



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

A copy of the revised 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
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Planning Committee

16 November

Agenda Item 9

2



22/00871/FM

3





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 in the plan to the commencement of any work.
 4. This drawing is to be used in conjunction with all relevant engineering and material specifications, drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY

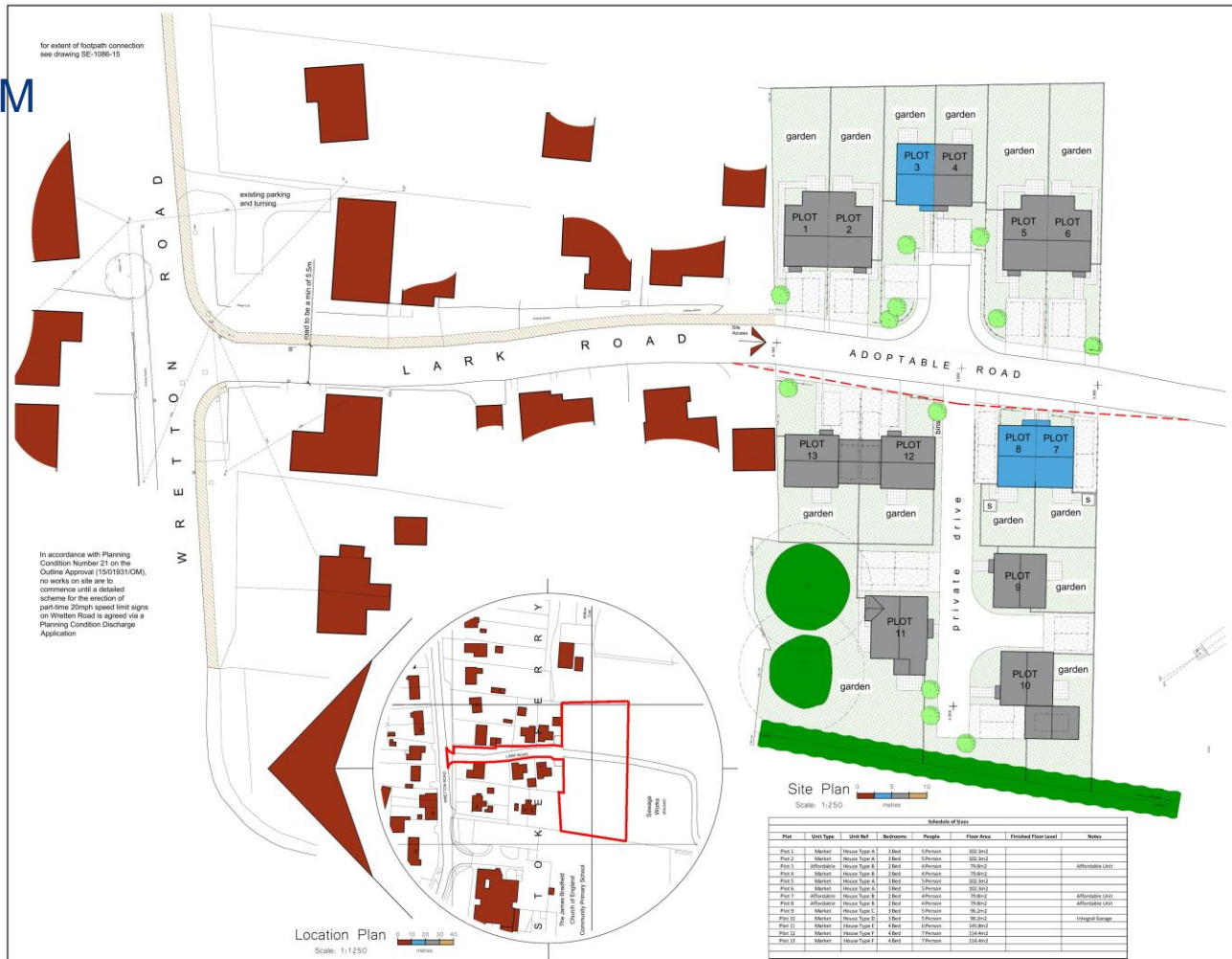
- Indicates concrete buildings (200 Location Plan)
- Indicates height extension

Status
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE
 Swann Edwards Architecture Limited, Swann Edwards Architects, 1st Floor, Gresham, Walsley, Carlton, PE13 3AA
 t 01522 410200 e info@swannedwards.co.uk or www.swannedwards.co.uk

Prepared	March 2019	Drawn	March 2019
Checked	March 2019	Reviewed	March 2019
Project No.	22-1283	Drawn To	22-1283
Planning Drawing	02 - 1283	Client No.	19
Footpath Drawing		Sheet No.	001
		Sheet(s)	A11

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

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 read in conjunction with all relevant regulations and national and local planning legislation 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 related buildings
 - Indicates proposed affordable dwellings
 - Indicates what is reserved for affordable dwellings
 - Indicates existing trees and hedgerow
 - Indicates new specimen trees
 - Indicates kerb edge extension
 - Hatched indicates location of new surfaced gravel access driveway
 - Indicates landscaped garden
 - Indicates paths and footpaths
 - Indicates 2.4m water table

Status
FOR APPROVAL



SWANN EDWARDS ARCHITECTURE
South Eastern Regional Office, South Eastern, Richmond, Kent Road, Capenhurst, Wetherby, West Yorkshire, LS23 7BA
t 01937 543216 e info@swannedwards.co.uk w www.swannedwards.co.uk

Proposed Residential Development Land South of Lark Road, Stoke Newry, Norfolk For: Lark Estates Limited	as to Erection (2014)	Drawn Veronica Layer (AV)
Planning Drawing Site and Location Plans	Issue No. 02-10243 Date Issued 02	Issue No. 000 Date Issued 02

Site Plan
Scale: 1:250

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 ²		
Plot 2	Market	House Type A	3 Bed	5 Persons	202.0m ²		
Plot 3	Affordable	House Type A	2 Bed	4 Persons	173.0m ²		Affordable Unit
Plot 4	Market	House Type A	2 Bed	4 Persons	173.0m ²		
Plot 5	Market	House Type A	2 Bed	4 Persons	173.0m ²		
Plot 6	Market	House Type A	2 Bed	4 Persons	173.0m ²		
Plot 7	Affordable	House Type A	2 Bed	4 Persons	173.0m ²		Affordable Unit
Plot 8	Affordable	House Type B	2 Bed	4 Persons	173.0m ²		Affordable Unit
Plot 9	Affordable	House Type C	2 Bed	4 Persons	173.0m ²		Affordable Unit
Plot 10	Market	House Type B	2 Bed	4 Persons	173.0m ²		Integral Garage
Plot 11	Market	House Type C	4 Bed	7 Persons	242.0m ²		
Plot 12	Market	House Type C	4 Bed	7 Persons	242.0m ²		
Plot 13	Market	House Type C	4 Bed	7 Persons	242.0m ²		

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.
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 D Schedule of Sizes

Internal Floor Areas	
Ground Floor	48.5m ²
First Floor	48.5m ²
Total	97.0m ²

House Type E Schedule of Sizes

Internal Floor Areas	
Ground Floor (excl garage)	72.4m ²
First Floor	72.4m ²
Total	144.8m ²

MATERIALS KEY

- Brick indicates Bricks, Portland Anker Limestone
- Half indicates Halfbrick Boundary Partial Brick
- Windows and Sills: Claret LSPC. Casement with sills and sills course above.
- Rainwater goods: Black half round gutters and black round downpipes.

