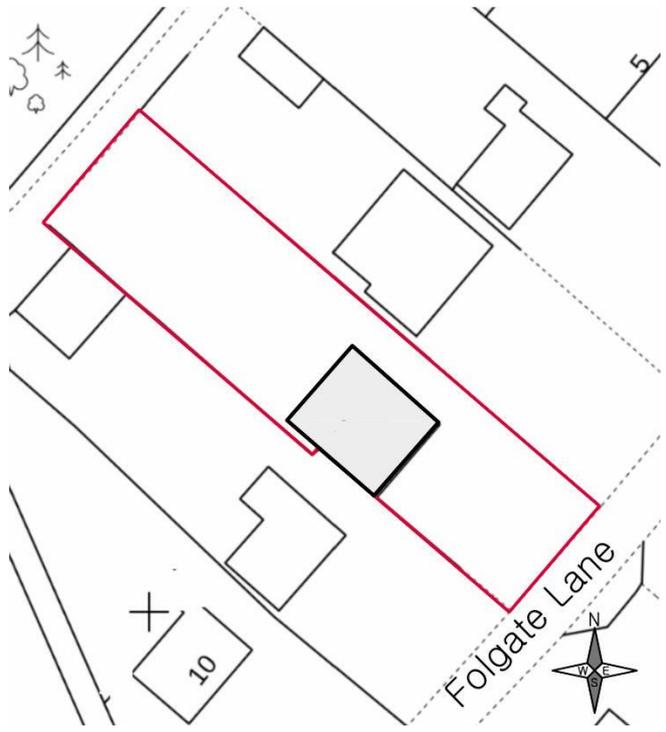
**Photo 4 showing AI generated evergreen hedge of 2m height, just the roofs of the vehicles are visible.  
AI generated from photo 2**

**25/01660/CU**





Site Location Plan



Block Plan

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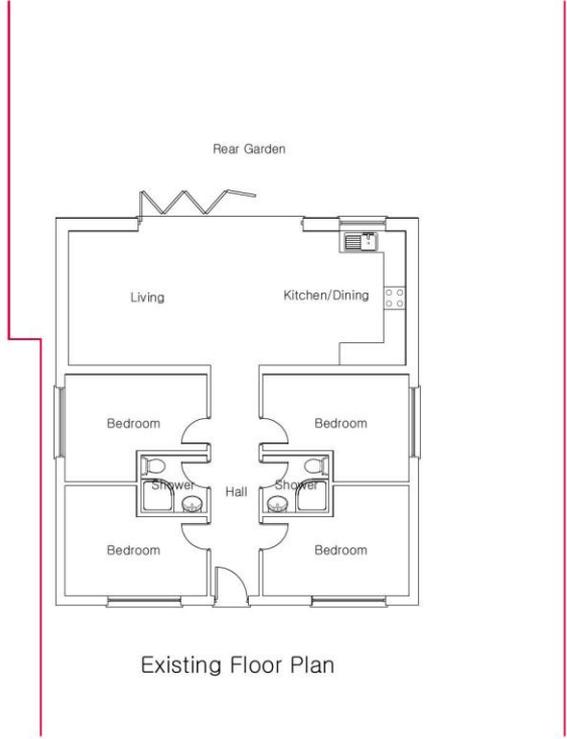
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Revision Details		Date
<a href="http://www.brightbuildingsolutions.co.uk">www.brightbuildingsolutions.co.uk</a> <a href="http://www.brightbuildingplanning.co.uk">www.brightbuildingplanning.co.uk</a>		
Architectural Consultancy Building Surveying Development Management		
1: 0207 1128 766		
1: 0207 1128 766		
Client		
-		

Project  
 8 Folgate Lane  
 Walpole St Andrew  
 PE14 7HY

Drawing Title  
 Location and Block Plans

Date Sept 2025	Scale 1:500:1250@A4	Drawn by GG
Drawing No 25/1040/PL-1		Revision -



Revision Details		Rev
Approved Consultant Building Planning Development Management		<b>Bright Building Solutions</b>
11/09/2025 11/09/2025		

