

Planning Committee

11 May 2026



26/00414/F





View at the front (north)



View at the front (north)





View at the front looking toward the east





View at the front looking to the east







View from the western side looking east





View of the western elevation





View of the rear (south) elevation





View from the road junction to the east





View from Ryston Close looking north





View from the garden of 19 Ryston Close

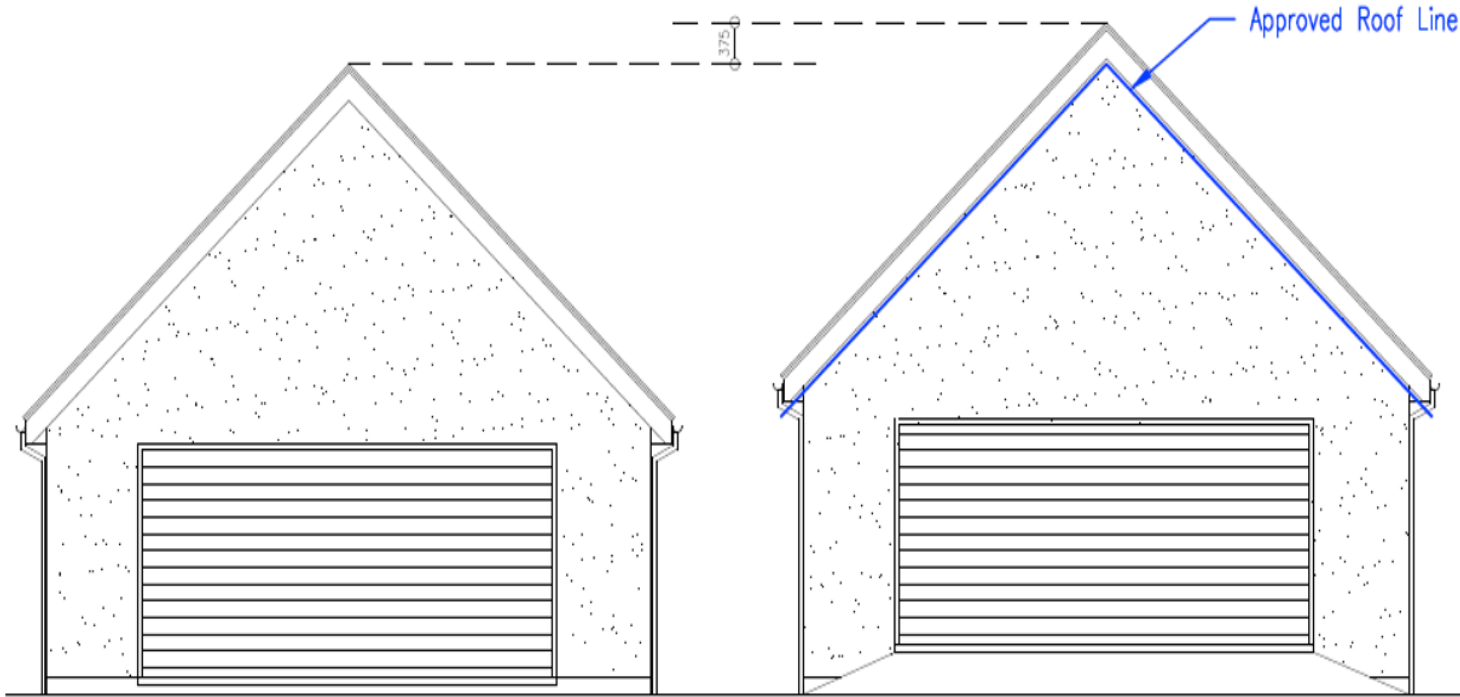




View from bedroom of 19 Ryston Close

Speaker Chris Walford



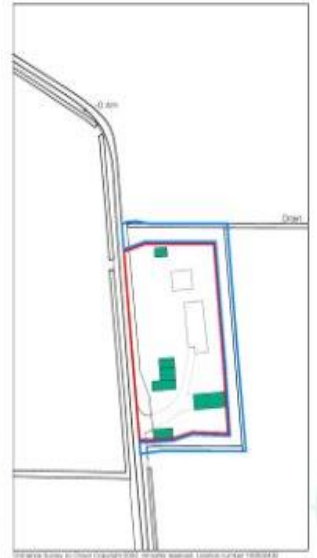


26/00370/F



PLANNING

NOTES
 1. THIS PLAN IS A PART OF A LARGER SET OF PLANS. IT IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.



DRAWING FOR PLANNING PURPOSES ONLY. DRAWING SHOULD NOT BE USED FOR CONSTRUCTION.

LOCATION PLAN
SCALE: 1:1250

NOTES
 • ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS (HEIGHTS) UNLESS STATED OTHERWISE. ALL LEVELS 0 ABOVE THE GROUND LEVEL WILL MATCH EXISTING.
 • IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY.



PLANNING

J KNIGHT DESIGN
 ARCHITECTURAL SERVICES

MR & MRS COUSINS
 MEL VUE, CHURCH ROAD,
 TERRINGTON ST JOHN,
 WISBECH, NORFOLK,
 PE14 6PY

PROJ 210
 PROPOSED 3 & 5 SELF-BUILD DWELLINGS ON CLASS Q APPROVED LAND

SITE LOCATION PLAN

DATE: 24/01/2024
 DRAWN BY: JKD
 CHECKED BY: JKD

24003-PL501

PLANNING

NOTES
 • ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS (HEIGHTS) UNLESS STATED OTHERWISE. ALL LEVELS 0 ABOVE THE GROUND LEVEL WILL MATCH EXISTING.
 • IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY.