Status
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

Queen Elizabeth Riverside Centre, South Riverside, Acton
Park Road, Queen's Water, Canis, PE13 5AA
1-800-455-6666 • info@swannedwards.co.uk • www.swannedwards.co.uk

Proposed Residential Development Land South of Lark Road Sage Farm, Northall Fon: Laver's Estates Limited	AK The Date: October 2018	File: Date: 2018 Type: A1	Drawn: Date: 2018 Type: B
Planning Drawing House Types D and E	Rev: 1.0	Scale: 1:100	Sheet: 6 of 6



General Notes
 1. This drawing must not be scaled. Figure dimensions only to be used.
 2. All dimensions are shown in millimetres unless stated otherwise.
 3. The contractor, sub-contractors and suppliers must only use materials and workmanship of the highest quality.
 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 Area	Ground Floor	First Floor	Total
54.15m ²	34.15m ²	19.99m ²	54.14m ²

MATERIALS KEY

- Walls columns: Bricks - Faceted, Red brickwork.
- Roofs: Asphalt/Concrete/Gravel/Insulation/Asphalt.
- Windows and doors: Clear UPVC, Casement with brick sash and/or double glazing.
- Rainwater 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, CO1 1JH, United Kingdom. Tel: 0206 300000. Email: info@swannedwards.co.uk

Prepared: Residential Development Land South of LA9, Road State Farm, Norfolk. For: Lavin Estates Limited	Drawn: October 2018	Rev: 001
Checked: [Signature]	Drawn: [Signature]	Rev: 002
Planning Drawing: House Type A	Drawn: [Signature]	Rev: 003
	Drawn: [Signature]	Rev: 004

6



General Notes

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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 read in conjunction with all relevant engineers and specialist subcontractors drawings and specifications.
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 ²
First Floor	96.3m ²
Land	114.4m ²

MATERIALS KEY

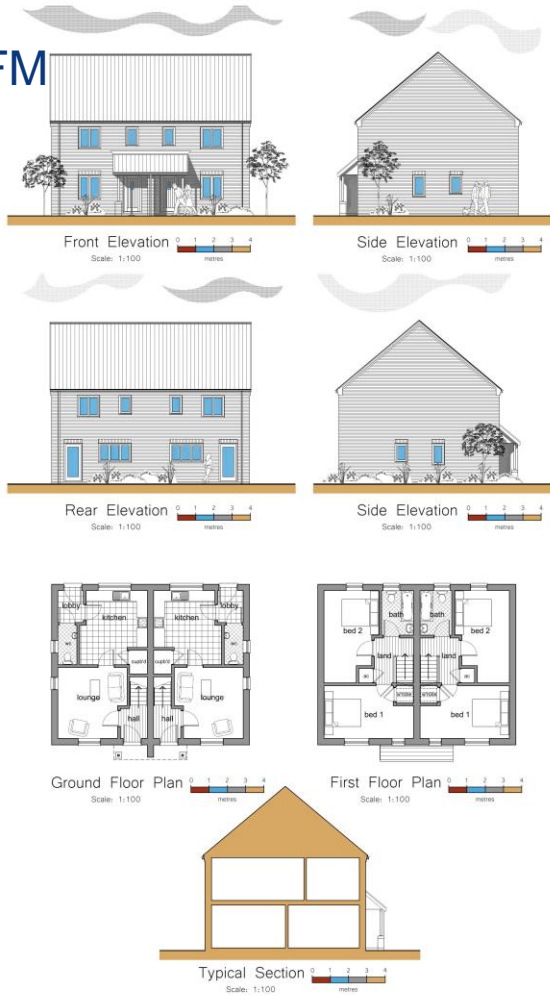
- Roofs: Asphalt indicates Asphalt; Flat roof: Flat roof; Gable roof: Gable roof.
- Windows and doors: Clean UPVC; Casement with insect screen above.
- Roofwater goods: Black half round gutters and black round downpipes.

Status
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited, Suite 10, 100, The Quadrant, Norwich, Norfolk, NR1 1JH, United Kingdom
 Tel: 01603 414141
 Email: info@swannedwards.co.uk

Proposed Residential Development Land South of Lark Road Stam Ferry, Norfolk For Larkish Estates Limited	Site No. Extension 2018	Drawn VJP/ton New rev. A.1
Drawing No. Planning Drawing House Type 3	Rev. 01 - 1001 04	Issue R2 R3 R4



General Notes

- The drawings are not to be scaled. Figured dimensions only to be used.
- All dimensions are given in their correct internal order.
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House Type B Schedule of Sizes	
Internal Floor Areas	
Ground Floor	95.9m ²
First Floor	95.9m ²
Total	191.8m ²

House Type C Schedule of Sizes	
Internal Floor Areas	
Ground Floor (incl garage)	48.3m ²
First Floor	48.3m ²
Total	96.6m ²

MATERIALS KEY

- Hardwood/ply/brick - External
- Artex/brickwork
- Hardwood/ply/brick - Internal
- Hardwood/ply/brick - Ground
- Hardwood/ply/brick - Roof
- Windows and doors - Casement UPVC
- Groundwork add both outdoor courses shown
- Roofing details - Black half round gutters and black round downpipes

Status
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

Proposed Residential Development
Land South of Lark Road
Stoke Ferry, Norfolk
For Lark Road Estates Limited

Drawing No: 22-1249
House Types B and C

Scale: 1:100

Drawn by: JG
Checked by: JG
Date: 12/11/22



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





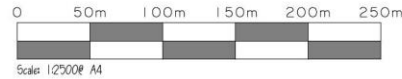
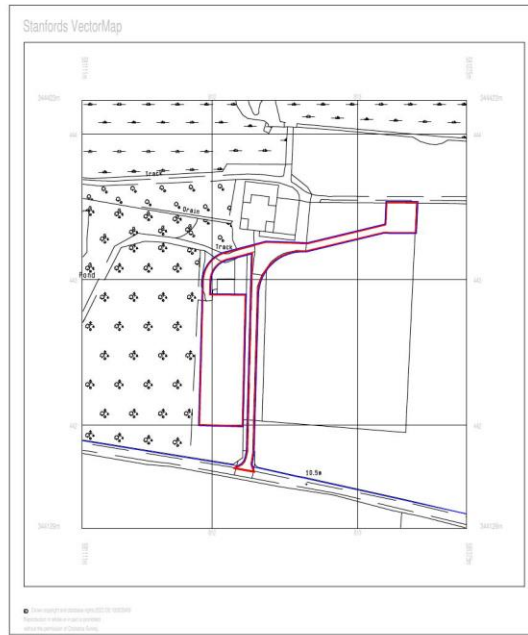
Continuation of West boundary leading into South boundary



23/00739/F

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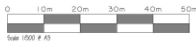


NOTE:

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>IAN J M CABLE <small>llsc</small></p> <p>01366 386704 design@ianjmc.co.uk</p> <p>ARCHITECTURAL DESIGN 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>	

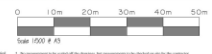




NOTE:
 1. The information shown on this plan is for guidance only and does not constitute a contract.
 2. Any amendments to this plan must be agreed in writing with the design team.

IAN J MCABLE <small>ARCHITECT</small> 01360 380394 www.ianjmcable.co.uk	Marsh Farm, Main Road, Burnham Deepdale, PE31 6DD	
	Site Plan as Existing.	
ARCHITECTURAL DESIGN Slow Corner Farm, Slow Corner, Kings Lynn, Norfolk, PE36 1PT	1:500	September 2022
1161-05		

