



**Planning Committee**  
**Thursday, 16th November, 2023 at 9.30 am**  
**in the Assembly Room, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary Documents**

1. **Presentation on Applications (Pages 2 - 165)**

**A copy of the presentation is attached.**

**Contact**

Democratic Services  
Borough Council of King's Lynn and West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX  
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# Planning Committee 16 November

Agenda Item 9

2



3

22/00871/FM





**General Notes**

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in feet unless otherwise stated.
3. The contractor, sub-contractors and suppliers must work at all dimensions as set out in the contract and/or any work.
4. This drawing is to be used in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.



Status  
**FOR APPROVAL**

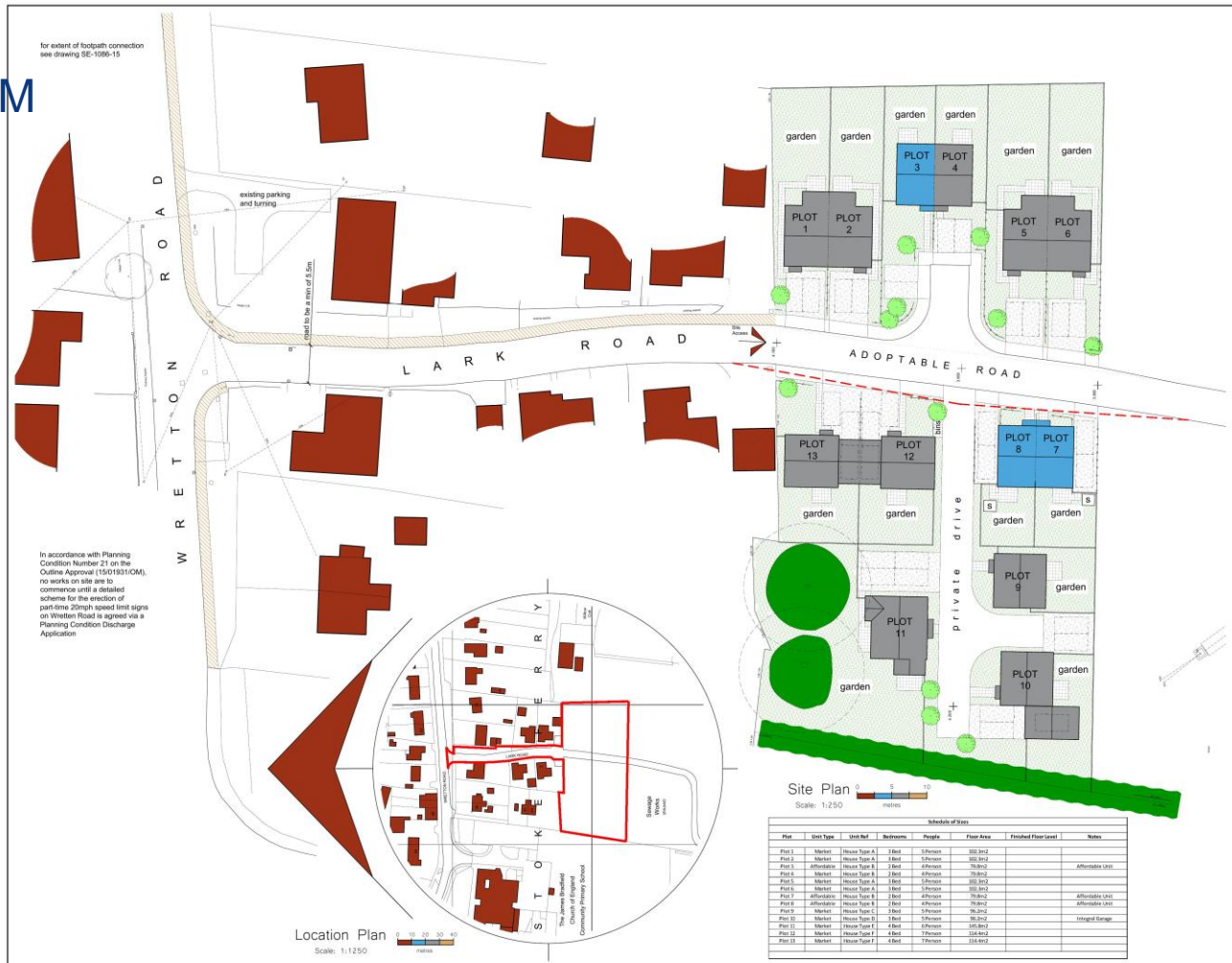
**SWANN EDWARDS ARCHITECTURE**

Swann Edwards Architecture Limited, Swann Edwards, 100, The Walk, Gt. Yarmouth, Norfolk, PE15 1AA  
 t 01493 410330 e info@swannedwards.co.uk w www.swannedwards.co.uk

Prepared	March 2019	Drawn	March 2019
Checked	March 2019	Reviewed	March 2019
Approved	March 2019	Client	March 2019



5



for extent of footpath connection see drawing SE-1086-15

In accordance with Planning Condition Number 21 on the Outline Approval (15/01931/OM), no works on site are to commence until a detailed scheme for the erection of daytime 20mph speed limit signs on Wretton Road is agreed via a Planning Condition Discharge Application

Location Plan  
Scale: 1:1250

Site Plan  
Scale: 1:250

Schedule of Sites							
Plot	Unit Type	Unit Ref	Bedrooms	People	Floor Area	Finished Floor Level	Notes
Plot 1	Market	House Type A	3 Bed	5 Persons	202.0m <sup>2</sup>		
Plot 2	Market	House Type A	3 Bed	5 Persons	202.0m <sup>2</sup>		
Plot 3	Affordable	House Type A	3 Bed	4 Persons	173.0m <sup>2</sup>		Affordable Unit
Plot 4	Market	House Type A	3 Bed	4 Persons	173.0m <sup>2</sup>		
Plot 5	Market	House Type A	3 Bed	5 Persons	202.0m <sup>2</sup>		
Plot 6	Affordable	House Type A	3 Bed	4 Persons	173.0m <sup>2</sup>		Affordable Unit
Plot 7	Market	House Type A	3 Bed	5 Persons	202.0m <sup>2</sup>		
Plot 8	Affordable	House Type A	3 Bed	4 Persons	173.0m <sup>2</sup>		Affordable Unit
Plot 9	Market	House Type C	4 Bed	5 Persons	252.0m <sup>2</sup>		
Plot 10	Market	House Type B	4 Bed	5 Persons	252.0m <sup>2</sup>		Integral Garage
Plot 11	Market	House Type C	4 Bed	5 Persons	252.0m <sup>2</sup>		
Plot 12	Market	House Type C	4 Bed	5 Persons	252.0m <sup>2</sup>		
Plot 13	Market	House Type C	4 Bed	5 Persons	252.0m <sup>2</sup>		

General Notes  
1. The drawings shall not be used, signed dimensions only to be used.  
2. All dimensions are shown to true level unless otherwise stated.  
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.  
4. This drawing is to be used in conjunction with all relevant regulations and statutory and contractual drawings and specifications.  
5. Any discrepancies are to be brought to the designers attention.

- SITE PLAN KEY**
- Indicates existing buildings (2D Location Plan)
  - Indicates proposed new town street buildings
  - Indicates proposed affordable buildings
  - Indicates what is required for affordable housing
  - Indicates existing trees and hedgerows
  - Indicates new specimen trees
  - Indicates kerb edge extension
  - Hash indicates location of new wanted grass access driveway
  - Indicates landscaped garden
  - Indicates paths and footpaths
  - Indicates 2.4 x 2.4m meter width

Status  
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SWANN EDWARDS ARCHITECTURE  
South Eastern Regional Office, South Eastern, Richmond, Kent Road, Capenhurst, Wetherby, Leeds, LS23 7BA  
t 01937 543214 e info@swannedwards.co.uk w www.swannedwards.co.uk

Proposed Residential Development Land South of Lark Road, Stoke Newry, Norfolk For: Larklyn Estates Limited	as to Elected 2014	Site Verfide Level No. A1
Planning Drawing Site and Location Plans	Issue No. 02-1024 Date Iss. 02	Issue No. 002 Date Iss. 02



HOUSE TYPE D  
HOUSE TYPE E

Front Elevation  
Scale: 1:100

Side Elevation  
Scale: 1:100

Rear Elevation  
Scale: 1:100

Side Elevation  
Scale: 1:100

Ground Floor Plan  
Scale: 1:100

First Floor Plan  
Scale: 1:100

Typical Section  
Scale: 1:100

Front Elevation  
Scale: 1:100

Side Elevation  
Scale: 1:100

Rear Elevation  
Scale: 1:100

Side Elevation  
Scale: 1:100

Ground Floor Plan  
Scale: 1:100

First Floor Plan  
Scale: 1:100

Typical Section  
Scale: 1:100

General Notes:  
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2. All dimensions are given in millimetres unless stated.  
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.  
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House Type D Schedule of Sizes

Internal Floor Areas	
Ground Floor	48.5m <sup>2</sup>
First Floor	48.5m <sup>2</sup>
Total	97.0m <sup>2</sup>

House Type E Schedule of Sizes

Internal Floor Areas	
Ground Floor (excl garage)	72.4m <sup>2</sup>
First Floor	72.4m <sup>2</sup>
Total	144.8m <sup>2</sup>

MATERIALS KEY

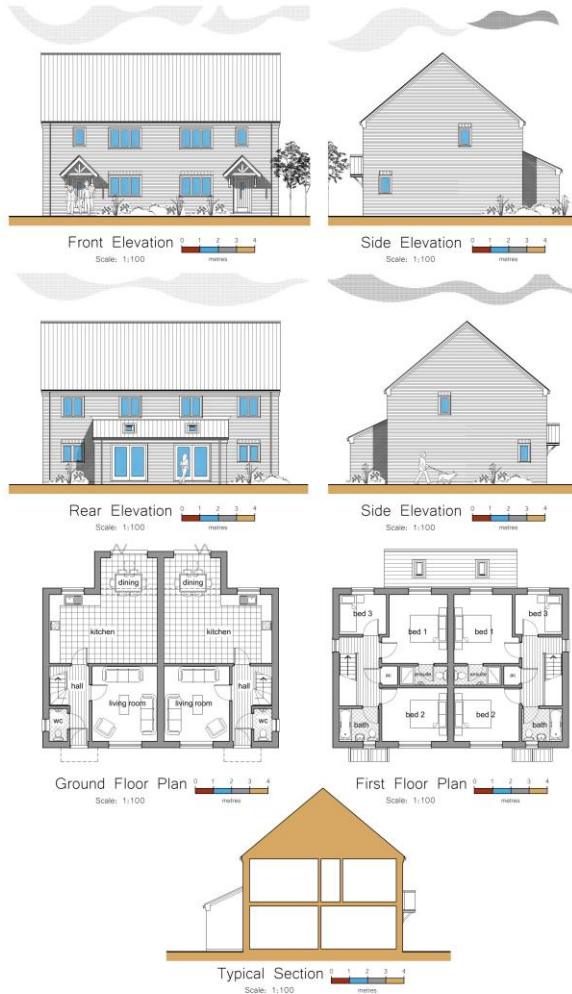
- Brick indicates Bricks, Portland Anker Limestone
- Half indicates Redbed Boundary Paved Area
- Windows and Doors: Glass UPVC. Casement with brick sash and/or double glazing
- Rainwater goods: Black half round gutters and black round downpipes

Status  
**FOR APPROVAL**

SWANN EDWARDS ARCHITECTURE

Queen Elizabeth II Conference Centre, South Square, Abchurch Lane, London, EC4N 3DF, United Kingdom  
Tel: +44 (0)20 7429 9000  
www.swannedwards.co.uk

Proposed Residential Development	AK The Land South of Lark Road	Date: October 2018	Drawn by: A1
Scale: 1:100	Site: Norfolk	Project No: 22/00871/FM	Drawn by: A1
Planning Drawing	House Types D and E	Scale: 1:100	Drawn by: A1
		Sheet No: 13	Drawn by: B



General Notes  
 1. This drawing shall not be scaled. Stated dimensions only to be used.  
 2. All dimensions are shown in millimetres unless stated otherwise.  
 3. The contractor, sub-contractors and suppliers must only act on dimensions on any part of the construction of any work.  
 4. This drawing is to be read in conjunction with all relevant engineering and specialist sub-contractors drawings and specifications.  
 5. Any discrepancies are to be brought to the designers attention.