REFERENCE	EXTERNAL BUILDING FOOTPRINT	PERCENT OF AREA TO BE EXISTING	AREA OF EXISTING (SQM)
1	100.0		
2	0.0		
3	10.0		
4	0.0		
5	10.0		
6	0.0		
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8	0.0		
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100	0.0		

DRAWING FOR PLANNING PURPOSES ONLY. DRAWING SHOULD NOT BE USED FOR CONSTRUCTION.



EXISTING TOPOGRAPHICAL SITE PLAN
SCALE: 1:500

PLANNING

J KNIGHT DESIGN
 ARCHITECTURAL SERVICES

MR & MRS COUSINS
 MEL VUE, CHURCH ROAD,
 TERRINGTON ST JOHN,
 WISBECH, NORFOLK,
 PE14 6PY

PROJ 210
 PROPOSED 3 & 5 SELF-BUILD DWELLINGS ON CLASS Q APPROVED LAND

EXISTING TOPOGRAPHICAL SITE PLAN

DATE: 24/01/2024
 DRAWN BY: JKD
 CHECKED BY: JKD

24003-PL505



PLANNING
PLOT 1, 2 & 3

- NOTES**
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVEL WILL MATCH EXISTING.
 - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY.



PROPOSED EAST ELEVATION
SCALE: 1:50



PROPOSED WEST ELEVATION
SCALE: 1:50



PROPOSED NORTH ELEVATION (HIDDEN)
SCALE: 1:50



PROPOSED NORTH ELEVATION (HIDDEN)
SCALE: 1:50



PROPOSED SOUTH ELEVATION (HIDDEN)
SCALE: 1:50



PROPOSED SOUTH ELEVATION (HIDDEN)
SCALE: 1:50

FINISHED LEGEND

- Dark Grey: Flat finished roof structure
- Dark Red: Flat roof structure
- Light Grey: Flat finished roof structure
- Dark Blue: Flat finished roof structure
- Dark Green: Flat finished roof structure
- Dark Purple: Flat finished roof structure
- Dark Yellow: Flat finished roof structure
- Dark Orange: Flat finished roof structure
- Dark Pink: Flat finished roof structure
- Dark Brown: Flat finished roof structure
- Dark Teal: Flat finished roof structure
- Dark Cyan: Flat finished roof structure
- Dark Magenta: Flat finished roof structure
- Dark Olive: Flat finished roof structure
- Dark Lavender: Flat finished roof structure
- Dark Maroon: Flat finished roof structure
- Dark Navy: Flat finished roof structure
- Dark Slate: Flat finished roof structure
- Dark Turquoise: Flat finished roof structure
- Dark Violet: Flat finished roof structure
- Dark Gold: Flat finished roof structure
- Dark Silver: Flat finished roof structure

NOTES:
1. THE ARCHITECT HAS CONDUCTED VISUAL IMPACT ASSESSMENTS AND HAS CONSIDERED THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.
2. IT IS RECOMMENDED THAT APPROXIMATELY 10% OF THE TOTAL AREA OF THE PROPOSED DEVELOPMENT BE SET AS GREEN SPACE.
3. THE ARCHITECT HAS CONSIDERED THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.
4. APPROXIMATELY 10% OF THE TOTAL AREA OF THE PROPOSED DEVELOPMENT SHOULD BE SET AS GREEN SPACE.
5. ALL DEVELOPMENTS SHOULD BE DESIGNED TO COMPLEMENT THE LOCAL CHARACTER OF THE AREA.
6. ALL DEVELOPMENTS SHOULD BE DESIGNED TO COMPLEMENT THE LOCAL CHARACTER OF THE AREA.

NOV DATE DESCRIPTION

REVISIONS

PLANNING

JKD
J KNIGHT DESIGN
ARCHITECTURAL SERVICES

1 MR & MRS COUSINS
MEL VUE, CHURCH ROAD,
TERRINGTON ST JOHN,
WISBECH, NORFOLK,
PE14 4RY

PROPOSED 3 X SELF BUILD DWELLINGS
ON CLASS 12 APPROVED LAND

PLOT 1, 2 & 3
PROPOSED ELEVATIONS

AS STATED @A1 JAN 26 9 AM

24003-PL520



PLANNING
PLOT 1, 2 & 3

NOTES

- ALL PROPOSED DWELLINGS AND USE LEVELS TO BE SHOWN ARE TO BE VERIFIED BY A REGISTERED SURVEYOR. ALL LEVELS SHOULD BE VERIFIED BY THE SURVEYOR.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED PLANT ROOMS TO BE LOCATED AS SHOWN ON DRAWING.

PROPOSED 3 SELF-BUILD DWELLINGS ON CLASS 2A APPROVED LAND
PLOT 1, 2 & 3
PROPOSED FIRST FLOOR PLAN
ALL DWELLING GAT. 1000mm
SCALE 1:50
DATE 15/01/2024
DRAWN BY JKD
CHECKED BY JKD
APPROVED BY JKD



PROPOSED PROPOSED FLOOR PLAN
SCALE



***DRAWING FOR PLANNING PURPOSES ONLY.
DRAWING SHOULD NOT BE USED FOR CONSTRUCTION**

PLANNING

J KNIGHT DESIGN
ARCHITECTURAL SERVICES

15, THE GARDENS, STAMFORD, LEICESTERSHIRE, LE8 5RS
TEL: 01530 414141
WWW.JKNIGHTDESIGN.CO.UK

MR & MRS COUSINS
MEL VUE, CHURCH ROAD,
TERRINGTON CLAYDON,
NORFOLK, NR14 6PP

PROPOSED 3 SELF-BUILD DWELLINGS
ON CLASS 2A APPROVED LAND
PLOT 1, 2 & 3
PROPOSED FIRST FLOOR PLAN
ALL DWELLING GAT. 1000mm
SCALE 1:50
DATE 15/01/2024
DRAWN BY JKD
CHECKED BY JKD
APPROVED BY JKD