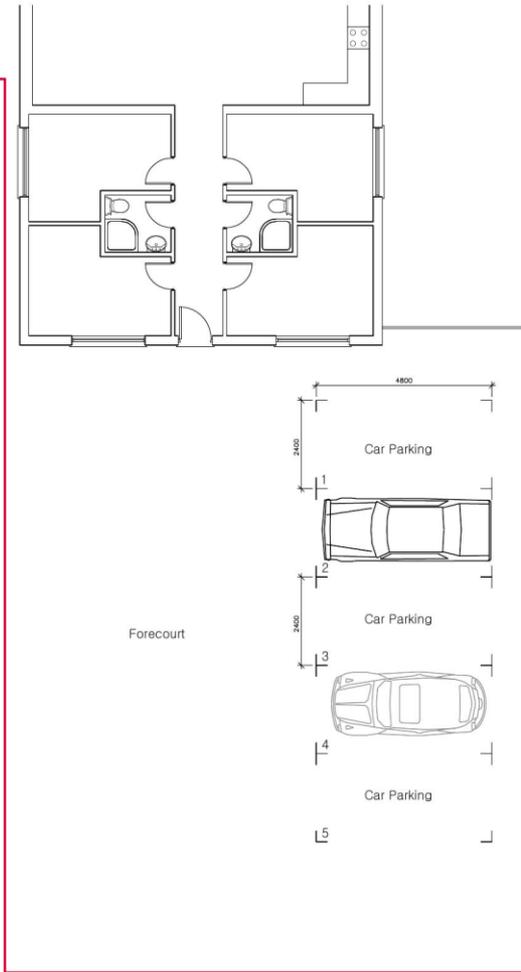
Client  
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Project  
8 Folgate Lane  
Walpole St Andrew  
PE14 7HY

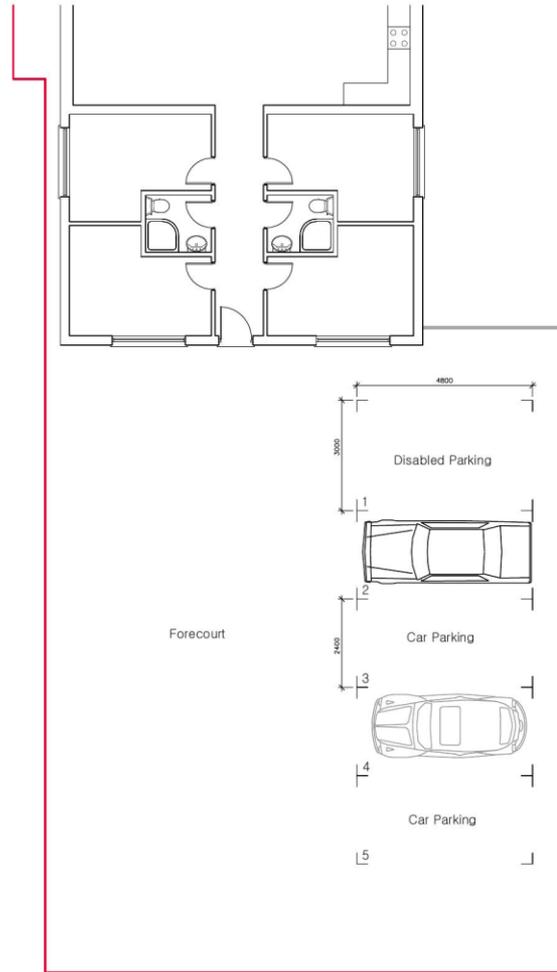
Drawing Title  
Existing and Proposed Plans

Date	Scale	Drawn by
Sept 2025	1:100@A3	GG
Drawing No	Revision	
25/1040/PL-2	-	

25/01660/CU



Existing Forecourt Parking Arrangements Plan



Proposed Forecourt Parking Arrangements Plan

Revision Details		100
Approved Consulting Building Control Development Management		Bright Building Solutions
1: 2025 (11:28 AM) 2: 2025 (11:28 AM)		
Project 8 Folgate Lane Walspole St Andrew PE14 7HY		
Drawing Title Existing and Proposed Parking Arrangements Plans		
Date	Scale	Drawn by
Sept 2025	1:1000/A3	GG
Drawing No	Revision	
25/1042/PL-3	-	



25/01660/CU



View southwest on Folgate Lane







25/01660/CU















Rear garden (boundary with No 9)