House Type A Schedule of Sizes

Internal Floor Areas	
Ground Floor	54.0m <sup>2</sup>
First Floor	54.0m <sup>2</sup>
Total	108.0m <sup>2</sup>

MATERIALS KEY

- Walls columns: Bricks - Fensham  
 Plasterwork
- Roofs: Insulated Pediment Gable  
 Half-timber
- Windows and doors: Clean UPVC  
 Casement with brick and/or concrete  
 finish

Roofwater goods: 100mm half round gutters and black round downpipes

Status  
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**SWANN EDWARDS**  
 ARCHITECTURE

Swann Edwards Architecture Limited, South Colchester, Colchester, Essex, UK  
 1.1000, Avonlea 4, independent@swannedwards.co.uk www.swannedwards.co.uk

Prepared: Residential Development Land South of Lark Road State Farm, Norfolk Fox Larch Estates Limited	Drawn: October 2021	Rev: A.1
Checked: [Signature]	Project No: 22-00871	Drawn By: [Signature]
Planning Drawing House Type A	Drawn On: 11	Checked By: [Signature]

08



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General Notes:  
 1. The drawings shall not be scaled, figured dimensions only to be used.  
 2. All dimensions are given in their correct dimension units.  
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.  
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 5. Any discrepancies are to be brought to the designer's attention.

**House Type 3 Schedule of Areas**

Internal Floor Areas	
Ground Floor	48.3m <sup>2</sup>
First Floor	56.3m <sup>2</sup>
Land	114.6m <sup>2</sup>

**MATERIALS KEY**

- Hatched indicates Masonry - Flashed Asphalt External
- Hatched indicates horizontal cladding
- Hatched indicates Redwood Gravelboard Roof and Sill
- Windows and doors - Clear UPVC Casement with brass sash handle above
- Rainwater goods - Black half round gutters and black round downpipes

Status  
**FOR APPROVAL**



Swann Edwards Architecture Limited, Suite 02/03, Millstream, Van Ness, Saffron Walden, Cambs, PE13 3JG  
 t 01845 430100 e info@swannedwards.co.uk w www.swannedwards.co.uk

Site No	02-1043	Draw No	02
Proposed Residential Development Land South of Lark Road, South Ferry, Norfolk For Larkish Estates Limited	22-1043	Draw Title	02
Planning Drawing	02-1043	Revision	A1
House Type 3	04	Drawn By	EC







View of main access to Lark Road







Existing track to water treatment works to the south







North East boundary of site with adjoining dwelling



View towards East boundary





Continuation of East boundary leading into South boundary







North West boundary with neighbouring dwelling







View towards West boundary and trees to be retained





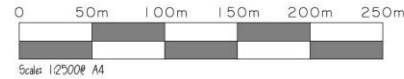
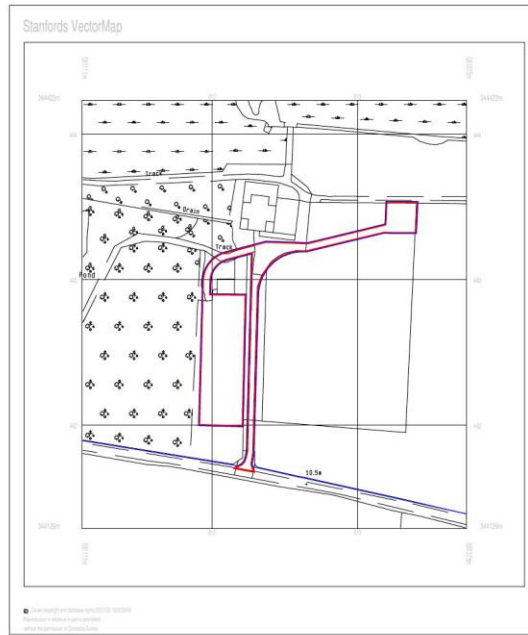
Continuation of West boundary leading into South boundary



23/00739/F

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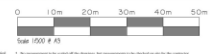
**NOTE:**

1. The copyright of this drawing is the property of Ian J M Cable and must not be copied without written consent
2. No measurement to be scaled off the drawings, but measurements to be checked on site by the contractor prior to commencement of works, and any discrepancies brought to the attention of the designer.

<p><b>IAN J M CABLE</b> <small>llsc</small> </p> <p>01366 386704 design@ianjmcable.co.uk</p> <p><b>ARCHITECTURAL DESIGN</b> Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT</p>	<p>Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD</p>	
	<p>Location Plan.</p>	
	<p>1:2500</p>	<p>September 2022</p>
<p>1161-04</p>		







NOTE:  
1. The information shown on this plan is for guidance only and does not constitute a contract.  
2. Any amendments to this plan must be agreed in writing with the client.

<b>IAN J MCABLE</b> <small>Architect</small> 01360 380394 ARCHITECTURAL DESIGN	Marsh Farm, Main Road, Burnham Deepdale, PE31 6DD
	Site Plan as Existing.
1:500	September 2022
1161-05	





NOTE:  
1. The applicant shall maintain the property of the 11kV line and any associated equipment.  
2. The responsibility for the safety of the 11kV line and any associated equipment shall remain with the relevant utility company.

**IAN J MCABLE** Architect  
01360 383704  
www.ianjmcable.co.uk

**ARCHITECTURAL DESIGN**

Stow Corner Farm, Stow Corner,  
King's Lynn, Norfolk, PE31 3PT

Marsh Farm,  
Marsh Road,  
Burnham Deepdale, PE31 6DD

Site Plan as Proposed

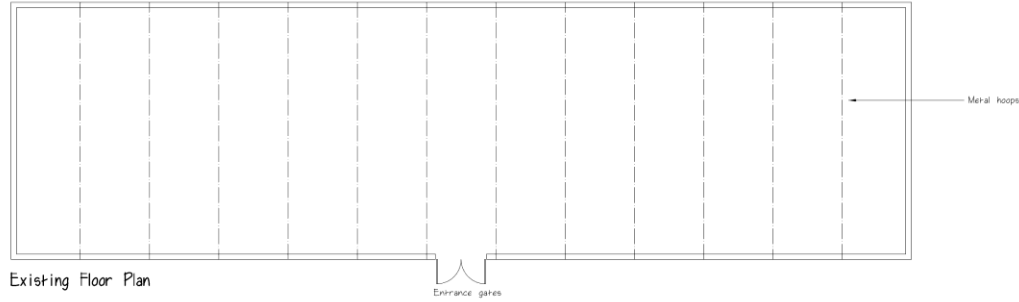
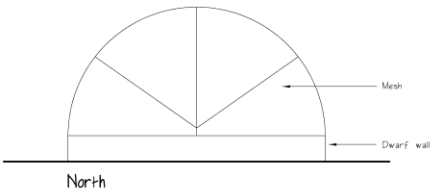
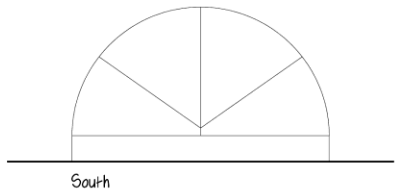
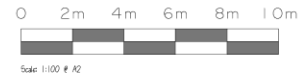
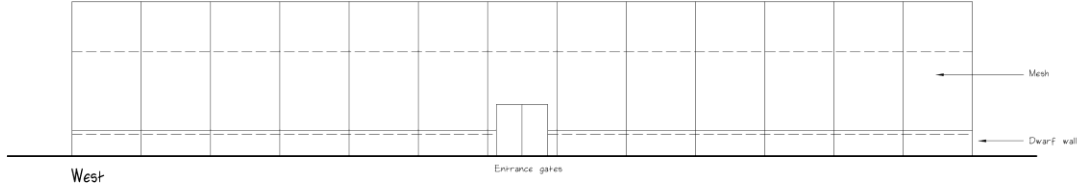
1:500 | October 2023

1161-07C






23/00739/F



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---

**IAN J M CABLE** BSc   
01366 386704  
ianjm@ipmarchitect.com

**ARCHITECTURAL DESIGN**  
Stow Corner Farm, Stow Corner,  
King's Lynn, Norfolk, PE34 3PT

---

Marsh Farm,  
Main Road,  
Burnham Deepdale,  
PE31 8DD

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Existing Aviary.  
Plan & Elevations  
as Existing.

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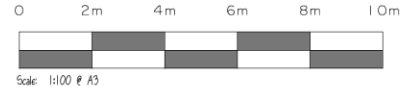
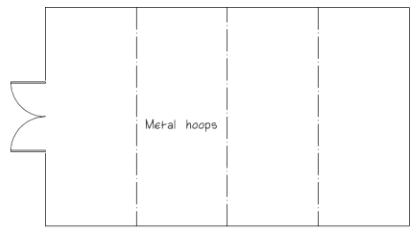
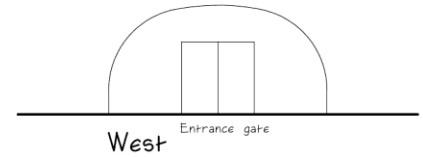
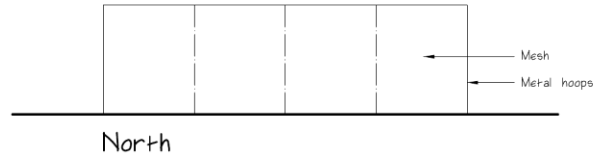
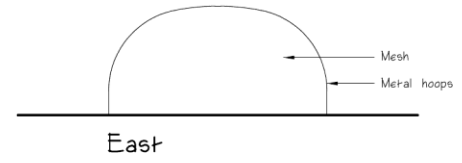
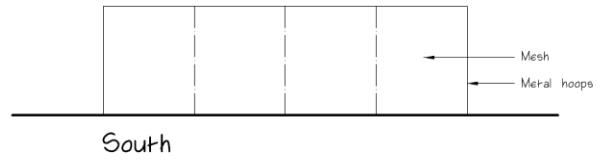
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September 2022

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1161-01

24

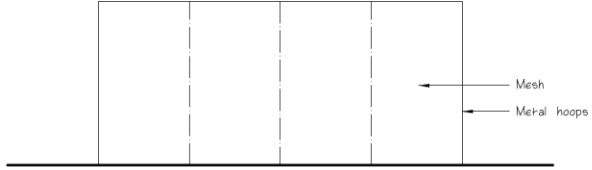
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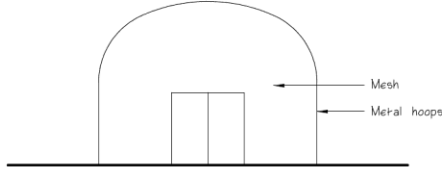
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<b>IAN J M CABLE</b> BSc  01366 386704 design@ianjm-cable.co.uk <b>ARCHITECTURAL DESIGN</b> Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT	Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD	
	Proposed Breeding Aviary. Plan & Elevations as Proposed.	
1:100	September 2022	
1161-02		