24003-PL511



PLANNING
PLOT 1, 2 & 3



PROPOSED TYPICAL SECTION
SCALE: 1:100

- NOTES**
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS/HEIGHTS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVEL WILL MATCH EXISTING
 - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY

NOTES

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IT IS RECOMMENDED THAT INFORMATION IS NOT BOULDED OFF THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION, SPECIFICATIONS & SCHEDULES

IF THIS DRAWING IS REPRODUCED ELECTRONICALLY IT IS THE REPRODUCER'S RESPONSIBILITY TO PRINT THIS DOCUMENT AT THE CORRECT SCALE

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES TO BE ADVISED IMMEDIATELY



****DRAWING FOR PLANNING PURPOSES ONLY.
DRAWING SHOULD NOT BE USED FOR CONSTRUCTION****

REV	DATE	DESCRIPTION

REVISIONS AS ABOVE

PLANNING

J KNIGHT DESIGN
ARCHITECTURAL SERVICES

1: 01465 496175
2: 25 ST JOHNS LANE, NORWICH, NORFOLK, PE1 1JH
WWW.JKNIGHTDESIGN.COM

1: OLD CHURCH ROAD
2: 25 ST JOHNS LANE, NORWICH, NORFOLK, PE1 1JH
WWW.JKNIGHTDESIGN.COM

MR & MRS COUSINS
MEL VUE, CHURCH ROAD,
TERRINGTON ST JOHN,
WISBECH, NORFOLK,
PE14 4RY

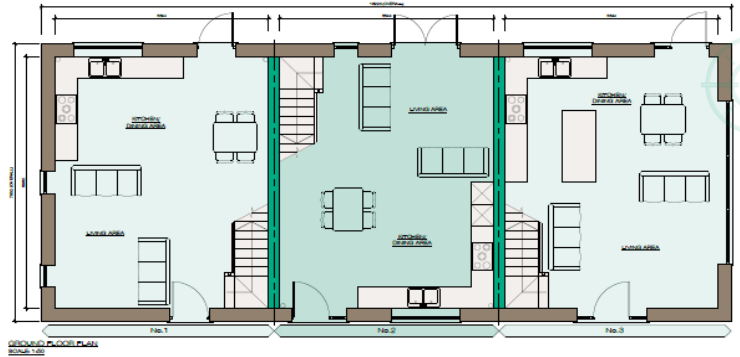
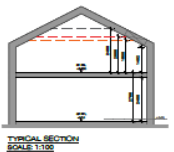
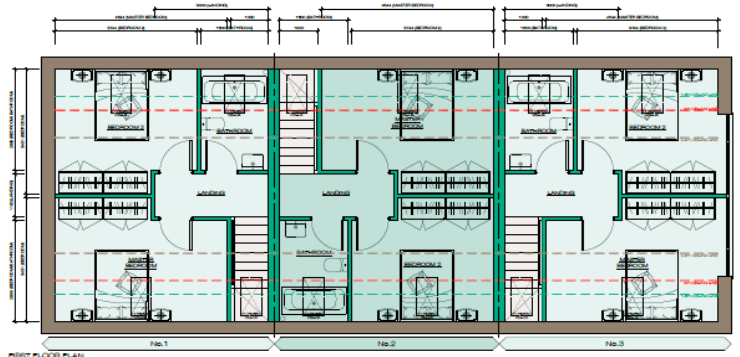
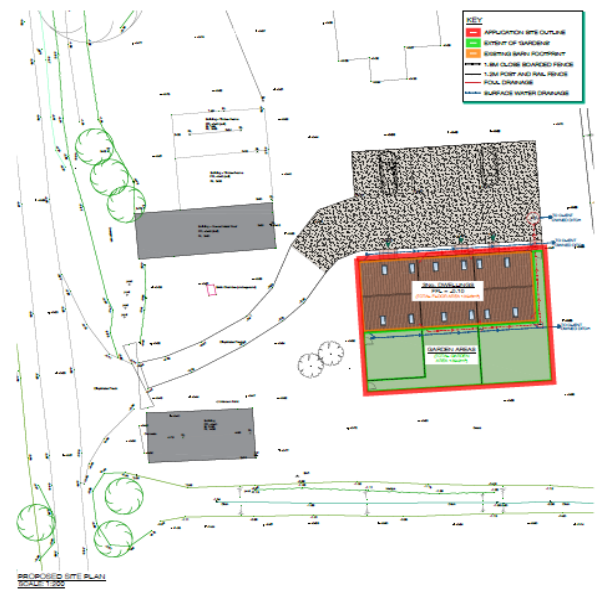
PROJECT FILE:
PROPOSED 3 X SELF BUILD DWELLINGS
ON CLASS 0 APPROVED LAND

PROPOSED TYPICAL SECTION

SCALE	DATE	DRAWN BY
AS STATED @A2	MARCH 26	SL
24003-PL525		
CHECKED / ISSUED BY:	DATE:	



23/01765/PACU3 -
CLASS Q
APPROVAL,
EXPIRES 16
NOVEMBER 2026



NOTE:

- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVELS WILL MATCH EXISTING.
- IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT US IMMEDIATELY.