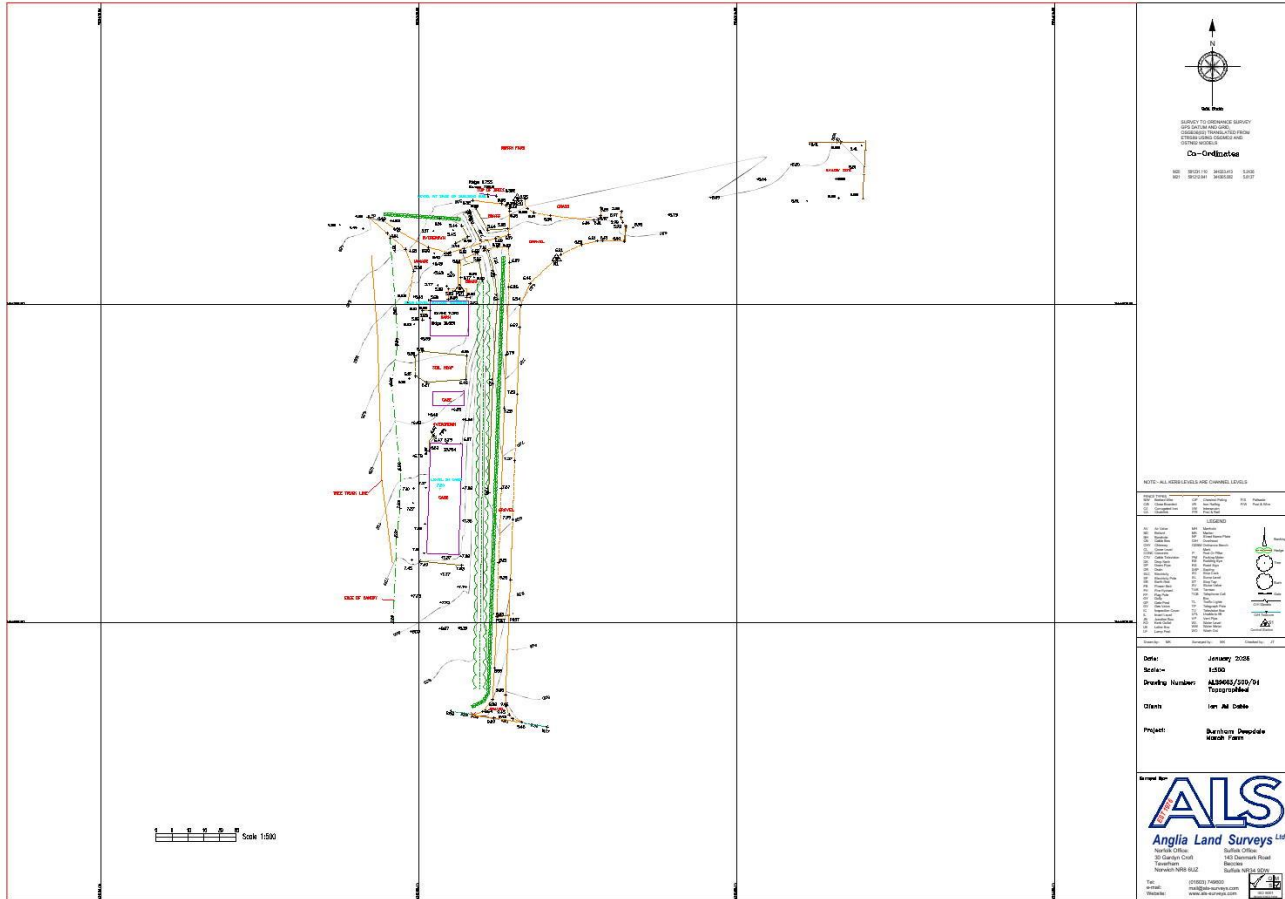




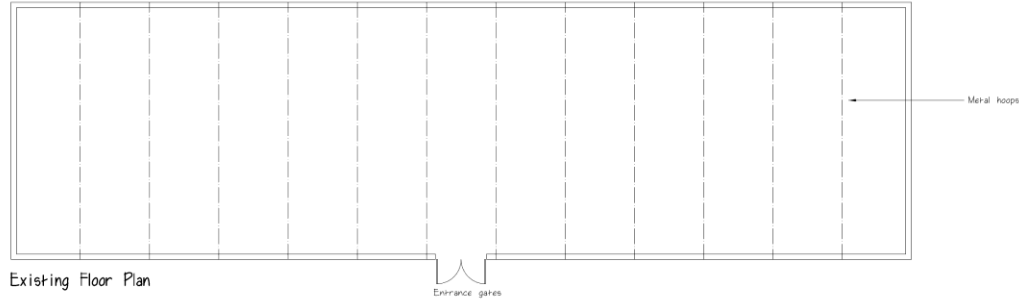
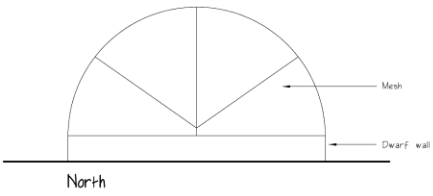
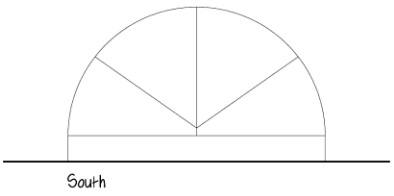
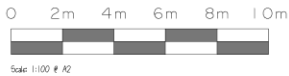
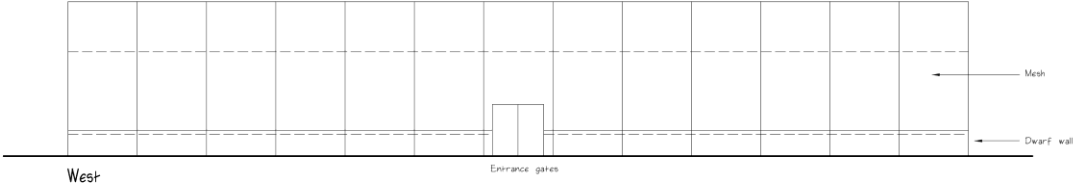
NOTE:
1. The applicant should verify the position of the 11kV line and see whether it will be affected by the proposed development.
2. An environmental impact assessment has been completed by the applicant and is available for inspection at the Council Offices, 1161-07C, King's Lynn, Norfolk, PE33 8PT.

IAN J MCABLE <small>ARCHITECT</small> <small>01360 383700</small> <small>www.ianjmcable.co.uk</small>	Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD
	Site Plan as Proposed.
ARCHITECTURAL DESIGN	1:500 October 2023
1161-07C	






23/00739/F



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IAN J M CABLE inc 
01366 386704
 ian@jimcable.co.uk

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

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

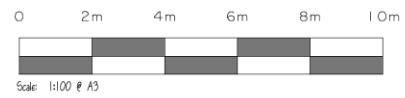
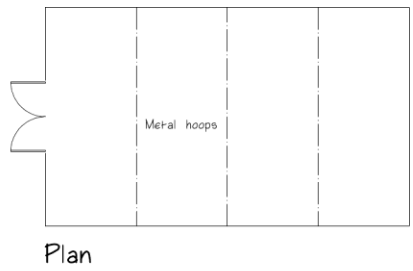
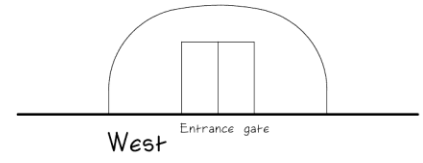
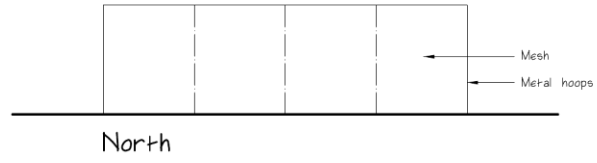
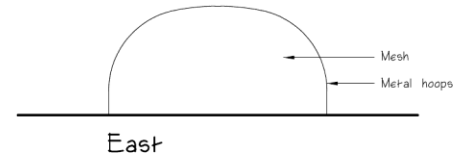
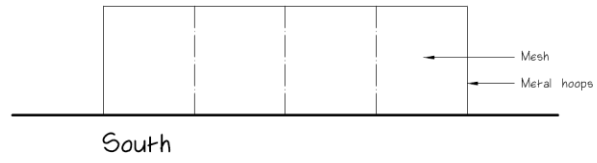
Existing Aviary.
 Plan & Elevations
 as Existing.