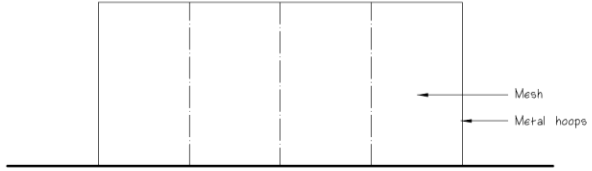
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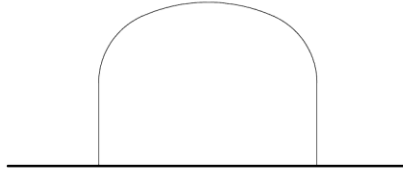
West



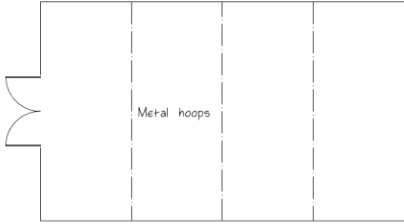
South



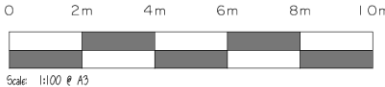
East



North

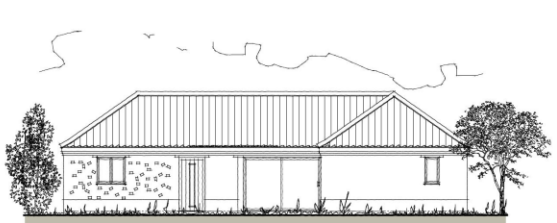


Plan

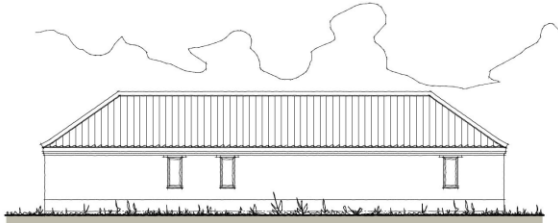


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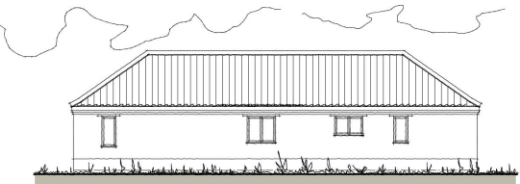
<b>IAN J M CABLE</b> BSc  01366 386704 design@ianjmcable.co.uk <b>ARCHITECTURAL DESIGN</b> Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT	Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD	
	Proposed Release Aviary. Plan & Elevations as Proposed.	
1:100	September 2022	
1161-03		



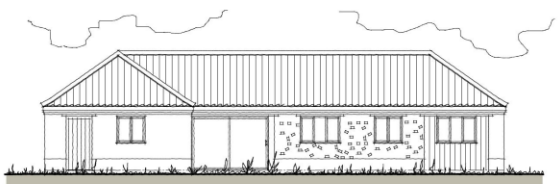
South



East

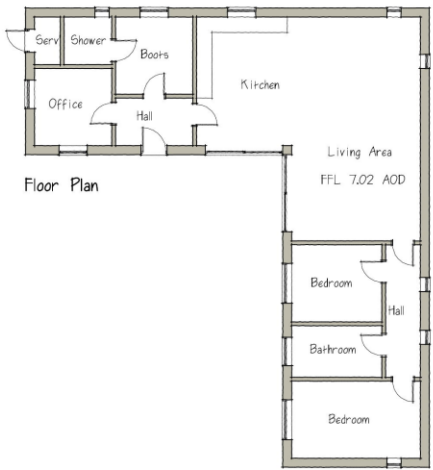


North



West

27



Floor Plan

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	<p>Proposed Dwelling. Scheme Proposal.</p>
	<p>1:100</p>
	<p>October 2023</p>
	<p>1161-06C</p>



23/00739/F

Slide  
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23/00739/F

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No.28

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No.29



Existing private access drive



23/00739/F

Slide  
No.30

Existing tree line forming east boundary of site



23/00739/F



Agricultural building to north of proposed bungalow



23/00739/F

Slide  
No.32



Agricultural building to north of proposed bungalow



23/00739/F

Slide  
No.33



Existing aviaries to change use



23/00739/F

Slide  
No.34



Existing dwelling



23/00739/F

Slide  
No.35



Existing dwelling, marshes beyond



23/00739/F

Slide  
No.36

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View towards proposed release aviaries

A landscape photograph showing a gravel path on the left, a wooden fence in the foreground, a stone wall, a tunnel-like structure, and a large tree in the background under a clear blue sky.

# Speaker Andrew Crean

38



# Deepdale Marsh Ruff Reinstatement Project



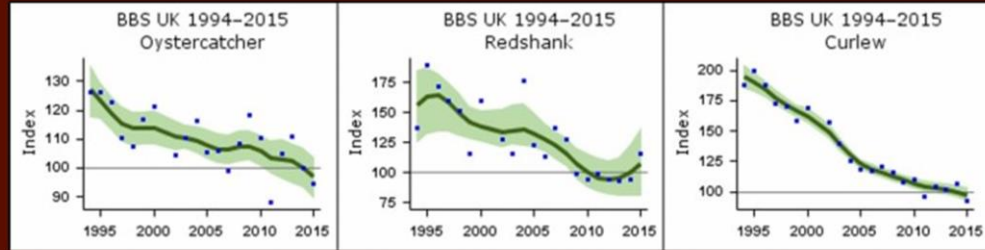
39

23/00739/F

Andrew Crean  
Deepdale Marsh  
Burnham Deepdale







- Original (2007) plan: creation of coastal fresh marshes (from cereal production) below - now being replicated on the coast (Holkham, Thornham, Ken Hill)
- Current plan: re-establishment of breeding populations of rare waders
  - ⇒ Breeding wading birds have fared particularly badly in the UK in recent decades
  - ⇒ The Ruff was once a widespread in the UK but breeding is now a rare /sporadic.
  - ⇒ The Ruff Project at Deepdale is unique, using stock imported from Germany
  - ⇒ Potential future plans with Black-tail Godwit, Curlew & Corncrake





### KEY POINTS

- Unique internationally important conservation project.
- Follows on from long-term local investment and landscape recovery project.
- Backing and support of many organisations—local, regional and international.
- Privately funded nature conservation delivery project so therefore “novel” in terms of the local plan and needs your support.
- We employ 2 people locally already but now need on-site around the clock staff presence.



Thank you! Their Future is in our hands



# Deepdale Marsh Ruff Reinstatement Project



Andrew Crean  
Deepdale Marsh  
Burnham Deepdale

23/00739/F

23/00739/F

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23/01006/F











Views to the east of the site with part of the existing bungalow remaining





Views to the east of the site with part of the existing bungalow remaining





Views to the north of the site with part of the existing bungalow remaining



Views to the south of the site with part of the existing bungalow remaining







Views to the rear of the site with part of the existing bungalow remaining





Views to the rear of the site with part of the existing bungalow remaining



Views to the rear of the site with part of the existing bungalow remaining





Views to the north of the site with part of the existing bungalow remaining and the neighbouring properties







Views of the site from Bailey Street



Views of the site from Bailey Street





Views of the site from Bailey Street





Views of the site from the neighbouring property (north)