PLANNING

JKD
J KNIGHT DESIGN
ARCHITECTURAL SERVICES

MR & MRS COUBIN
MEL VUE, CHURCH ROAD,
TERRINGTON ST JOHN,
WISBECH, NORFOLK,
PE14 6PH

PROPOSED CLASS Q BARN CONVERSION AT
BLACK CROFT, ST JOHN'S PARISH END, PE14 6AL

PROPOSED FLOOR PLANS, ELEVATIONS,
SITE PLAN AND TYPICAL SECTION

DATE: 12.09.2023
AS STATED: GA1 12.09.2023 SAW

23028-PL002A





View east to application site at approximate location of the access





View southeast to application site





Looking south, down Black Drove





Looking northeast to application site





Looking north up Black Drove





View of the barn where Class Q consent was granted (looking east)





View to the northeast of the barn where Class Q consent was granted





View to the southeast of the barn where Class Q consent was granted





Looking south, down Black Drove





Looking southwest from the application site





Looking west from the application site





Looking northwest from the application site





Looking north up Black Drove to the application site





Long range view, north up Black Drove to the application site





Looking south up Black Drove to the application site





Wider view south up Black Drove to the application site



Speaker Sarah-Jane Knight





25/01749/0





General Notes
 1. All dimensions are shown in feet unless otherwise stated.
 2. The site is shown as a single unit.
 3. The site is shown as a single unit.
 4. The site is shown as a single unit.
 5. The site is shown as a single unit.
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SITE PLAN KEY

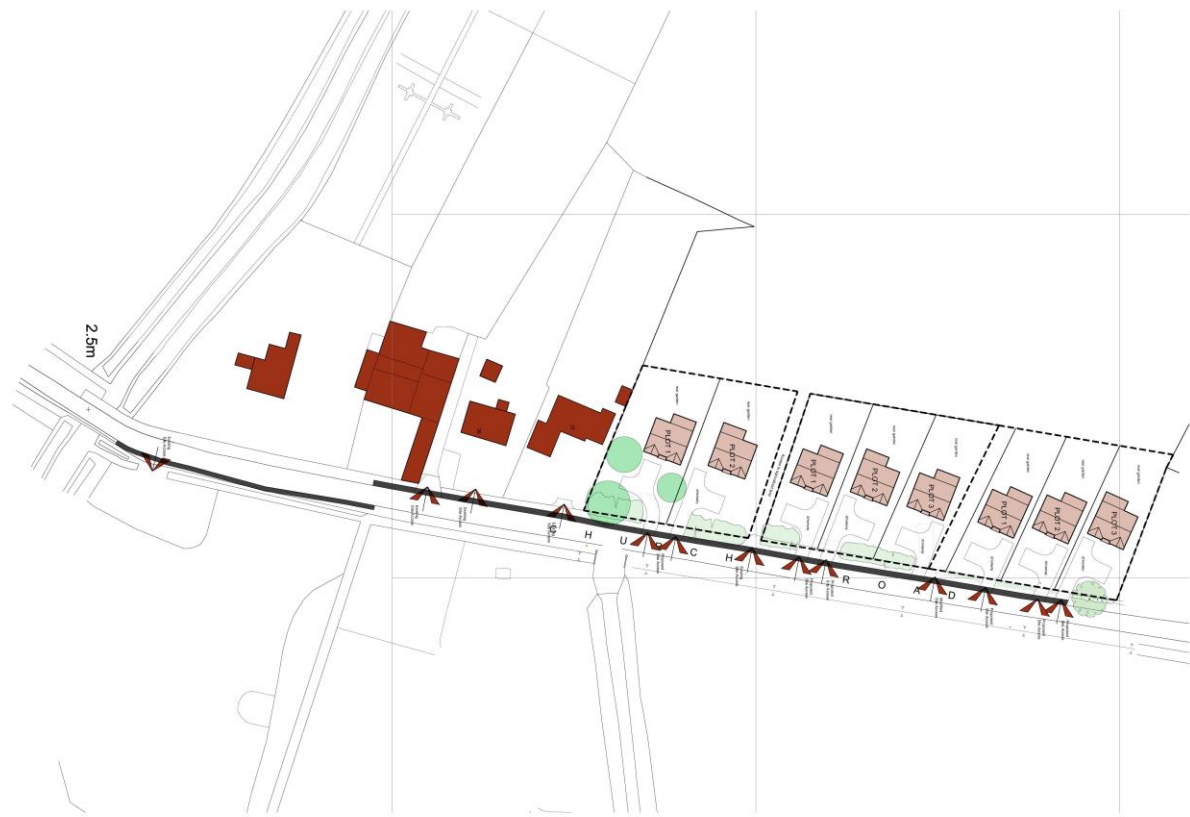
- Indicates trees and hedges as shown (their positions are approximate)
- Indicates trees and hedges to be planted
- Indicates existing buildings from an earlier planning application
- Indicates site boundary
- Indicates Proposed New Driveway
- Indicates New Site Access Point to be agreed by NCC Surveyors
- Indicates 2.443m vehicular vision splay
- Indicates Land to be offered to the public for use as a public open space (subject to appropriate planning approval)

PLANNING



Swann Edwards Architecture Limited, Black Swan, Park Road, Clunch, Norfolk, Norfolk, NR23 1AA
 01603 810000 • info@swannedwards.co.uk • www.swannedwards.co.uk

Prepared	SWANN EDWARDS ARCHITECTURE	DATE	2025
Client	Mrs Lisa Linn	DATE	2025
Project Name	Clunch Road, Tilney St Lawrence, Norfolk	DATE	2025
Project No.	SE-2319	DATE	2025
Project No.	2025	DATE	2025



Footpath Plan
Scale: 1:500

General Notes
 1. All dimensions are shown in their unless otherwise stated.
 2. The drawings are shown in their unless otherwise stated.
 3. The drawings are shown in their unless otherwise stated.
 4. The drawings are shown in their unless otherwise stated.
 5. The drawings are shown in their unless otherwise stated.
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 8. The drawings are shown in their unless otherwise stated.
 9. The drawings are shown in their unless otherwise stated.
 10. The drawings are shown in their unless otherwise stated.