1:100
 September 2022

1161-01

24

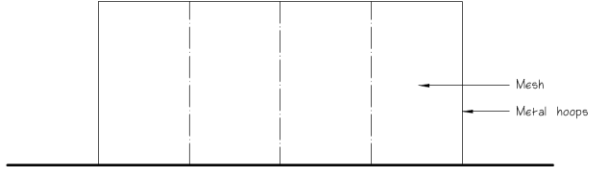
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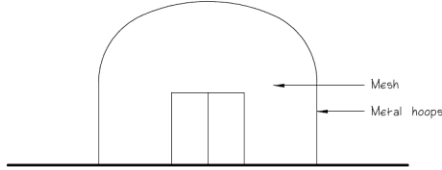
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IAN J M CABLE BSc  01366 386704 idesign@ianjmccable.co.uk ARCHITECTURAL DESIGN Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT	Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD	
	Proposed Breeding Aviary. Plan & Elevations as Proposed.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

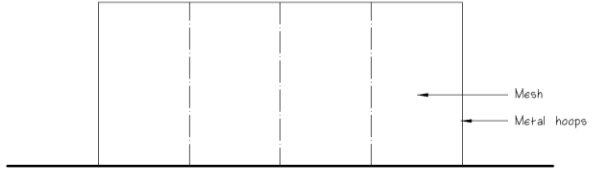
23/00739/F



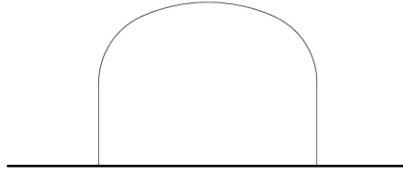
West



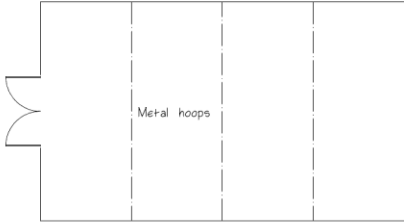
South



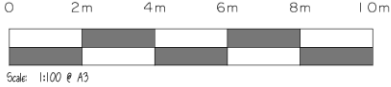
East



North

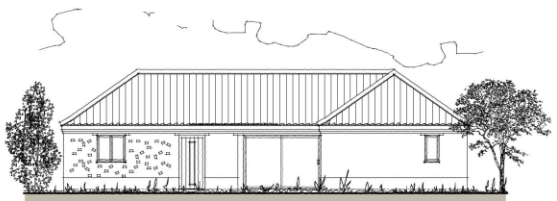


Plan

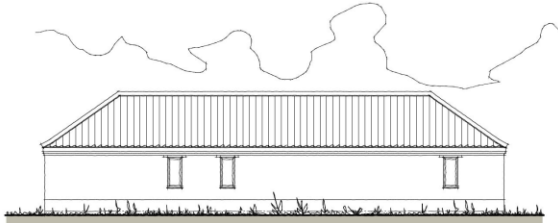


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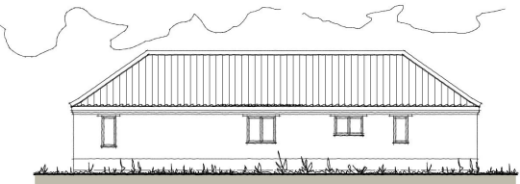
IAN J M CABLE BSc  01366 386704 design@ianjmcable.co.uk ARCHITECTURAL DESIGN Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT	Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD	
	Proposed Release Aviary. Plan & Elevations as Proposed.	
1:100	September 2022	
1161-03		



South



East

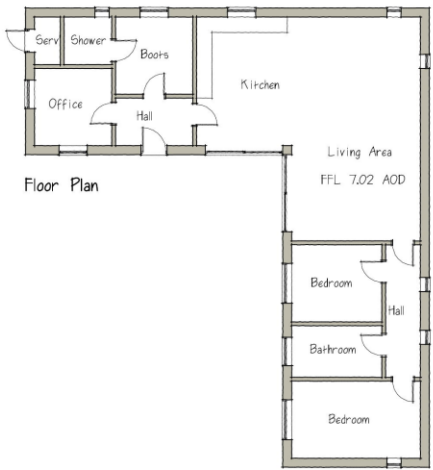


North




West

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Floor Plan

<p><small>NOTE:</small></p> <p>1. The copyright of this drawing is the property of Ian J M Cable and must not be copied without written consent.</p> <p>2. No responsibility is to be held off this drawings, but measurements to be checked on site by the contractor prior to commencement of work, and any discrepancies brought to the attention of the designer.</p> <hr/> <p>IAN J M CABLE <small>inc.</small> </p> <p>01366 386704 ianjm@pcp2000.co.uk</p> <hr/> <p>ARCHITECTURAL DESIGN</p> <p>Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT</p> <hr/> <p>Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD</p>	<p>0 2m 4m 6m 8m 10m</p> <p>Scale: 1:100 # A2</p>
	<p>Proposed Dwelling. Scheme Proposal.</p>
	<p>1:100</p>
	<p>October 2023</p>
	<p>1161-06C</p>

23/00739/F

Slide
No.27



23/00739/F

Slide
No.28

29



23/00739/F

Slide
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

37



View towards proposed release aviaries

Speaker Andrew Crean

38



Deepdale Marsh Ruff Reinstatement Project

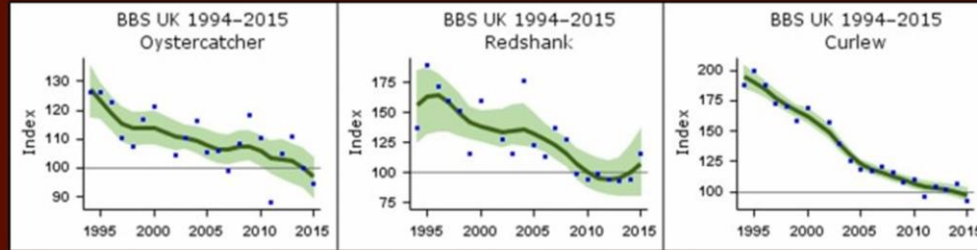


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23/00739/F

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

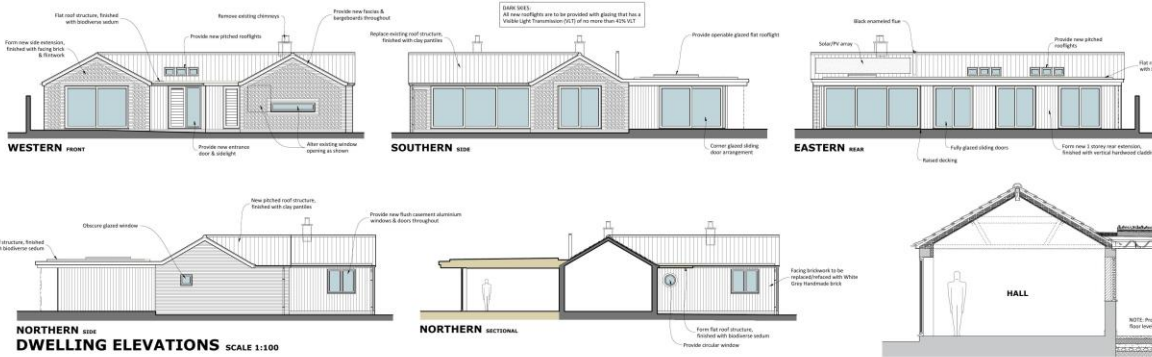
23/00739/F

42

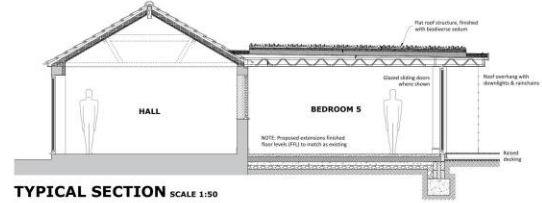


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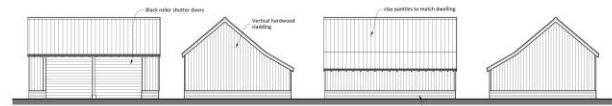




DWELLING ELEVATIONS SCALE 1:100

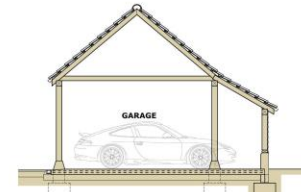
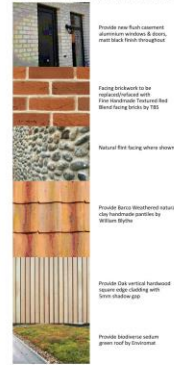


TYPICAL SECTION SCALE 1:50



GARAGE ELEVATIONS SCALE 1:100

EXTERNAL FACING MATERIALS SCHEDULE:



GARAGE SECTION SCALE 1:50

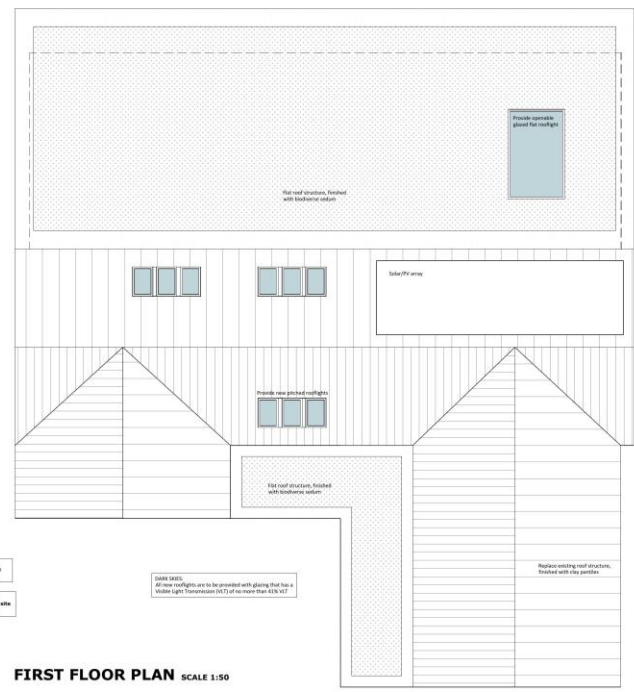


Osborne Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100023253

23/01/2017 Approved following CA's comments.
 23/01/2017 Approved following CA's comments.
 23/01/2017 Approved following meeting with CA.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.
 23/01/2017 Approved scheme in accordance with client's requirements.

FILE: Proposed Plans, Elevations, Section, Site & Roof Plan
PROJECT: Proposed Extensions & Alterations
ADDRESS: Ran Rivier, Bailey Street, Castle Acre, Norfolk, PE32 2AG
DATE: 15/05/17 **SCALE:** 1:50 1:100 1:200 @A1

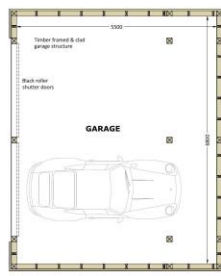
MR M GREEN



NOTE:
ALL DIMENSIONS TO BE CHECKED
ON SITE TO ENSURE ACCURACY

NOTE: Proposed extensions
finished floor levels (FFL) & slab
levels to remain as existing

GLASS SPEC:
All new rooflights are to be provided with glazing that has a
visible light Transmission (VLT) of no more than 65% VLT





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

Slide
No.59

09



Views of the Castle Acre Castle



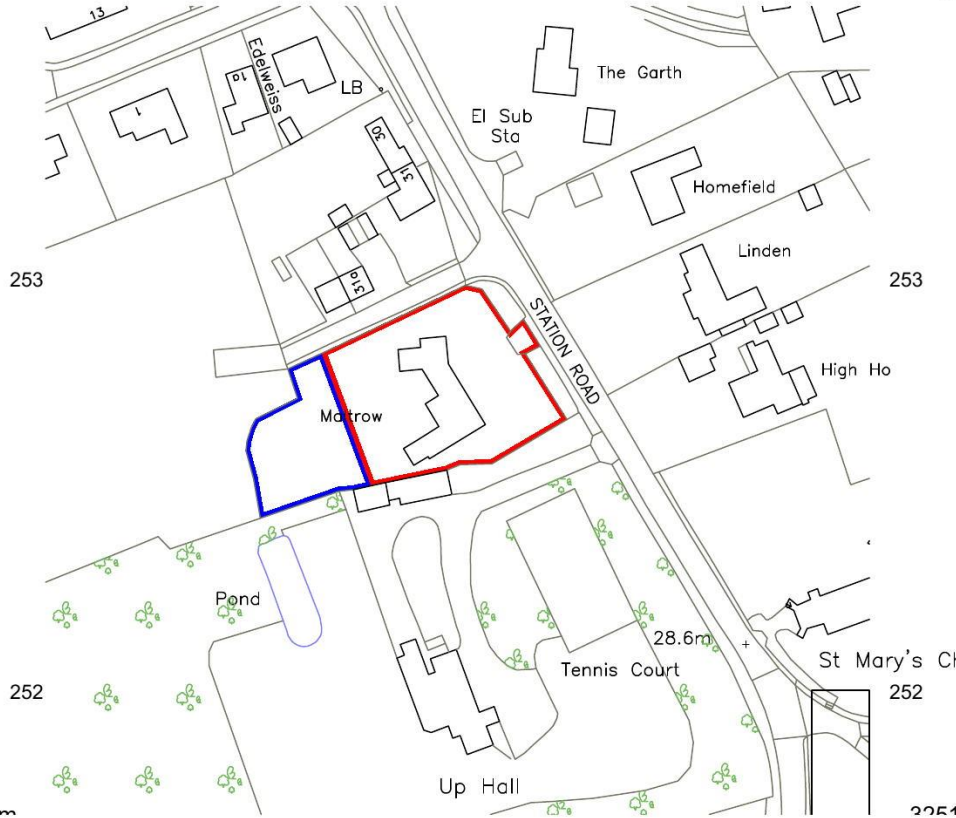


Views of the Castle Acre Castle

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

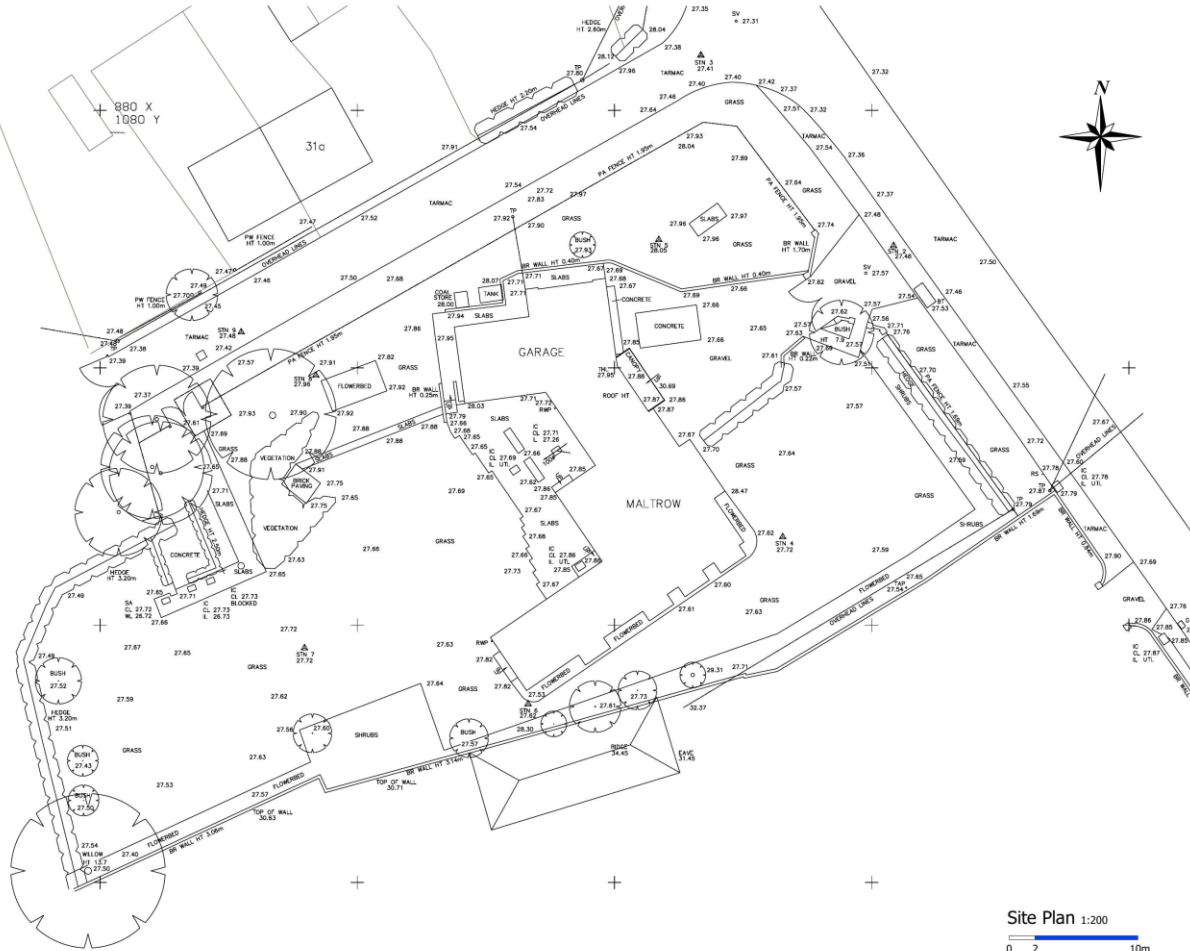
CLIENT APPROVAL ● PLANNING ● BUILDING REGULATIONS ● TENDER ●



23/01667/F

Slide No.63

64



Borough Council of King's Lynn & West Norfolk



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 Issued) (Last Revision) A2
01.11.22 20.12.22