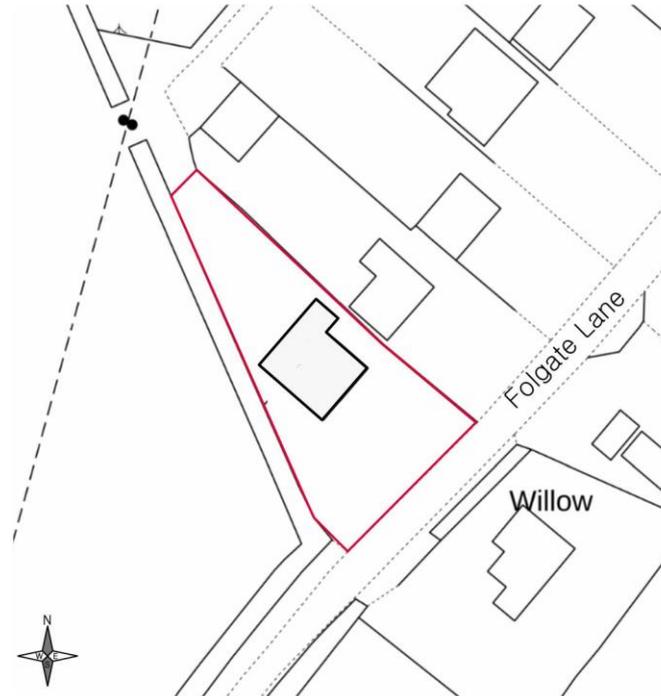
**25/01661/CU**



25/01661/CU



Site Location Plan



Block Plan

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Author/Drawn	Date
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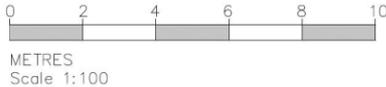
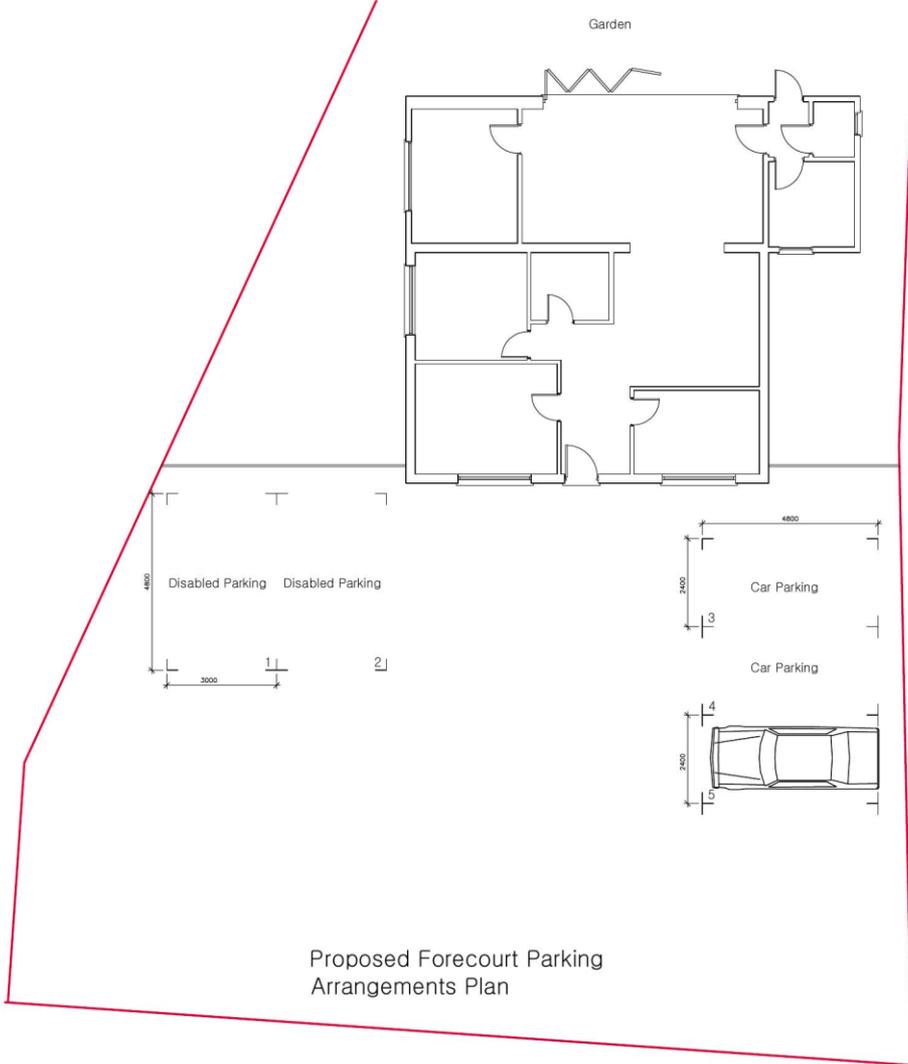
Author/Drawn/Checked Drawing/Issued Responsibility/Management 01203 1125 966 01203 1125 966	<b>Bright Building Solutions</b>
---	----------------------------------