Views of the river running adjacent to the site







Views of the site from Bailey Street bridge



23/01006/F

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09



Views of the Castle Acre Castle





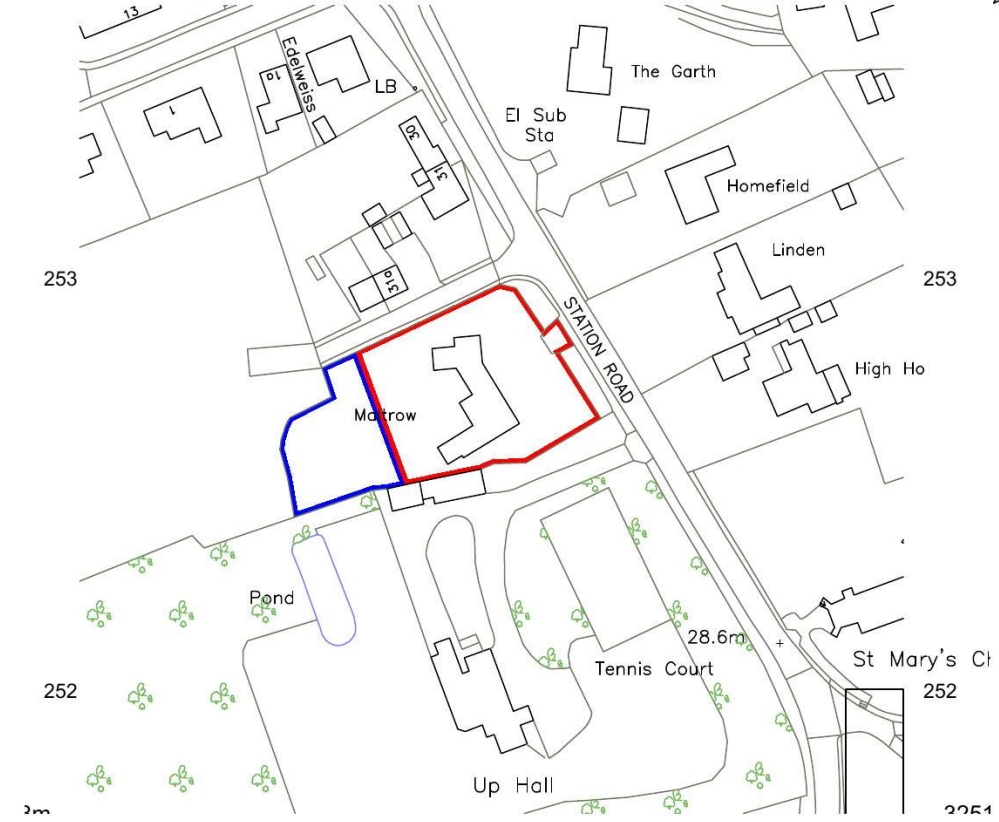
Views of the Castle Acre Castle

23/01667/F

62







Location Plan 1:1250



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### ACS ARCHITECTURAL

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

#### Address

Maltrow,  
Station Road,  
Hillington  
PE31 6DE

#### Title

Location Plan

#### Date

(First Issued)	(Last Revision)
01.11.22	00.00.00

#### Paper

A4

#### Drawing No.

712/22/00

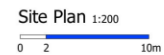
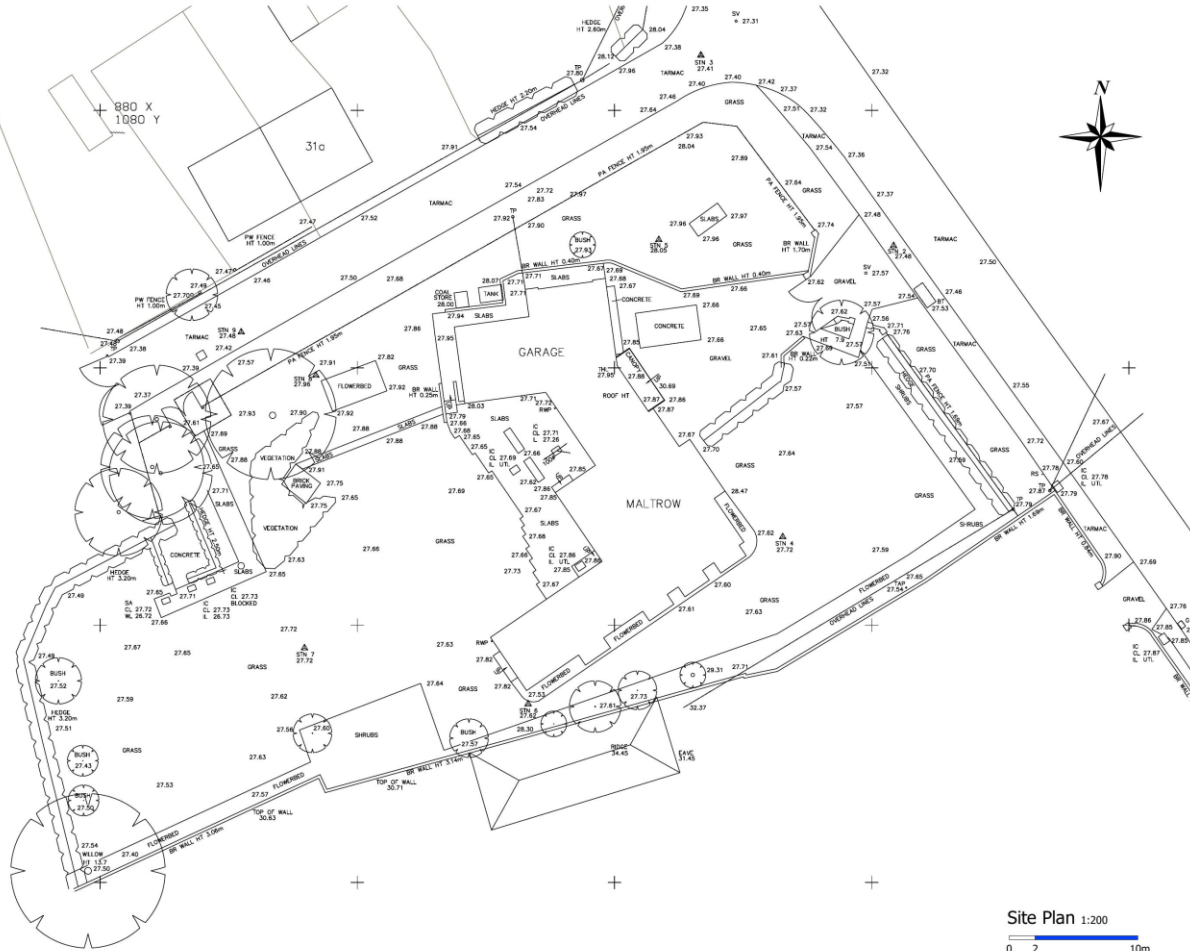
#### Rev.

0

CLIENT APPROVAL ● PLANNING ● BUILDING REGULATIONS ● TENDER ●

23/01667/F

64



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

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

**Project**  
Proposed Residential Development  
Maltrow,  
Station Road,  
Hillington

**Title**  
Existing Site Plan

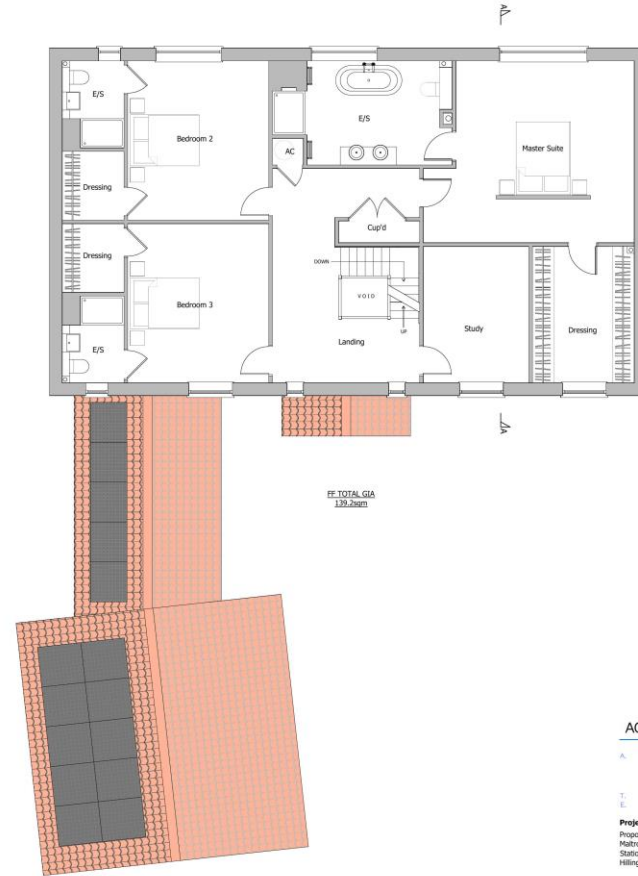
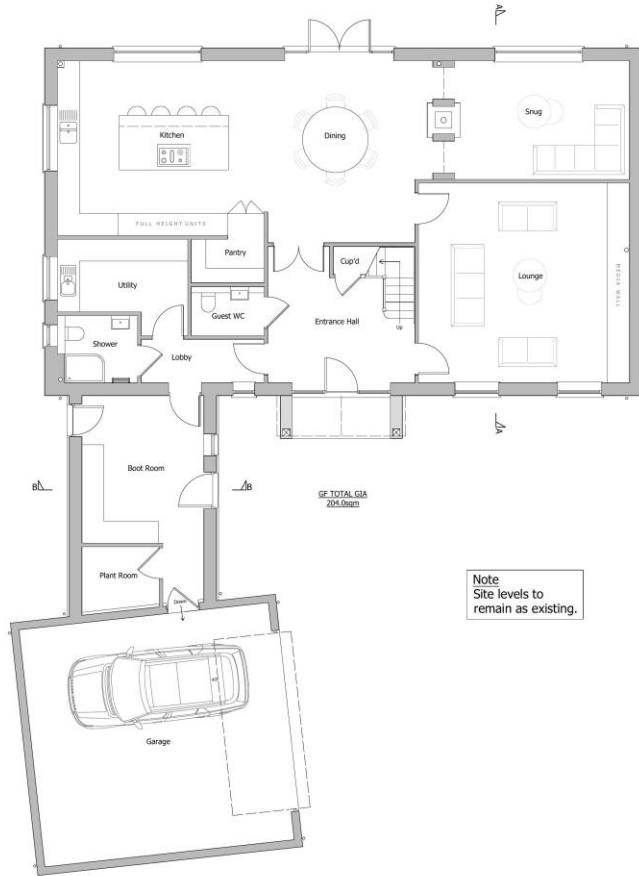
**Date** **Paper**  
(First Issue) (Last Revision) A2  
01.11.22 20.12.22

**Drawing No.** **Rev.**  
712/22/06 A

23/01667/F

Slide No.64

65



ACS ARCHITECTURAL

▲ UNIT 3 Poppofields Retail Park  
Poppofields Drive  
Snettisham  
NE33 7YK

T: 01465 521212  
E: info@acs-architectural.co.uk

**Project**  
Proposed Residential Development  
Maltrow,  
Station Road,  
Hillington

**Title**  
PLOT 1 - Proposed Floorplans

**Date** **Paper**  
07.06.23 (last revised) A1  
16.08.23

**Drawing No.** **Rev.**  
712/22/10 D



23/01667/F

Slide No.65



East Elevation 1:100  
0 1 5m



North Elevation

**Proposed Materials**

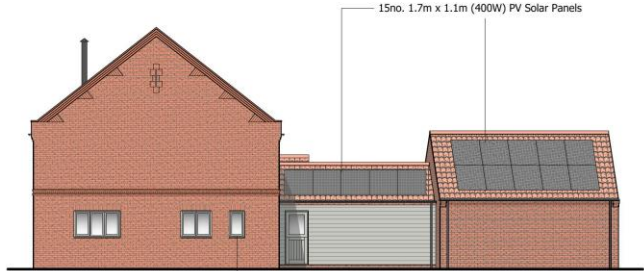
- ① • Multi red facing brickwork
- ② • Natural clay pantiles
- ③ • uPVC flush casement windows (Grey Green)
- ④ • uPVC flush casement doors (Grey Green)
- ⑤ • Black uPVC gutters and downpipes
- ⑥ • Weather boarding (Grey Green)

Note  
Site levels to remain as existing.

66



West Elevation



South Elevation



ACS ARCHITECTURAL

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

**Project**  
Proposed Residential Development  
Maltrow,  
Station Road,  
Hillington

**Title**  
PLOT 1 Proposed Elevations

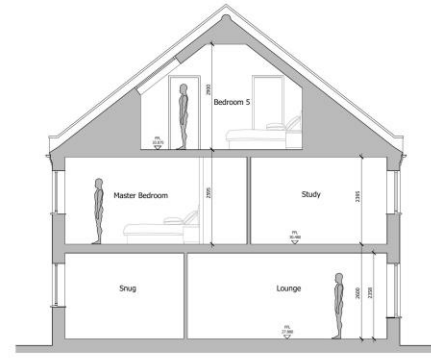
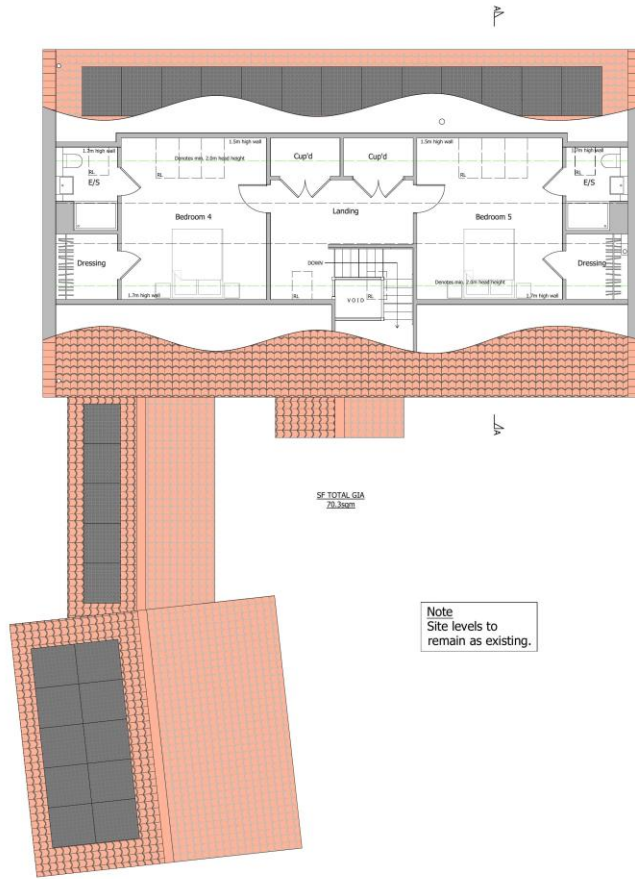
**Date**  
(First Issued) (Last Revision)  
07.06.23 16.08.23

**Drawing No.** 712/22/12  
**Rev.** D

23/01667/F

Slide No.66

67



UNIT 3 Poppofields Retail Park  
Poppofields Drive  
Snettisham  
NE33 7YK

T: 01465 532112  
E: info@acs-architectural.co.uk

**Project**  
Proposed Residential Development  
Maltby,  
Station Road,  
Hillington

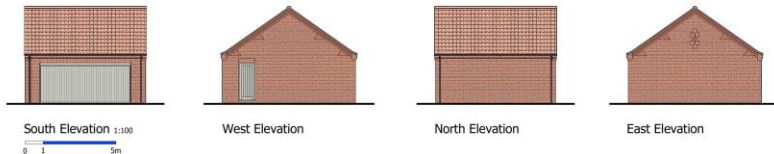
**Title**  
PLOT 1 - Proposed Second  
Floorplan and Sections

**Date**      **Paper**  
07.06.23      16.08.23  
A1

**Rev.**  
712/22/11      D

23/01667/F

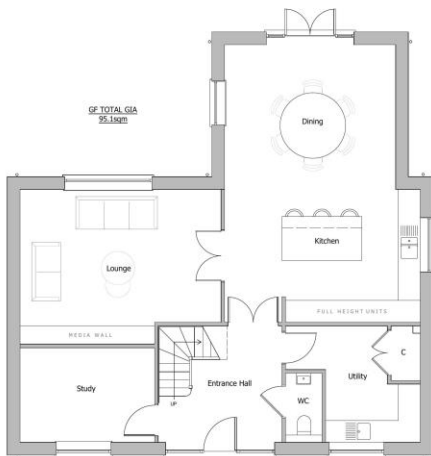
Slide No.67



Note  
Site levels to remain as existing.