SITE PLAN KEY

- Includes trees and hedges as shown (their positions are approximate)
- Includes trees and hedges as shown
- Includes existing buildings from other drawings (shown as per)
- Includes site boundary
- Includes Proposed New Overlap
- Includes New Site Access Point to be agreed by NCC Surveyors
- Includes proposed footpath to be agreed by NCC Surveyors

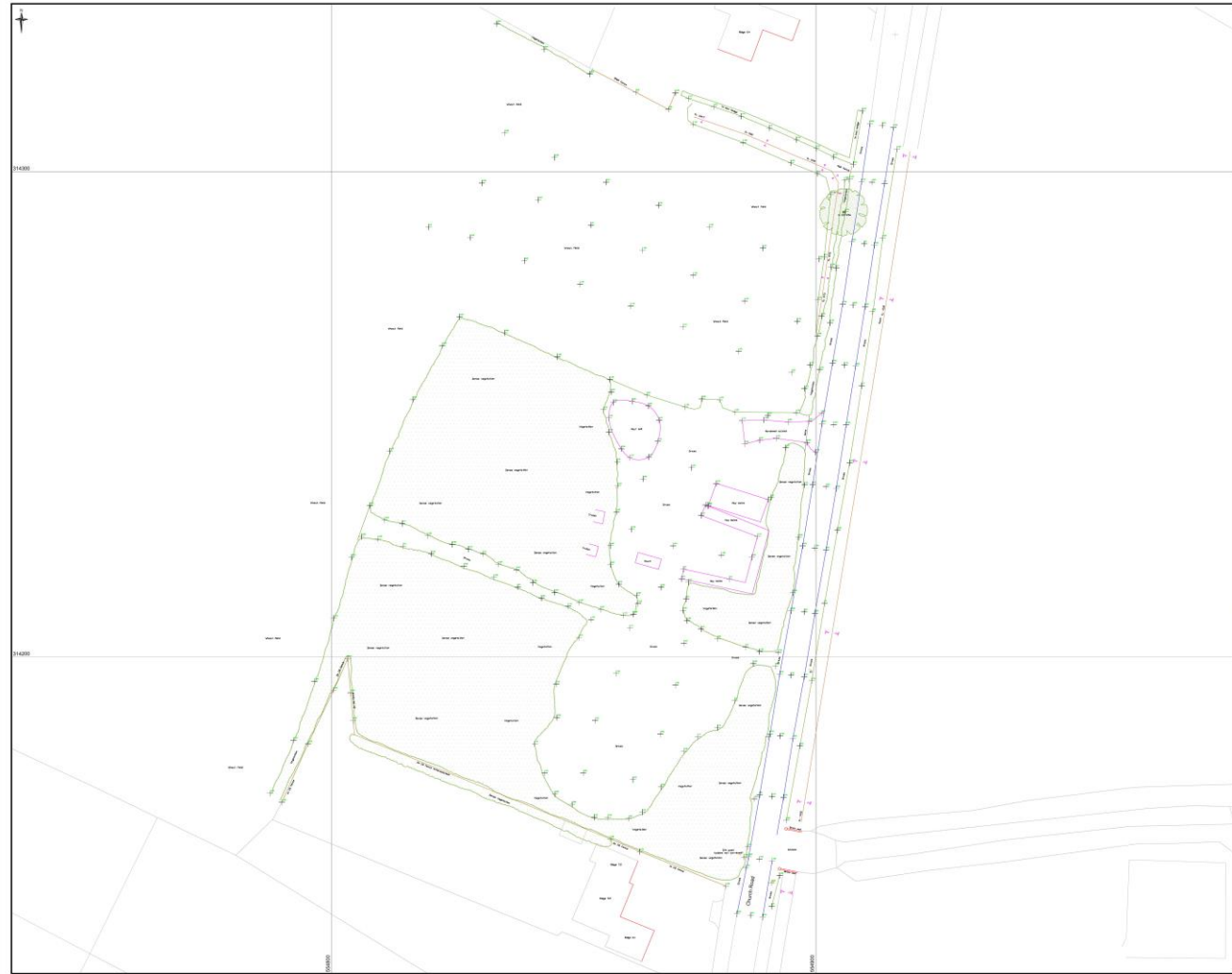
PLANNING

SWANN EDWARDS ARCHITECTURE
 PART OF **collective**

Swann Edwards Architecture Limited, Black Swan, PO Box 10000, London, Greater London, SE10 0AA, UK
 020 8511 0000 | info@swannedwards.co.uk | www.swannedwards.co.uk

Proposed Self-Build Dwellings Clunch Road, Tilney St Lauenham, Norfolk for Mr J. Blyth	Site No. March 2026	Drawn by SE-1958	Check by AT
		Drawn by 201100	Check by

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- All areas and coordinates relate to a GPS derived datum. Co-ordinate measurements were taken using a Leica GPS receiver. COORDINATES: The datum from 01/08/2014 using WGS84 and UTM 27 N Zone. Control station information may not be shown on this drawing.
- All boundary measurements taken have been taken at intervals from 100m to 200m intervals.
- Not all existing features are represented, those omitted directly, all features that could be located at a time of the survey have been indicated on the drawing. Measurements were taken at a time of low tide. The location of all structures has been confirmed by the original owner/tenant/agent and a signed declaration.
- Land ownership boundaries and legal features have not been identified on this survey. Parties have been arranged to provide a copy of the title deeds. The location of all structures has been confirmed by the original owner/tenant/agent and a signed declaration.
- All trees have been surveyed, trees visible to ground at time of work.
- Areas of soil averaged sampling locations of soil identified only, no further sampling unless local observation is present.
- The survey has been signed off by Christian George Waterhouse, Chartered Surveyor and registered with the Royal Institution of Chartered Surveyors. The survey was completed on 24/07/2023.
- The survey was completed on 24/07/2023.
- All boundaries were surveyed to the satisfaction of the client.



Date	No.	Revisions

Land West of Church Road
Taney St Lawrence

Topographical
Survey

Scale
1:250 @ A0
Client
AC
Project
AC
Date
24.07.2023



1530-0000-001



Westwards along the north boundary, shared with No 53.





Looking west to application site





Southwards long the eastern boundary and Church Road.