Client	
--------	--

Address  
 10 Folgate Lane  
 Watpole St Andrew,  
 PE14 7HY

Issued For  
 Location Plans

Date	Scale	Drawn by
Sept 2025	1:500/1:250/0/AG	GG
Drawing No	Revision	
25/1041/PL-1	-	



Proposed Forecourt Parking Arrangements Plan

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Revision Details	Date
Authorised: Consultant Checked: Planning Resubmitted: Management	
1 25/01/25 09:00 2 25/01/25 09:00	

Client: -

Project:  
 10 Folgate Lane  
 Walpole St Andrew,  
 PE14 7HY

Drawing Title:  
 Existing Parking Arrangement Plan

Date	Scale	Drawn by
Sept 2025	1:1000/A3	GG
Drawing No	Revision	
25/1041/PL-4	-	









View north to the driveway of No 10 from Folgate Lane























25/01661/CU



View of No 10 from No 9's garden

**25/00275/F**

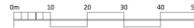




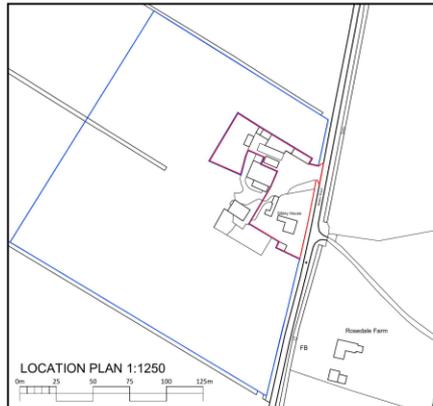
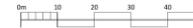
EXISTING SITE PLAN 1:500



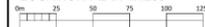
PROPOSED SITE PLAN 1:500



PROPOSED DRAINAGE PLAN 1:500



LOCATION PLAN 1:1250



PROPOSED ZONE PLAN 1:500



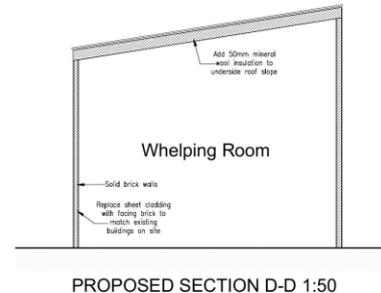
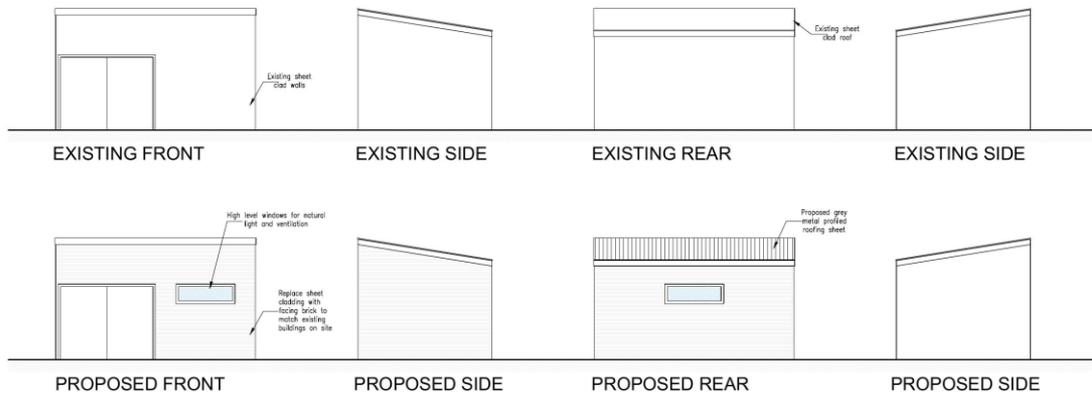
  