- Proposed Materials**
- ① • Multi red facing brickwork
  - ② • Natural clay pantiles
  - ③ • uPVC flush casement windows (Grey Green)
  - ④ • uPVC flush casement doors (Grey Green)
  - ⑤ • Black uPVC gutters and downpipes

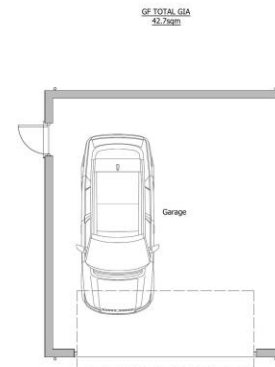
69



Ground Floor Plan 1:50  
0 1 2.5m



First Floor Plan 1:50  
0 1 2.5m



Garage Floor Plan 1:50  
0 1 2.5m



A. UNIT 3 Poppefields Retail Park  
Poppefields Drive  
Snettisham  
NE23 7TE

T: 01465 521212  
E: info@acs-architectural.co.uk

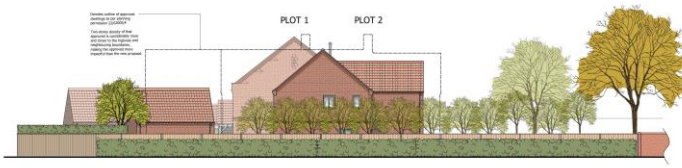
**Project**  
Proposed Residential Development  
Maltwood,  
Station Road,  
Hillington

**Title**  
PLOT 2 Proposed Plans  
and Elevations

**Date** 16.08.23  
**Rev** A1

**Drawing No.** 712/22/13  
**Rev.** 0





Proposed Street Scene - North 1:100



Proposed Site Plan 1:200



Proposed Street Scene - East 1:100

**Visibility Splay Key**

- Plot 1 (2.4m x 43.0m)
- Plot 2 (2.4m x 43.0m)

**Indicative Planting Key**

- Proposed Semi-mature Trees
- Native hedgerows / shrubs
- Retained Trees / hedgerows

Note: Site levels to remain as existing.



1. 1001 Engineers Way  
 King's Lynn  
 PE33 7HE  
 2. 01492 555553  
 3. info@acsarchitectural.co.uk

**Project:**  
 Proposed Residential Development  
 Plot 1, 2  
 Station Road,  
 King's Lynn,  
 Norfolk  
 PE33 7HE

**Title:**  
 Proposed Street Scenes  
 and Site Plan

**Date:**  
 04/06/2014 10:00:00  
 15/06/2014 10:00:00

**Drawing No.:**  
 712/22/14

**Page:**  
 61

**Rev.:**  
 0



Front elevation of the existing bungalow



71



Views of the existing bungalow







Views of the existing bungalow



73









Views of the rear of the existing bungalow



Views of the south of the site







Views of the north of the site





Views of the existing bungalow



Views of the north of the site





Views of the north of the site

23/01667/F

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Views to the east of the site





Screening from the north of the site





Screening from the north of the site





Views from Station Road





Screening from the north of the site





Views looking east on Station Road





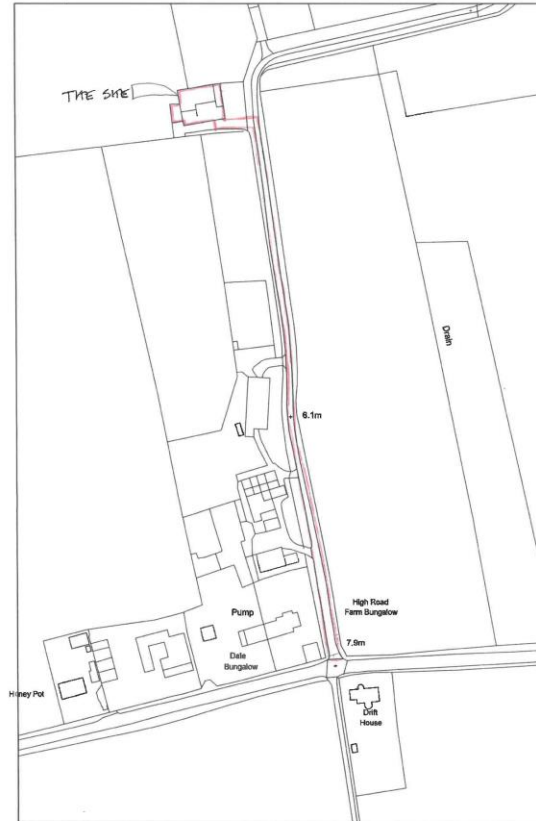
23/00580/F

87



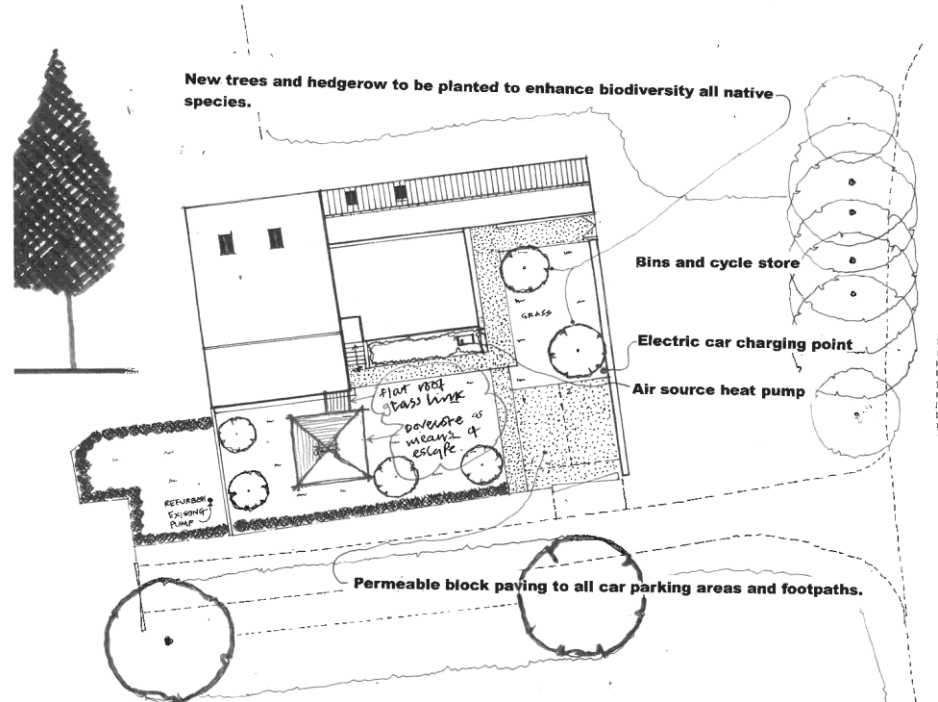
88

MapServe®



LOCATION PLAN 1: 1:1250 @ A3



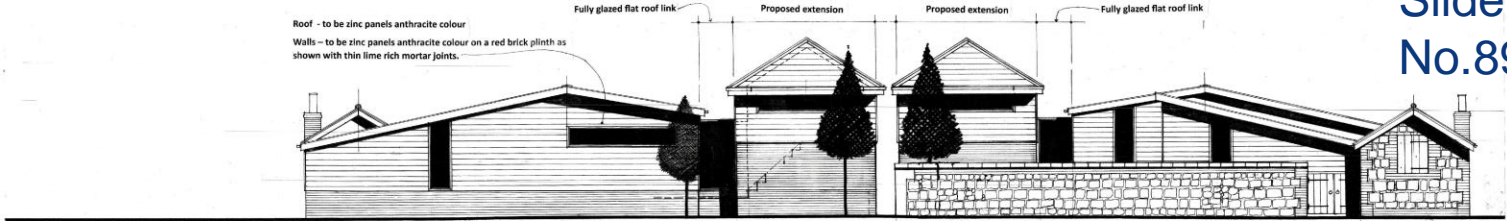


**Proposed site plan scale 1:200**

*Sketch showing small extension to provide safe refuge in case of severe flooding.*



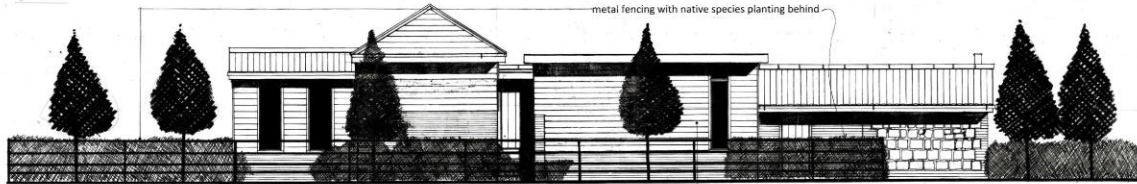




Proposed Western Elevation.

External finished of proposed extension  
Roof - to be zinc panels anthracite colour  
Walls - to be zinc panels anthracite colour on a red brick plinth as shown with thin lime rich mortar joints.

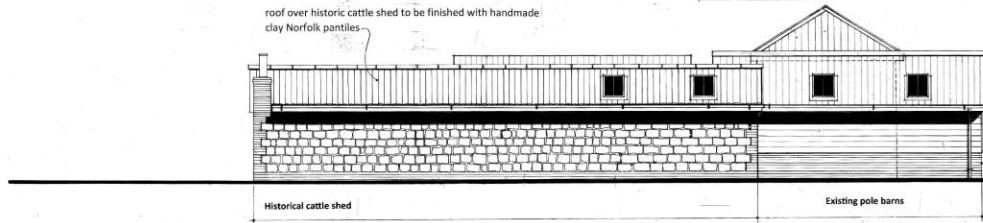
Proposed Eastern Elevation.



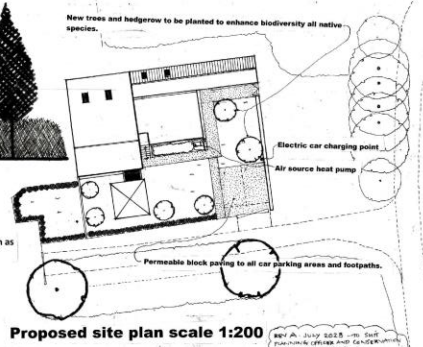
Proposed Southern Elevation.

roof over historic cattle shed to be finished with handmade clay Norfolk pantiles

Roof - to be zinc panels anthracite colour  
Walls - to be zinc panels anthracite colour on a red brick plinth as shown with thin lime rich mortar joints.



Proposed Northern Elevation.