SE corner existing point of access to the field from Church Road





Looking north to application site





Looking north across the application site



25/01775/0












Footpath Plan
Scale: 1:500

General Notes
 1. All dimensions are taken to 'top' unless otherwise stated.
 2. The site is shown as a single unit for the purposes of this plan.
 3. The drawing is to be read in conjunction with all relevant regulations and applicable sub-contractor drawings and specifications.
 4. All dimensions are to be thought in the design element.

SITE PLAN KEY

-  Indicates trees and hedges at maximum tree position as appropriate.
-  Indicates trees and hedges at minimum.
-  Indicates high-priority greenery (non-protected nature location part).
-  Indicates site boundary.
-  Indicates Proposed New Buildings.
-  Indicates New Site Access/Point to be approved in RDC Application.
-  Indicates proposed footpath to be approved in RDC Application.

PLANNING



Swann Edwards Architecture Limited, 25th Floor,
 One Canada Square, Canary Wharf, London, E14 4LJ, U.K.
 020 7493 9393 or info@swannedwards.co.uk or www.swannedwards.co.uk

at: The Proposed Self-Build Dwellings Church Road, Tingay St Lakenham, Norfolk Nr. Nr. J. Blyth	Drawn to: G.E. Checked by: G.E.
Drawn by: J.E.-1955	Drawn Date: AT
Drawn No.: DP11/100	Drawn Date: 10/06/2024





Looking east from application site





Looking southeast from application site





Looking south from application site





Looking southwest from application site





Looking west from application site





Looking northwest from application site





Looking north from application site





East side of Church Road





View south down Church Road





View west into application site



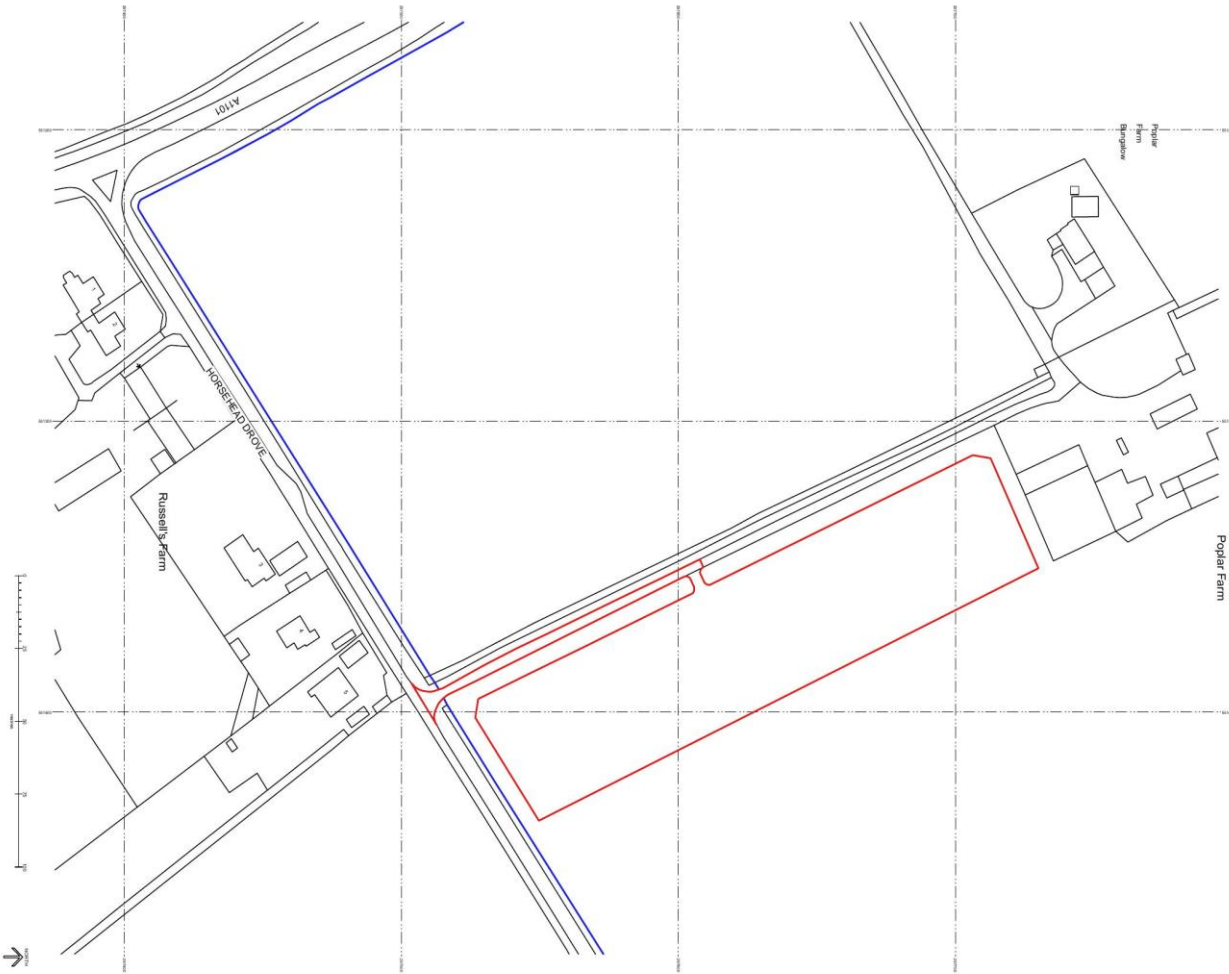


View northwards up Church Road



26/00275/F





R F D
 RACHEL FURZE DESIGN
 rachel@rachelfurzedesign.co.uk

Project
Dog Walking Field,
Horsehead Drive, Wisbech

Date
August 2025

Status
Planning

C	17-12-25
	Updated
B	12-09-25
	Blue line added: PLANNING
A	03-09-25
	Updated following comments
-	25-08-25
	Preliminary