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

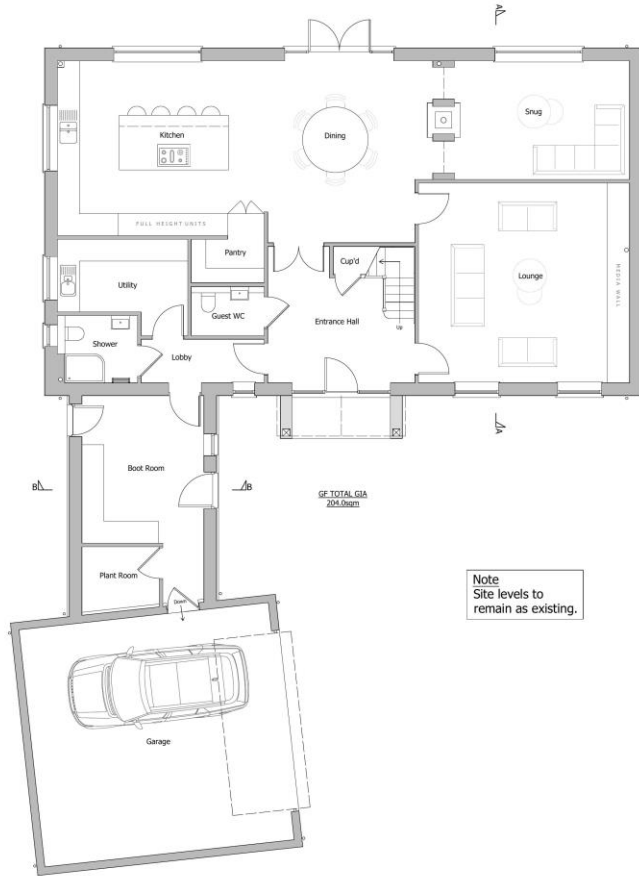
Site Plan 1:200
0 2 10m

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

23/01667/F

Slide No.64

65



ACS ARCHITECTURAL

▲ UNIT 3 Poppfields Retail Park
Poppfields 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

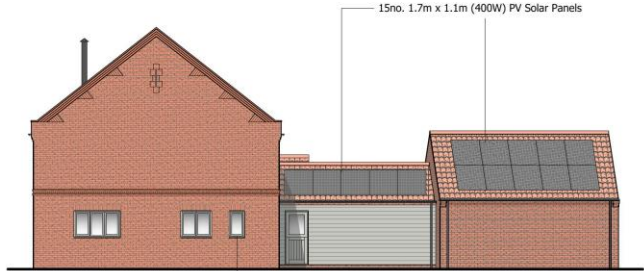
Proposed Materials

- 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.



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 16.06.23

Paper
A2

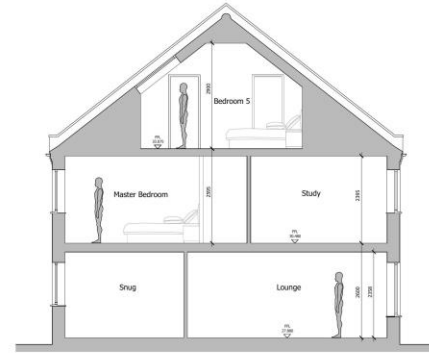
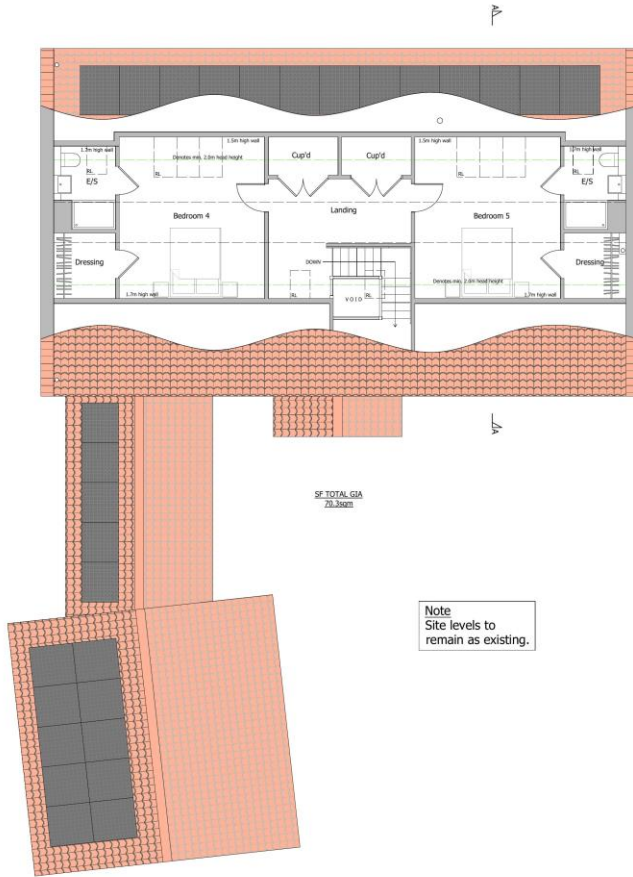
Drawing No. 712/22/12
Rev. D

66

23/01667/F

Slide No.66

67



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

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

Project
Proposed Residential Development
Maltwood,
Station Road,
Hillington

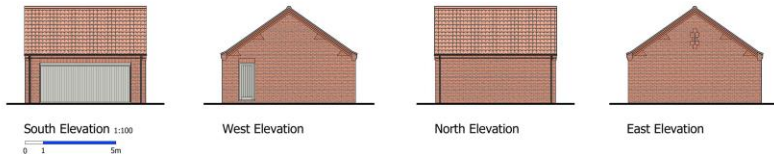
Title
PLOT 1 - Proposed Second
Floorplan and Sections

Date **Paper**
07.06.23 (04-revised) A1
07.06.23 16.08.23

Rev.
712/22/11 D

23/01667/F

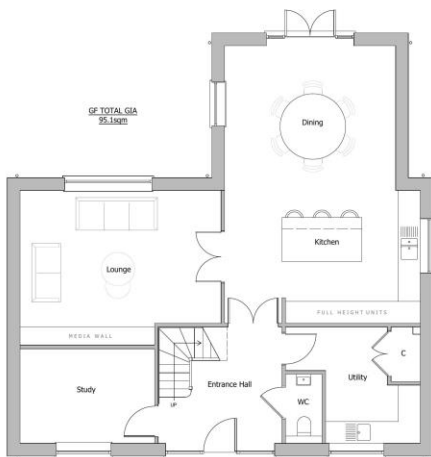
Slide No.67



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

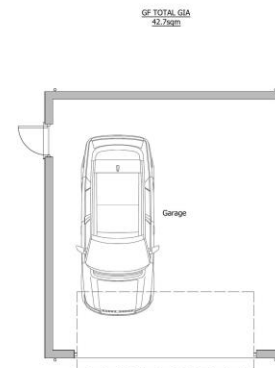
69



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

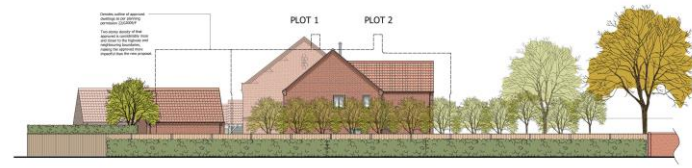
T: 01465 521212
E: info@acs-architectural.co.uk

Project
Proposed Residential Development
Mallow, 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, Norfolk PE33 7HE
- 2. 01493 655533
- 3. info@acs-architectural.co.uk