Revision:	
Project: Proposed conversion of redundant agricultural barns to form a private detached dwelling and associated works Hilary West Sea Hunstanton, Kings Lynn, Norfolk	
Description: Elevations as proposed.	
Client:	
Date: August 2023	Scale: As shown A3
<b>The Clarke Smith Partnership</b> Architectural Planning consultants Unit 1, Chuck a Bush Farm Roydon Road, Whitestead Campton, Kings Lynn, Norfolk Tel - 01223 - 830989	
Drawn:	P-6133-03 Rev. A.





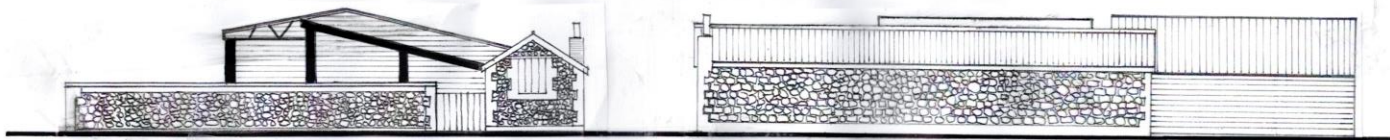
Existing Southern elevation.

Existing Western elevation.



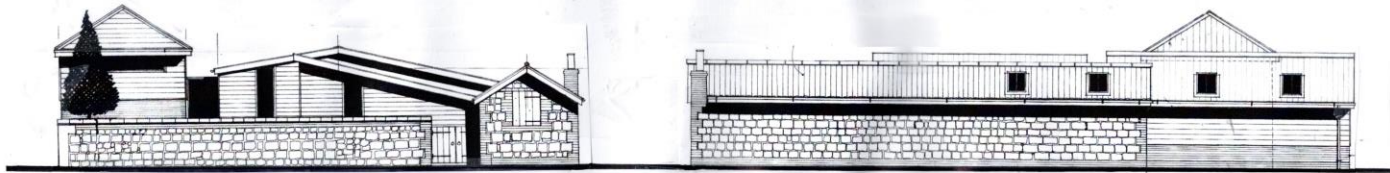
Proposed Southern elevation.

Proposed Western elevation.



Existing Eastern elevation.

Existing Northern elevation.

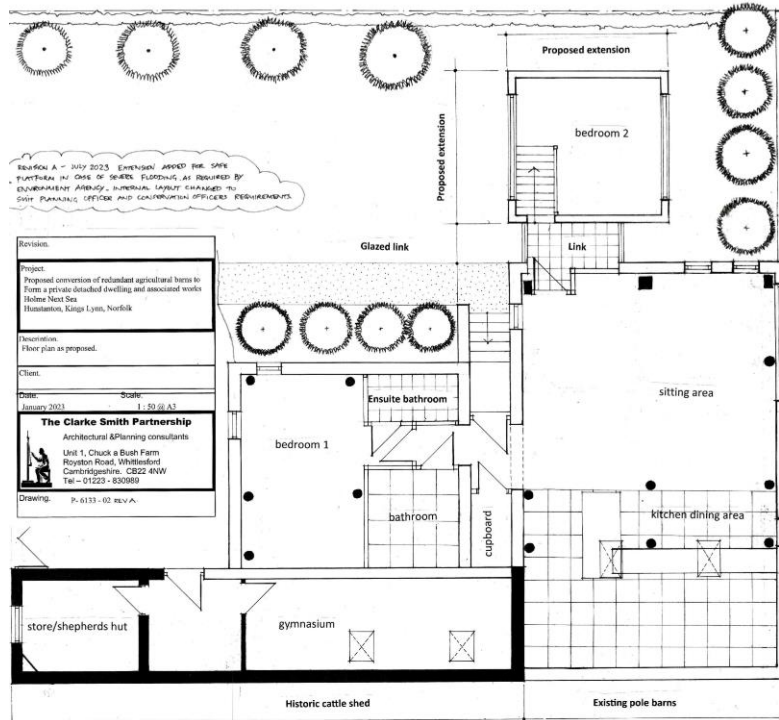


Proposed Eastern elevation.

Proposed Northern elevation.



92





23/00580/F

Slide  
No.92

92



East boundary, chalk wall to be retained



23/00580/F

Slide  
No.93



East boundary, existing bothy visible, lean-to to be removed





95

Pole barn with cattle shed chalk walls visible



23/00580/F

Slide  
No.95





97



Existing western wall, to be reclad



23/00580/F

Slide  
No.97

88

Roof structure of pole barn





23/00580/F

Slide  
No.98

66

Internal view, wall to be retained, with new openings





23/00580/F



100

Internal view, facing towards open section of pole barn





101

Existing pole barn, south elevation





102

Internal courtyard view



23/00580/F

Slide  
No.102

103

Existing north wall





23/00580/F

Slide  
No.103



Internal view of bothy



23/00580/F

Slide  
No.104

105

Access track to south





23/00580/F

Slide  
No.105

106

Access track to north





# Speaker Wendy Norman







This is what tidal flooding in Holme looks like....

Slide  
No.108

23/00580/F



109

**Asking Members to support unnecessary development in our flood risk areas is asking them to support this ... and most likely worse!**

23/01598/O

110









Views of the site access and neighbouring properties





113



Views of the site access and neighbouring properties



114



Views of the site access and parking





Views of the sites parking and amenity space

116



Access to the rear of the neighbouring dwellings



117



Views of the east of the site





Views of the south of the site





Views of the east of the site

23/01194/F  
and  
23/01195/LB





23/01194/F  
& 23/01195/LB

Slide  
No.120

121



CHA — North Elevation  
1:100



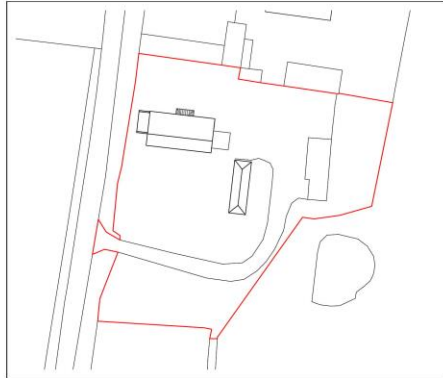
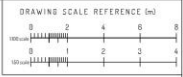
CHA — East Elevation  
1:100



CHA — South East Elevation  
1:100



CHA — West Elevation  
1:100



CHA — Site Plan  
1:500



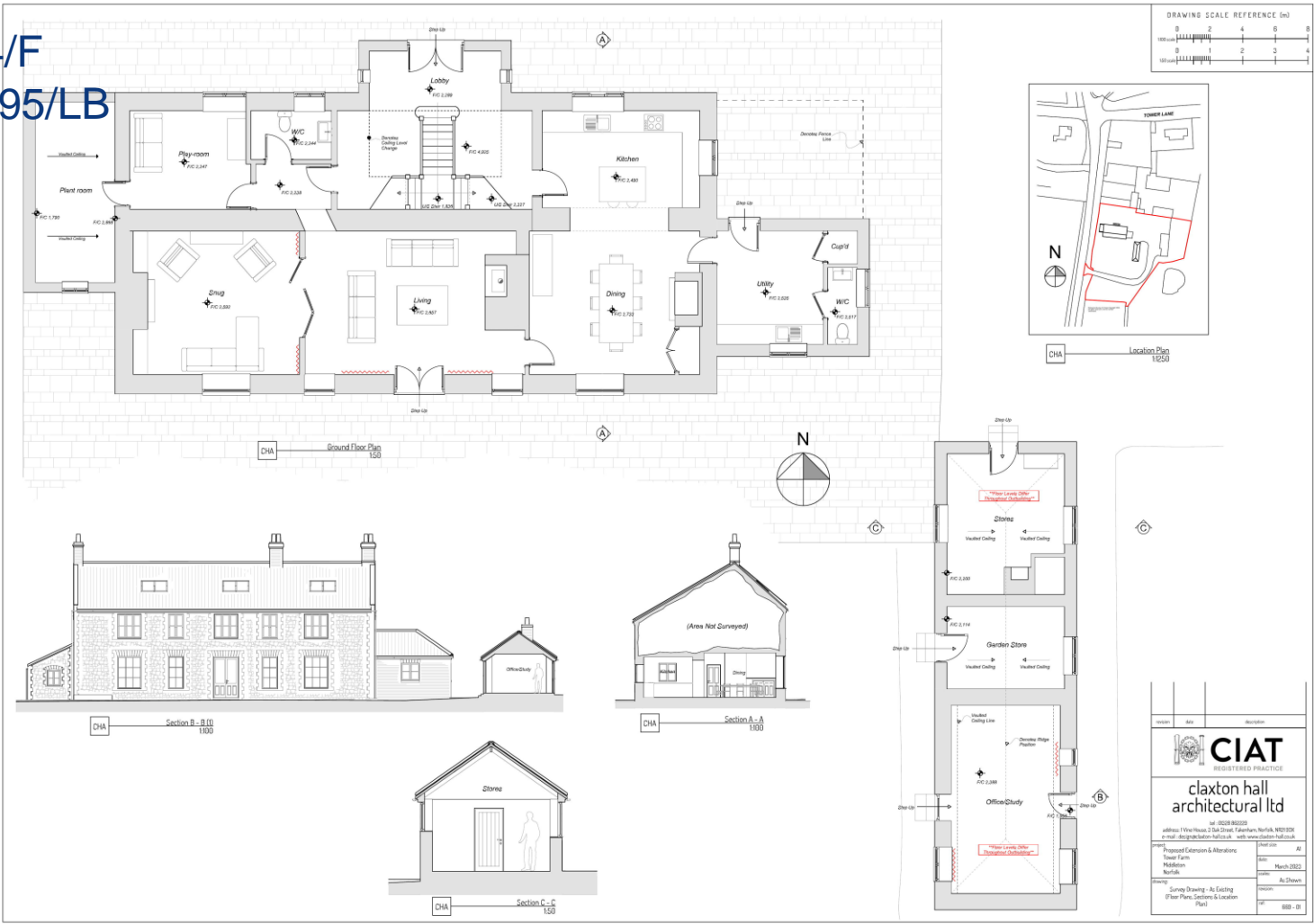
Project	Proposed Extension & Alterations Lower Farm Holkham Norfolk	Client	Mr. J. J. J.
Drawn	AL	Date	March 2023
Checked	AL	By	AL/Checked
Scale	As Shown	Drawn	AL
Notes	Survey Drawing - All Existing (Elevations & Site Plan)	Discipline	Architectural
Client Ref	688-02	Project Ref	688-02

**CIAT**  
REGISTERED PRACTICE  
**claxton hall**  
architectural ltd

no. 02018 982200  
address: 1 The House, 2 Oak Street, Fakenham, Norfolk, NE21 3JH  
e-mail: info@claxtonhall.co.uk web: www.claxtonhall.co.uk