**PETER HUMPHREY ASSOCIATES**  
 ADDRESS : CHATEL ROAD, WIMBORNE, CANALS, DT9 1HG  
 TEL/FAX : 01924 464444  
 EMAIL : info@peterhumphrey.co.uk  
 WEB : www.peterhumphrey.co.uk  
 CLIENT : MICHELLE WADE  
 PROJECT : PROPOSED KENNELS  
 SITE : LAND NORTH OF SIBLEY HOUSE, STATION ROAD, EMMETH, NORFOLK, NR14 5DL  
 DRAWING : LOCATION PLAN & PROPOSED SITE PLAN  
 DATE : 6/03/2019  
 DRAWN BY : AT  
 CHECKED BY : FEB 2025  

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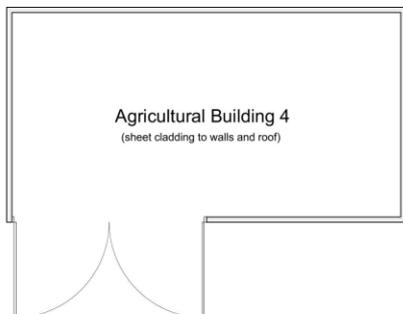




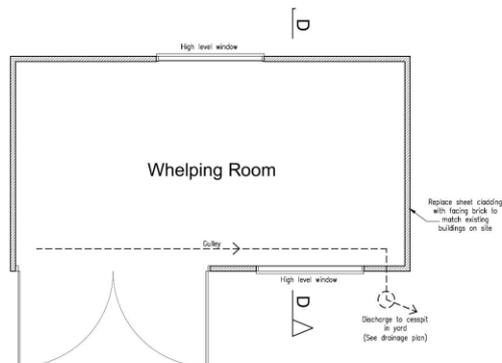
BUILDING 4 - ELEVATIONS 1:100



BUILDING 4 - FLOOR PLANS 1:50



EXISTING FLOOR PLAN 1:50



PROPOSED FLOOR PLAN 1:50



EXISTING/PROPOSED ROOF PLAN 1:100

REVISIONS



**PETER HUMPHREY ASSOCIATES**

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1HG.

TELEPHONE: 01945 406666  
E-MAIL: info@peterhumphrey.co.uk  
WEB: www.peterhumphrey.co.uk

CLIENT: MICHELLE WADE

PROJECT: PROPOSED KENNELS

SITE: LAND NORTH OF SIBLEY HOUSE STATION ROAD EMNETH NORFOLK PE14 8DL

DRAWING: EXISTING/PROPOSED BUILDING 4

JOB NO: 6903/SK04A	PAPER SIZE: A2	DATE: FEB 2025
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.  
The Construction (Design and Management) Regulations 2015.  
Peter Humphrey Associates' form of appointment with the client confirms whether the client appoints an 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already have been apparent to a competent contractor.



Northern side of site access with parking







Building 3 with Building 1 and 2 to right (fire damaged)



Fire damaged Buildings 1 and 2 (Building 2 to be removed)



Buildings 1 and 2 (fire damaged)