Project: Proposed Residential Development, Station Road, Hingham

Title: Proposed Street Scenes and Site Plan

Date	Page
15/06/2014	61
7/12/2014	0



Front elevation of the existing bungalow

71



Views of the existing bungalow





Views of the existing bungalow









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



23/01667/F

Slide
No.84

85



Screening from the north of the site





Views looking east on Station Road

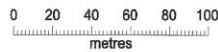
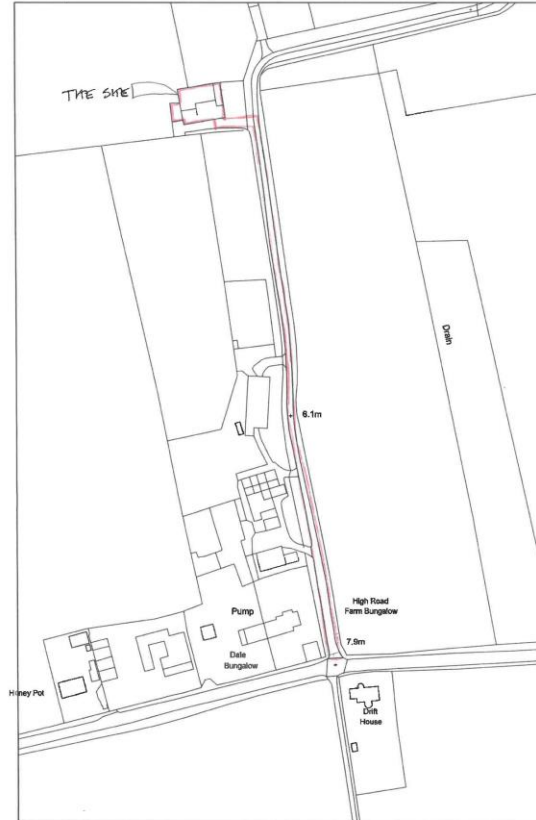


23/00580/F

87



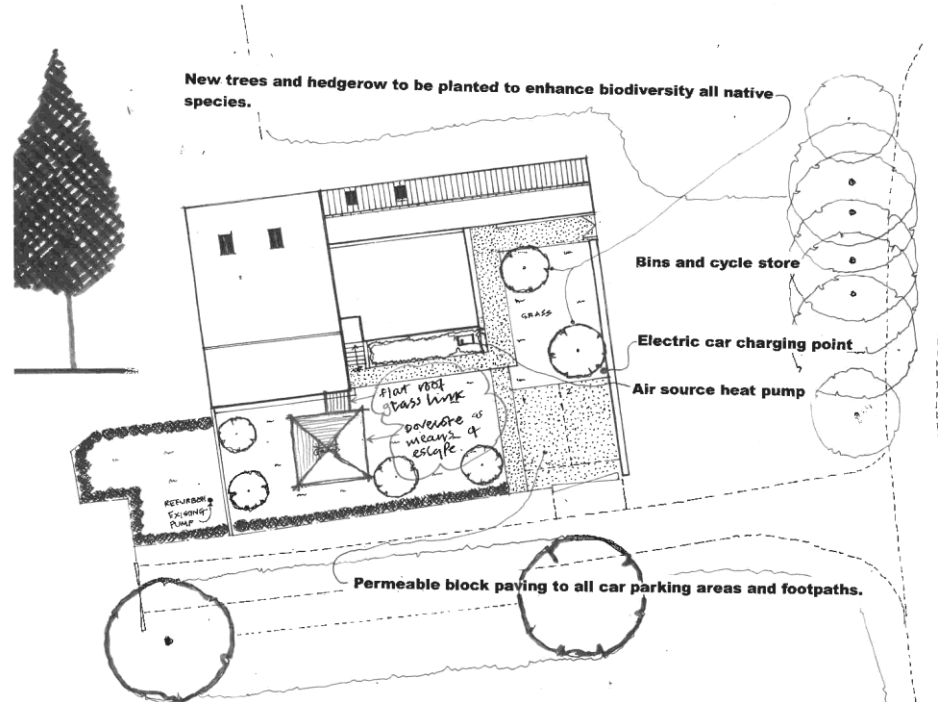
MapServe®



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LOCATION PLAN 1: 1:1250 @ A3

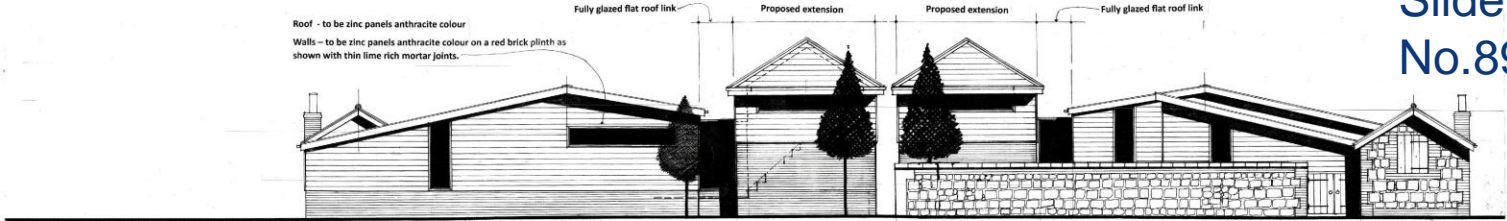




Proposed site plan scale 1:200

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

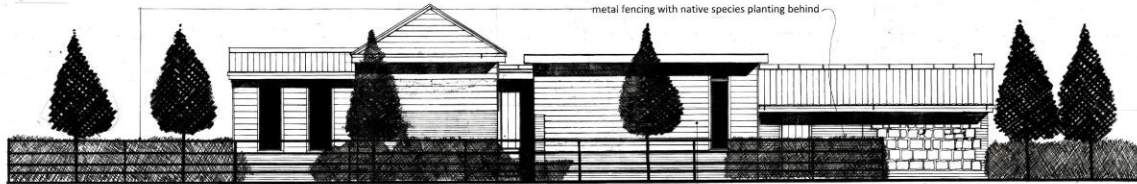




Proposed Western Elevation.

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.

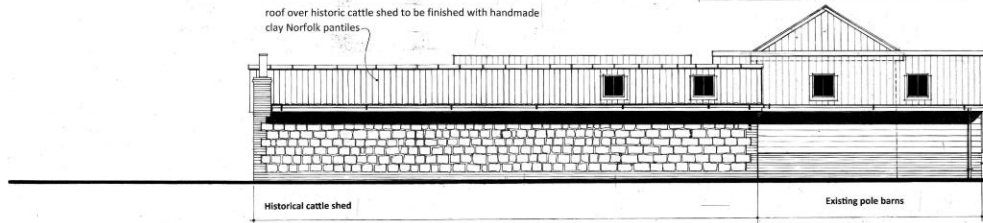
Proposed Eastern Elevation.



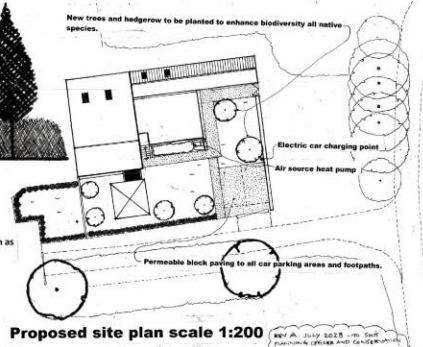
Proposed Southern Elevation.

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 Holme West Site, Hunstanton, Kings Lynn, Norfolk.	
Description: Elevations as proposed.	
Client:	
Date: August 2023	Scale: As shown A3
The Clarke Smith Partnership Architectural Planning consultants Unit 1, Chuck a Bush Farm Roydon Road, Whitewellford Cambridgeshire, CB22 4NW Tel - 01223 - 830989	
Drawings - P-0133-03 Rev. A.	





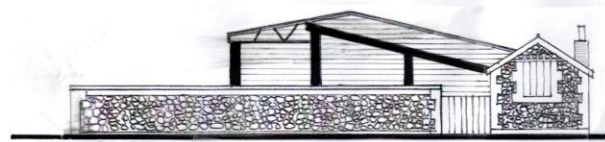
Existing Southern elevation.