23/01194/F  
& 23/01195/LB

122





23/01194/F  
& 23/01195/LB

Slide  
No.122

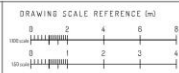
123



CHA — North Elevation  
1:500



CHA — Section D-D  
1:50



External Ground Levels  
will remain as Existing



CHA — East Elevation  
1:500

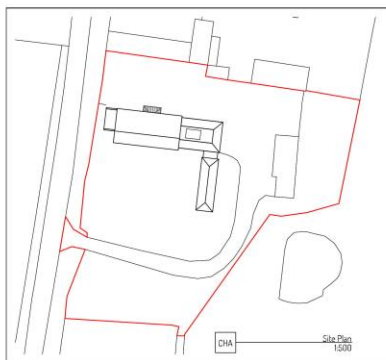


CHA — Section E-E  
1:50

CHA — Section C-C  
1:50



CHA — South East Elevation  
1:500



CHA — Site Plan  
1:500



CHA — West Elevation  
1:500



1	01/20/2020	Scheme issued for pre-construction
2	02/02/2020	Scheme issued for pre-construction
3	03/03/2020	Scheme issued for pre-construction
4	04/04/2020	Scheme issued for pre-construction
5	05/05/2020	Scheme issued for pre-construction

version: 001    date: 01/20/2020

**CIAT**  
REGISTERED PRACTICE

claxton hall  
architectural ltd

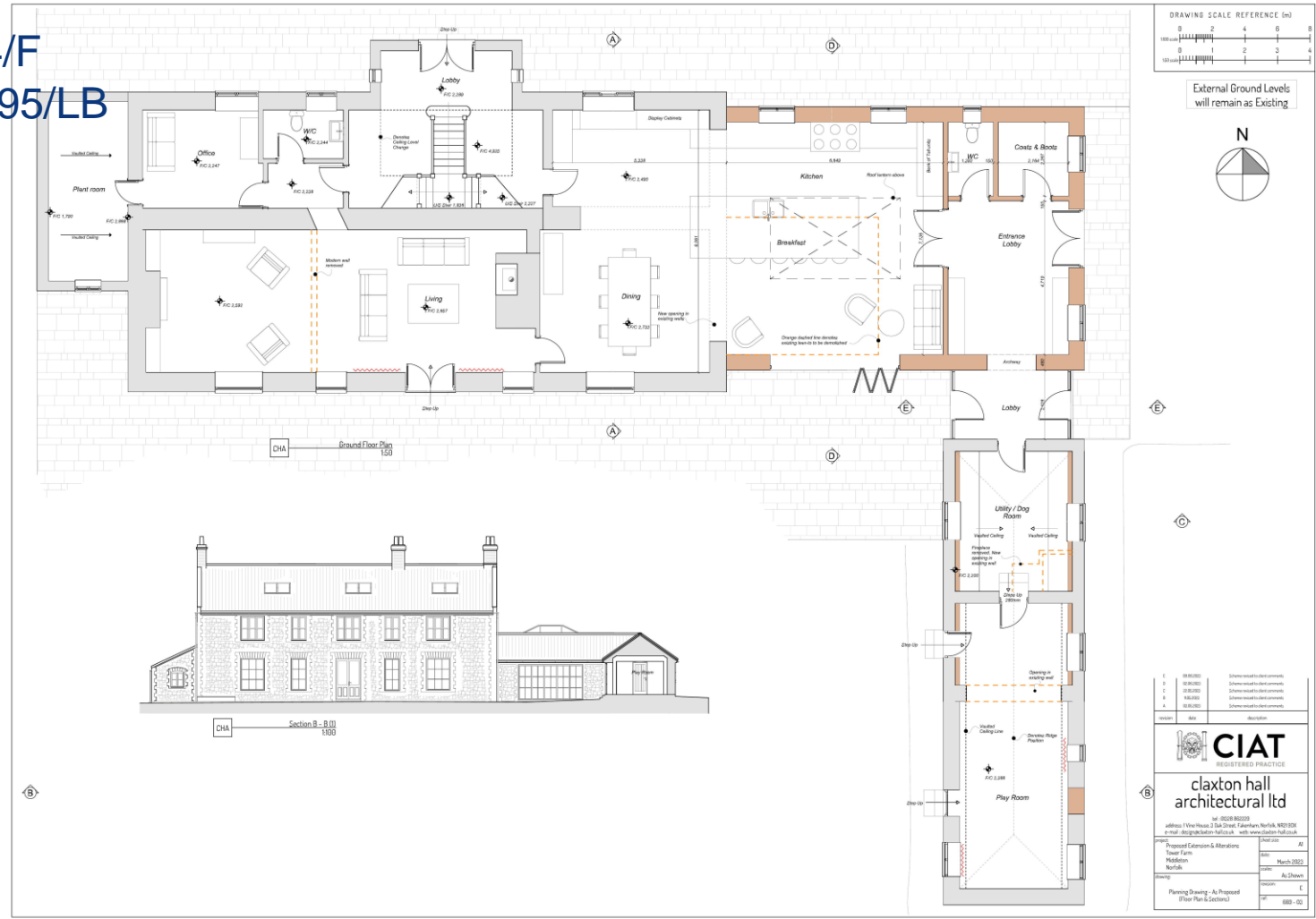
no: 02018 902020  
address: 1 Vine House, 2 Dale Street, Epsom, Norfolk, NE21 3JH  
e-mail: info@claxtonhall.co.uk    web: www.claxtonhall.co.uk

project:	Proposed Extension & Alterations Trove Farm Mildenhall Norfolk	client name:	AL
date:	March 2020	drawn:	AL/Chloe
checked:	AL/Chloe	discipline:	E
description:	Planning Drawing - As Proposed (Elevations, Sections & Site Plan)	drawn by:	001 - DA

23/01194/F  
& 23/01195/LB

Slide  
No.123

124



1	08/01/2023	Scheme issued to client comments
2	02/02/2023	Scheme issued to client comments
3	03/02/2023	Scheme issued to client comments
4	03/02/2023	Scheme issued to client comments
5	03/02/2023	Scheme issued to client comments

Version: 04/03/2023

**CIAT**  
REGISTERED PRACTICE

**claxton hall architectural ltd**

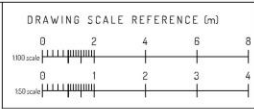
14, 202/208 BUCKINGHAM  
address 1 The House, 2 Dale Street, Fakenham, Norfolk, NE15 3JN  
e-mail: info@claxtonhall.co.uk web: www.claxtonhall.co.uk

Project: Proposed Extension & Alterations	Client: AF
Location: Tower Farm, Fakenham, Norfolk	Date: March 2023
Drawn: AF/Claxton	Checked: E
Project: Planning Drawing - All Proposed Floor Plans & Sections	Date: 08/03/23



23/01194/F  
& 23/01195/LB

Slide  
No.124



CHA — 3D Visualisation 1



CHA — 3D Visualisation 2

125

E	09/06/2023	Scheme revised to client comments
D	02/06/2023	Scheme revised to client comments
C	22/05/2023	Scheme revised to client comments
B	01/05/2023	Scheme revised to client comments
A	02/04/2023	Scheme revised to client comments
revision	date	description
 <b>CIAT</b> REGISTERED PRACTICE		
<b>claxton hall</b> <b>architectural ltd</b>		
tel: 01228 862229 address: 1 Vine House, 3 Oak Street, Fakenham, Norfolk, NR21 6DX e-mail: design@claxton-hall.co.uk web: www.claxton-hall.co.uk		
project:	Proposed Extension & Alterations	sheet size: A2
	Tower Farm	date: March 2023
	Middleton	
	Norfolk	
drawing:		As Shown
	3D Visualisations	revision: E
		ref: 889 - 05







Views of the existing single  
storey extension on the  
farmhouse to the east of the  
site

23/01194/F  
& 23/01195/LB

Slide  
No.127

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Views of the rear southern elevation







23/01194/F  
& 23/01195/LB

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Views of the west elevation of the outbuilding





23/01194/F  
& 23/01195/LB

130

Views of the garden looking south





23/01194/F  
& 23/01195/LB

Slide  
No.130

131



Views of the rear elevation looking north





Views of site looking north





23/01194/F  
& 23/01195/LB

133

More views of site





Views looking south at the location of the proposed extension

23/01194/F  
& 23/01195/LB

134





23/01194/F  
& 23/01195/LB

Slide  
No.134

135



Views of the front elevation





23/01194/F  
& 23/01195/LB

136



Views of the west of the site





23/01194/F  
& 23/01195/LB

137



Views from the road

23/00605/O

138









SITE PLAN - 1:200

**NOTES**  
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C	REVISED AND ISSUED FOR PLANNING	BAVB	BAVB	PKK	20/09/23
B	ROOFTOP AREA ADDED, REVISED AND RESUBMITTED	BAVB	BAVB	PKK	12/09/23
A	VISIBILITY SPLAY ADDED, VEHICLE TRACKING REVISED AND RESUBMITTED	BAVB	BAVB	PKK	01/09/23
-	ISSUED FOR PLANNING	BAVB	BAVB	PKK	09/08/23
REV	DESCRIPTION	APPL	DRWD	DATE	DATE

SCALE: 1:200

CLIENT: NORTON HILL LTD

PROJECT:  
**DEVELOPMENT OF LAND AT  
 LAND OFF FURLONG ROAD  
 STOKES FERRY  
 PE33 9SU**

DRAWING TITLE:  
**PROPOSED SITE PLAN SHOWING  
 VEHICLE TRACKING AND VISIBILITY SPLAY**

- SCHEME
- BLADING REQS
- WORKING DRAWING
- PLANNING
- TENDER BLUE
- ISSUED ON COMPLETION

**CALVERT  
 BRAIN &  
 FRAULO**

2 FORTLAND STREET, KING'S LYNN, NORFOLK, PE33 9JH  
 TEL: 01553 766221 WWW.C-B-F.A.CO.UK

DRAWING NO: 230953 / 10 / 103 REV: C





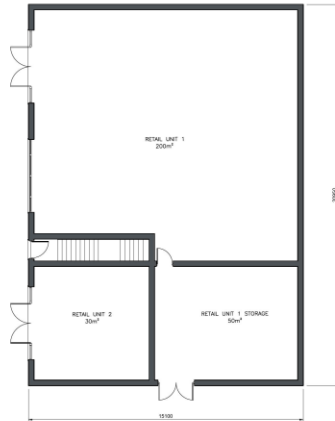
SOUTH WEST ELEVATION - 1:100  
ROAD SIDE

SOUTH EAST ELEVATION - 1:100  
CAR PARKING SIDE

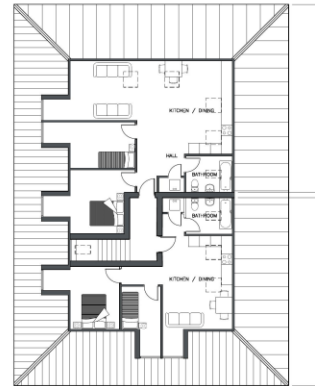
SECTION - 1:100

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141



GROUND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100

A	ISSUED FOR PLANNING	DATE	BY	CHK	DATE
-	FIRST ISSUE	DATE	BY	CHK	DATE
REV	DESCRIPTION	DATE	CHK	DATE	CHK

SCALE  
1:100

CLIENT  
NORTON HILL LTD

PROJECT  
DEVELOPMENT OF LAND AT  
LAND OFF FURLONG ROAD  
STOKE FERRY  
PE33 9SU

DRAWING TITLE  
PROPOSED FLOOR PLANS  
AND ELEVATIONS OF FLATS  
AND RETAIL UNITS

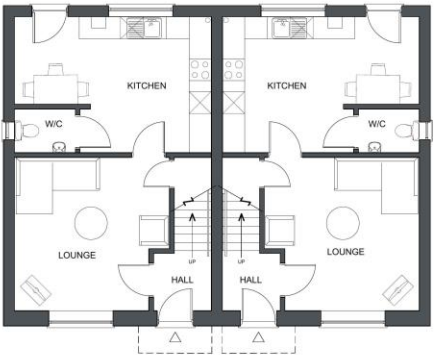
- SCHEME
- BLINDING REFS
- WORKING DRAWING
- PLANNING
- TENDER BLUE
- ISSUED ON COMPLETION