Fire damaged Building 2 to be removed





Building 2 for removal





Whelping Room



Unauthorised kennels on proposed exercise field





Unauthorised kennels



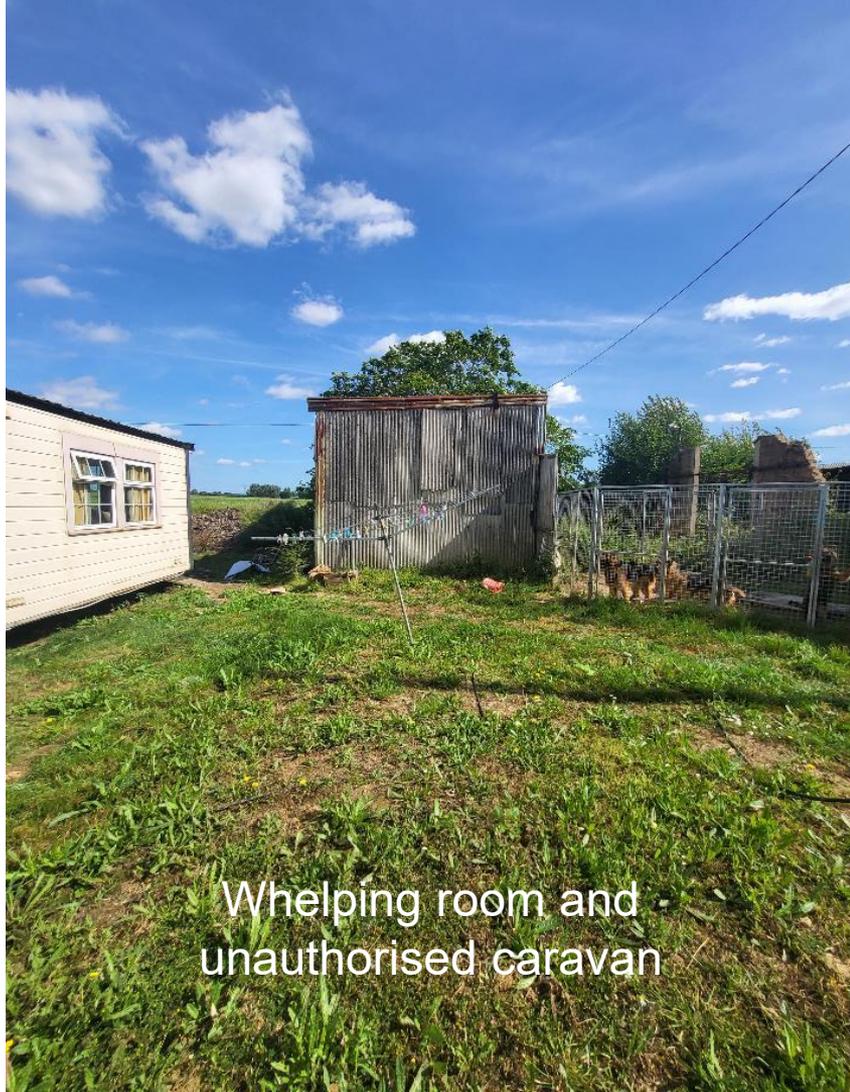


View from kennels

25/00275/F



View from kennels



Whelping room and  
unauthorised caravan

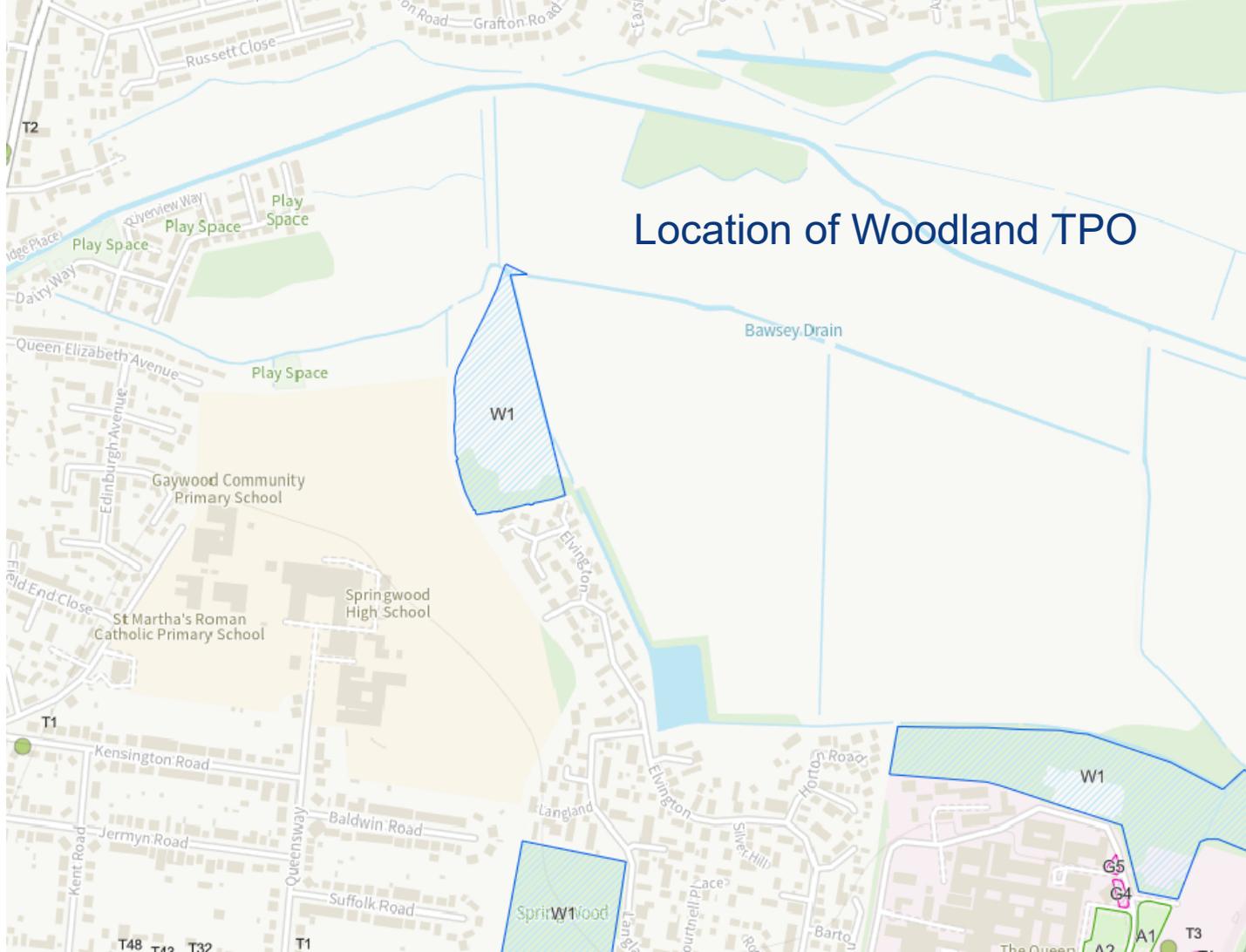


Unauthorised residential caravan

2/TPO/00709



# Location of Woodland TPO





2/TPO/00709

## View from north along Spring Lane

Slide  
No. 153