Scale
1:1250 @ A3

Description
Location Plan

Project	Drawing
2523-P20-E00	
Revision	
D	

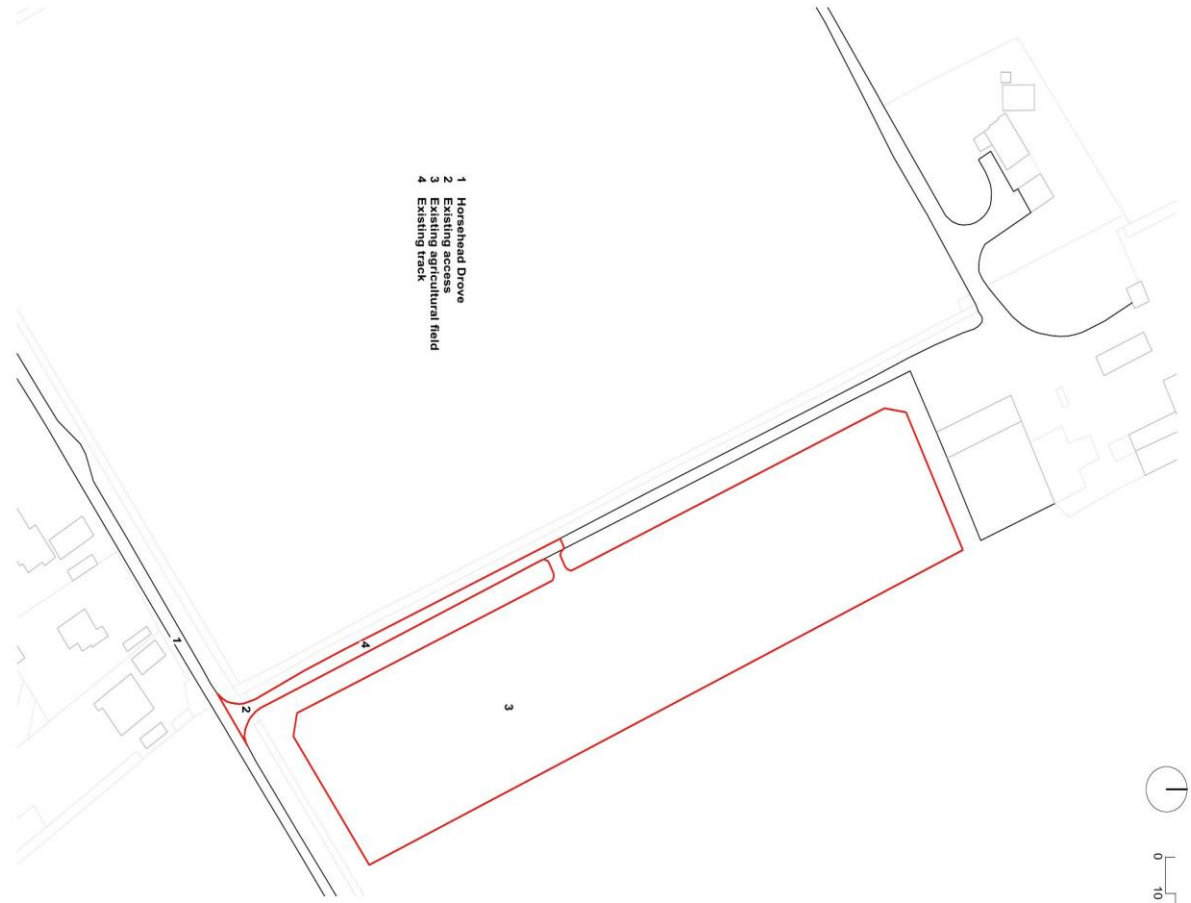
R F D
 RACHEL FURZE DESIGN
 rachel@rachelfurzedesign.co.uk

Project
 Dog Walking Field,
 Horsehead Drove, Wisbech

Date
 August 2025

Status
 Planning

- 1 Horsehead Drove
- 2 Existing access
- 3 Existing agricultural field
- 4 Existing track



B	17-12-25
A	Updated
	12-09-25
	Planning
-	25-08-25
	Preliminary

Scale
 1:1000 @ A3

Description
 Exg block plan

Project Drawing
 2523-P20-E01

Revision
 C



RFD
 RACHEL FORDE DESIGN
 14-23-25
 12-20-25
 03-09-25
 25-02-25
 25-02-25
 25-02-25

Project:
 Dog Walking Field
 Horsehead Drive, Wisbech

Date:
 August 2025

Status:
 Planning

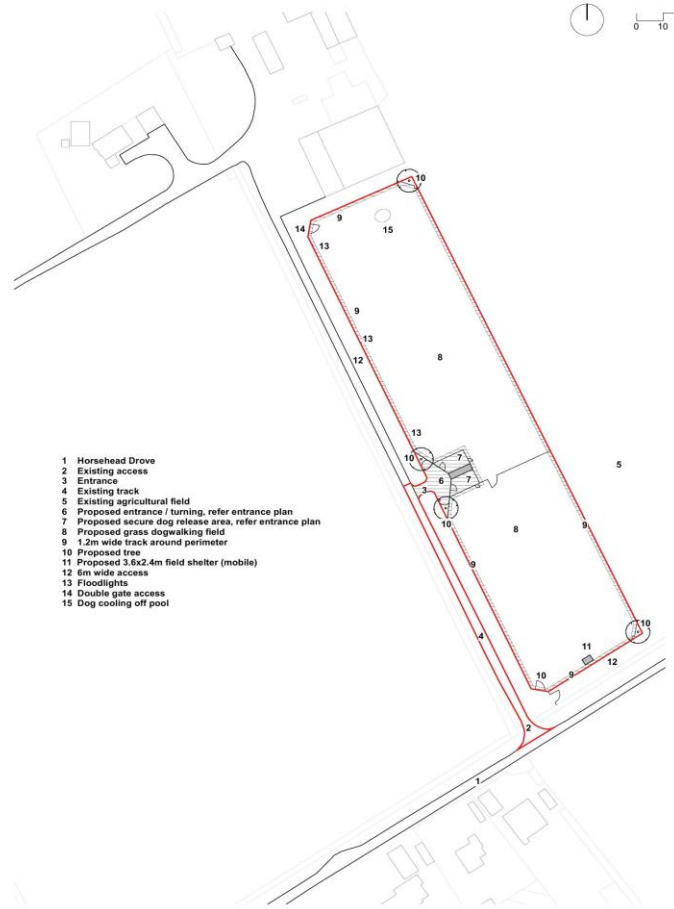
C 14-23-25
 B 12-20-25
 A 03-09-25
 - 25-02-25
 - 25-02-25