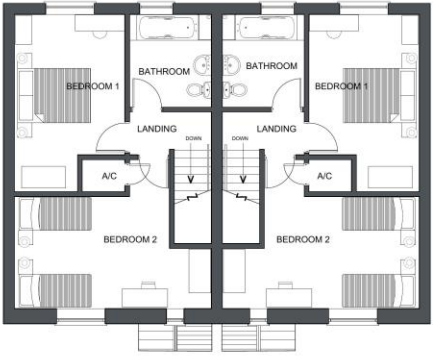
3 FORTLANDS STREET, KING'S LYNN, NORFOLK, PE33 9JH  
TEL: 01553 76622 WWW.CBFA.CO.UK

DRAWING NO.  
230953 / 10 / 102

REV  
A



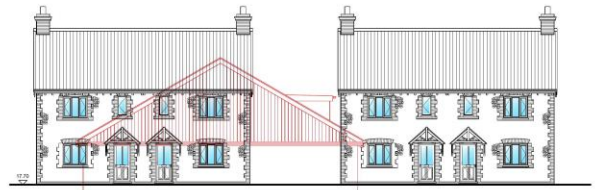
GROUND FLOOR PLAN OF SEMI DETACHED COTTAGES - 1:50



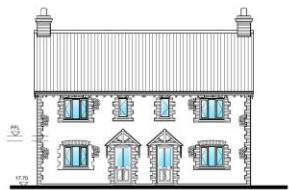
FIRST FLOOR PLAN OF SEMI DETACHED COTTAGES - 1:50



STREET SCENE FROM FURLONG ROAD - 1:100  
WITHOUT BOUNDARY WALL AND FENCES



STREET SCENE FROM FURLONG ROAD - 1:100  
WITH RETAIL UNIT IN RED & WITHOUT BOUNDARY WALL AND FENCES



FRONT ELEVATION OF SEMI DETACHED COTTAGES - 1:100

**NOTES**  
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REV	DESCRIPTION	DATE	BY	CHECK	DATE
C	CF PLAN OF COTTAGES REVISED AND REISSUED		BWS	BWS	30/08/23
B	ISSUED FOR DISCUSSION		BWS	BWS	30/08/23
A	ISSUED FOR PLANNING		BWS	BWS	30/08/23
-	FIRST ISSUE		BWS	BWS	08/07/23

SCALE: 1:50, 1:100

CLIENT: NORTON HILL LTD

PROJECT: DEVELOPMENT OF LAND AT LAND OFF FURLONG ROAD STOKES FERRY PE33 9SU

DRAWING TITLE: PROPOSED FLOOR PLANS AND ELEVATIONS OF COTTAGES

- SCHEME
- BLANDING REVISION
- WORKING DRAWING
- PLANNING
- TENDER ISSUE
- ISSUED ON COMPLETION

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DRAWING NO. 230953 / 10 / 101 REV C









23/00605/O

145



Application site on Furlong Road looking South





23/00605/O

146

Application site on Indigo Road







Application site on Indigo Road





148



Indigo Road





23/00605/O

149



Slide  
No.148

Entrance to Indigo Road



150



Opposite Indigo Road/ application site





151



Northern edge of site on Furlong Road

# Speaker Trudy Mann

152





153

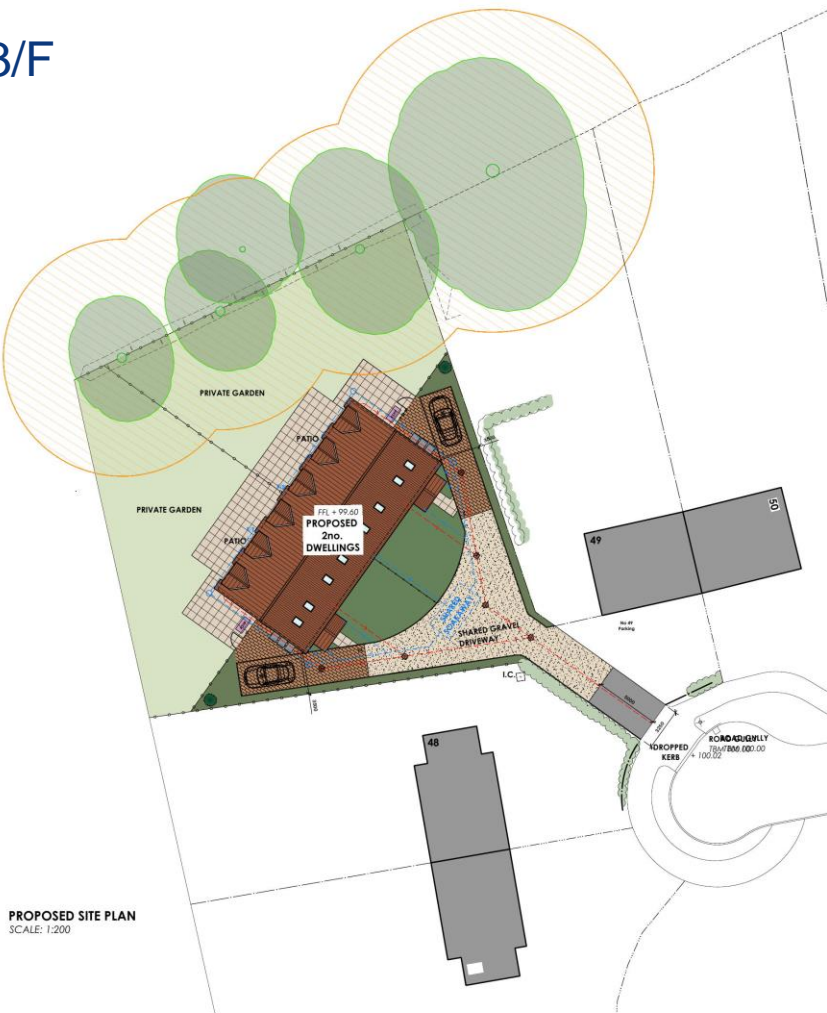


23/00793/F

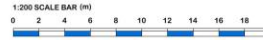
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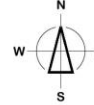




PROPOSED SITE PLAN  
SCALE: 1:200



\* NB: ALL PROPOSED SITE AND FLOOR LEVELS TO MATCH EXISTING LEVEL HEIGHTS. ALL LEVELS ABOVE GROUND LEVEL WILL MATCH EXISTING.



SITE LEGEND	
	PRIVATE GARDEN
	GRASSED AREA
	GRAVELED DRIVEWAYS
	SLAB PATH / PATIO
	BRICKWAY
	TAMMAC CROSSOVER
	TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	TREE ROOT PROTECTION ZONE
	EXISTING HEDGE
	1.8M CLOSE BOARD FENCE PROPOSED
	1.2M POST AND RAIL FENCE PROPOSED
	1.8M CLOSE BOARD FENCE EXISTING
	1.2M POST AND RAIL FENCE EXISTING
	PROPOSED INDICATIVE FOGG DRAINAGE
	PROPOSED INDICATIVE SURFACE WATER DRAINAGE

Notes:

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The works contain no extraordinary hazards or risks that are not present during routine construction operations that would not readily be apparent to a competent contractor.

This information should be included as part or commencement of the Health and safety file for the project.

Rev	Date	Description
-	-	-

Revision: **PLANNING**

Drawing Name: **PLANNING**

**trundley**  
DESIGN SERVICES

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Email: enquiries@trundley.com

Project Title:  
**MR COLIN WELLS  
LAND BETWEEN 48 & 49  
CORONATION AVENUE  
WEST WINCH  
KING'S LYNN, PE33 0NS**

Proposed Residential Dwelling

Drawing Title:  
**PROPOSED SITE PLAN**

Scale	Date	Drawn
AS STATED @ A2	APRIL 2023	BE

Drawing Number: **22-P29-PL103**

Checked by	Date







157

Entrance to application site.



158



Entrance to application site.





159



Looking across application site to the north.





160



Looking across application site to the northwest, with existing garages.





23/00793/F

Slide  
No.160

161



Looking across application site to the west.







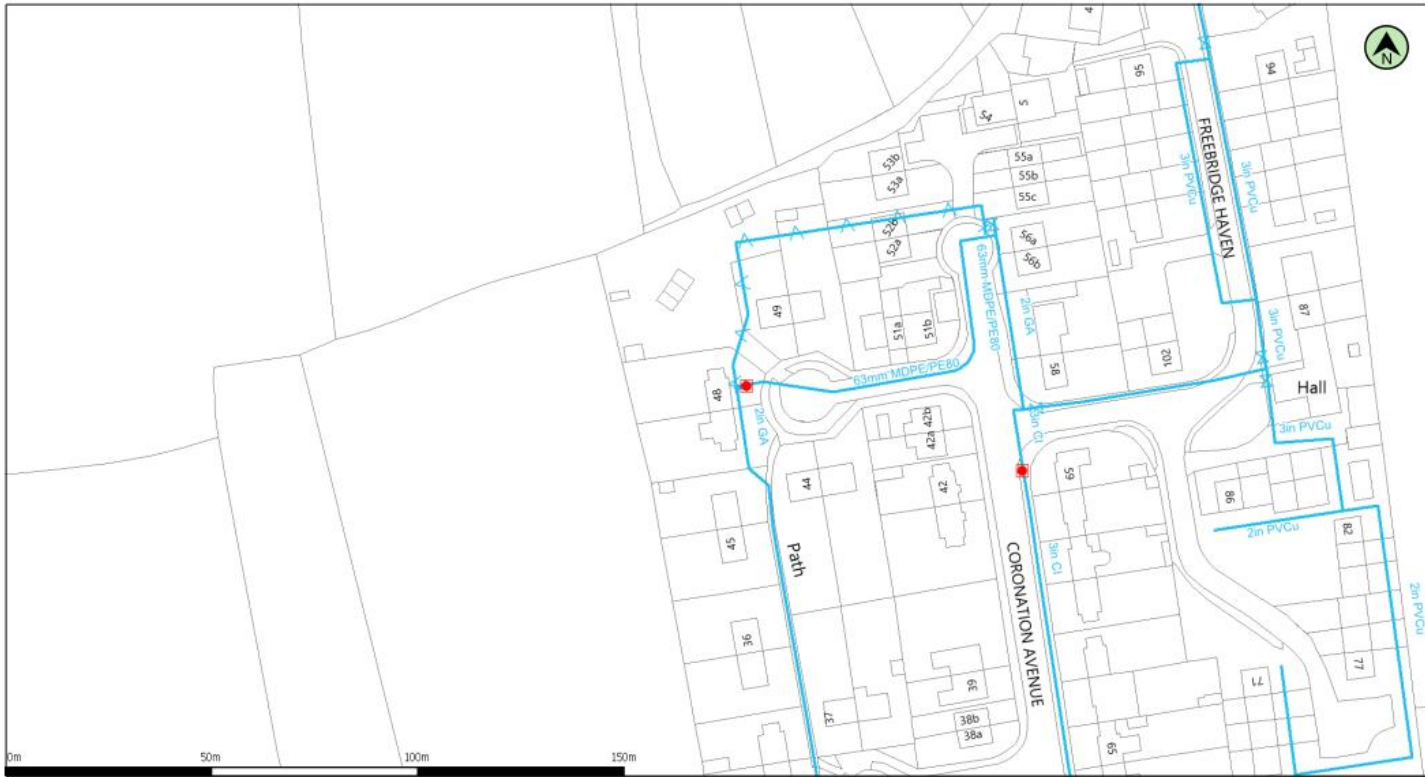
23/00793/F

Slide  
No.162

163








Neighbouring dwelling to west.



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<p>Potable Water</p> 	Fitting	
<p>Raw Water</p> 		
<p>Decommissioned Water</p> 	Hydrant	

enquiries@trundley.com
22-P29





# End of Presentation