# View along Spring Lane from south



# View looking into the wood from Spring Lane - further south



2/TPO/00709

Poor pruning to cherry tree  
and some clearance

Slide  
No. 156





Felled established oak tree

# Pruning and young tree felling





Poor pruning to mature Oak tree



2/TPO/00709



Young tree felling/poor pruning



2/TPO/00709

Slide  
No. 161

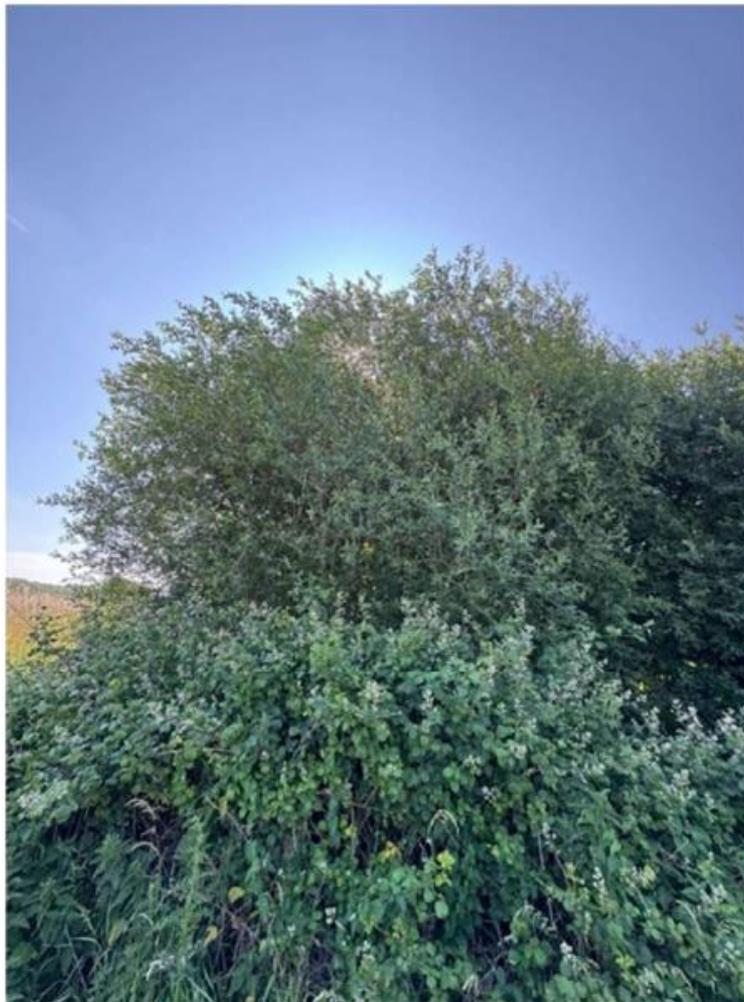


Felled young trees lying on ground



# Speaker Slide - Andy Panteli









SITE AS IT LOOKED IN 2006



Slide  
No. 166





2/TPO/00709



# End of Presentation