Scale:
 1:1000 @ A3

Description:
 Prop. block plan

Project:
 2523-P20-P01

Drawing:
 Reference: D



- 1 Horsehead Drive
- 2 Existing access
- 3 Entrance
- 4 Existing track
- 5 Existing agricultural field
- 6 Proposed entrance / turning, refer entrance plan
- 7 Proposed secure dog release area, refer entrance plan
- 8 Proposed grass dogwalking field
- 9 1.2m wide track around perimeter
- 10 Proposed tree
- 11 Proposed 3.6x2.4m field shelter (mobile)
- 12 6m wide access
- 13 Floodlights
- 14 Double gate access
- 15 Dog cooling off pool





- 1 Existing track
- 2 Proposed entrance
- 3 Hardstanding area, compacted road planings
- 4 Existing drain / ditch retained
- 5 6m access retained
- 6 Secure dog unloading area
- 7 Vehicular gate
- 8 Pedestrian gate
- 9 1.2m wide track around perimeter
- 10 Proposed tree
- 11 Proposed container
- 12 Flood light (Xcite 80W LED slim floodlight black)
- 13 Dog waste bin
- 14 Fence and gate dividing field

R F D
 RACHEL FURZE DESIGN
 rachel@rachelfurzedesign.co.uk

Project
 Dog Walking Field,
 Horsehead Drive, Wisbech

Date
 August 2025

Status
 Planning

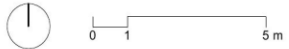
B	17-12-25
A	12-09-25
-	03-09-25
	Preliminary

Scale
 1:100 @ A3

Description
 Prop entrance

Project Drawing
 2523-P20-P02

Revision
 B



R F D
 RACHEL FURZE DESIGN
 rachel@rachelfurzedesign.co.uk

Project
 Dog Walking Field,
 Horsehead Drive, Wisbech

Date
 August 2025

Drawn by
 Rachael Furze
Planning

T1-225
 Location
 Planning
 Control
 Priority

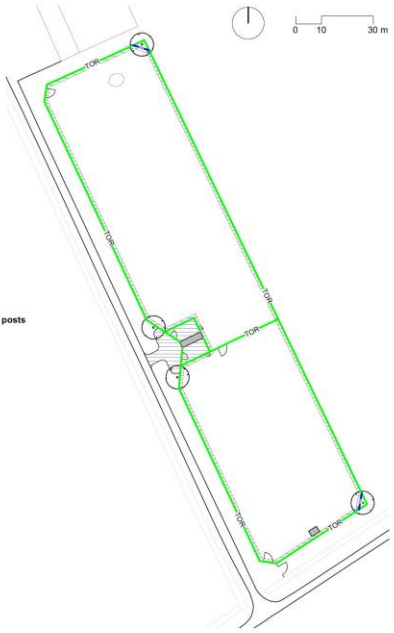
Scale
 1:1000 @ A3

Description
 Prop enclosure plan

Project
 2523-P20-P03

Revision
 C

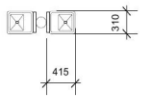
—PR— 1.2m post and rail fence with 900mm access gate
 —TOR— 1.8m tornado fence with 125-150mm round timber posts



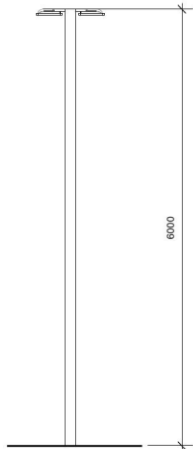
Detail 01 - Proposed lighting

1:50 @ A3

Plan

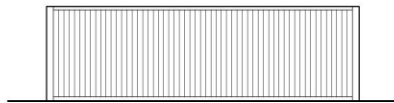


Elevation

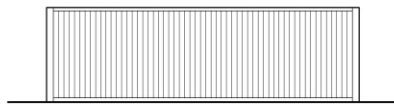


Detail 02 - Container

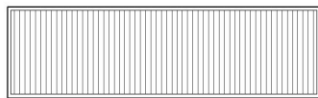
1:100 @ A3



Side elevation



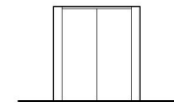
Side elevation



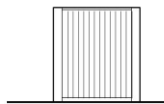
Roof Plan



GF Plan



Front elevation



Rear elevation

R F D
 RACHEL FURZE DESIGN
 rachel@rachelfurzedesign.co.uk

Project
 Dog Walking Field,
 Horsehead Drove, Wisbech

Date
 August 2025

Status
 Planning

A 17-12-25
 PLANNING
 - 02-10-25
 Planning

Scale
 1:1000 @ A3

Description
 Light and container

Project Drawing
 2523-P20-P04

Revision
 A



View from Horsehead Drove looking northeast





View from Horsehead Drove looking north







View from Horsehead Drove looking northwest





View from Horsehead Drive looking west













View from within the site looking southeast



End of Presentation