Existing Western elevation.

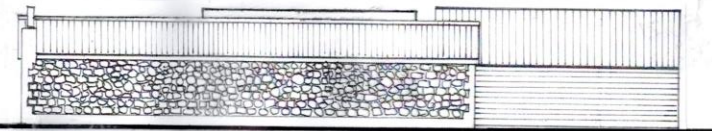


Proposed Southern elevation.

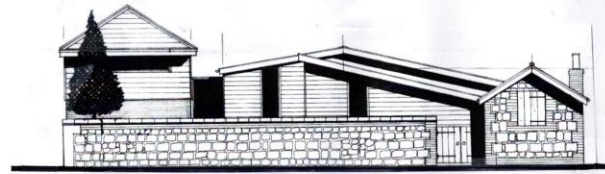
Proposed Western elevation.



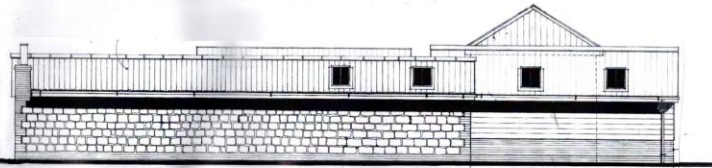
Existing Eastern elevation.



Existing Northern elevation.



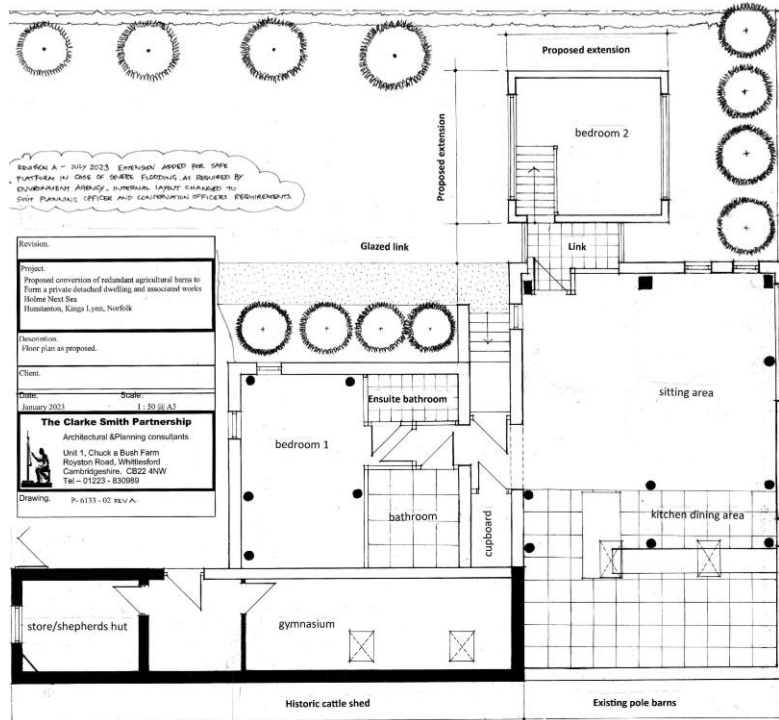
Proposed Eastern elevation.



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

23/00580/F

Slide
No.94



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



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

23/00580/F

Slide
No.101



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



CS06 specifically requires that for permission to convert buildings in the countryside to residential use:

23/00580/F



1. “the existing building makes a positive contribution to the landscape” Slide

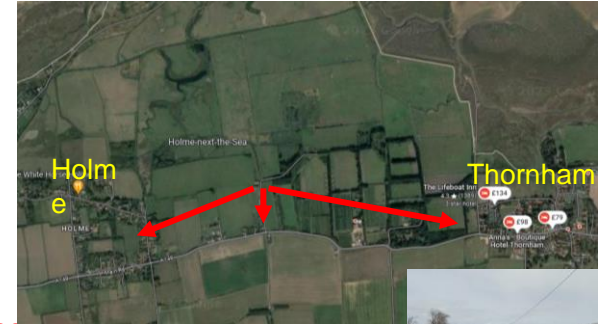
This building clearly does not make a positive contribution to the AONB landscape No.107

2. “a non-residential use is proven to be unviable”

The barns are currently being used for storage of agricultural materials. Other non-residential uses easily spring to mind – none have been considered



3. “the accommodation to be provided is commensurate to the site’s relationship to the settlement pattern”



The development is isolated in the countryside and has no relationship to the settlement pattern

4. “the building is easily accessible to existing housing, employment and services”

The building is 300m down an unmade track, more than 1km from the nearest villages and bus stops



HNTS5 requires development in the Countryside Zone to demonstrate a need clearly related to agricultural activities

This speculative residential development has no relationship with agricultural activities

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

Slide
No.108

23/00580/F



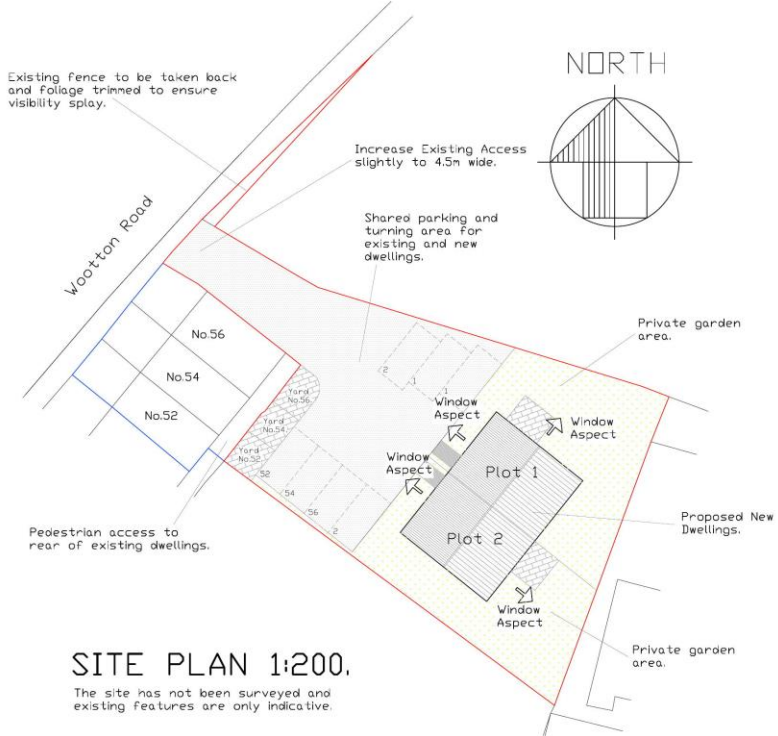
109

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

23/01598/O

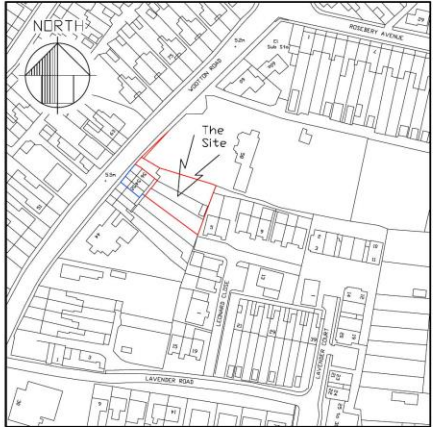
110





SITE PLAN 1:200.

The site has not been surveyed and existing features are only indicative.



LOCATION MAP 1:1250.



Drawings Indicative Only
as All Matters Reserved
for the Outline Planning
Application.

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

Matt Sturgeon Ltd. BUILDING CONSULTANCY <small>MONEY PUZZLE · NORBERT LANE · NORTH WOOTTON KINGS LYNN · NORFOLK · PE33 3QB · 01553 670051</small>	
PROPOSED DEVELOPMENT REAR OF 52, 54 & 56 WOOTTON ROAD KINGS LYNN.	
PROPOSED: SITE PLAN AND LOCATION MAP.	
MAY 2023	1502-11a.

© 23/08/23. Altered to clients requirements.

111



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



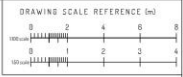
CHA East Elevation
1:100



CHA South East Elevation
1:100



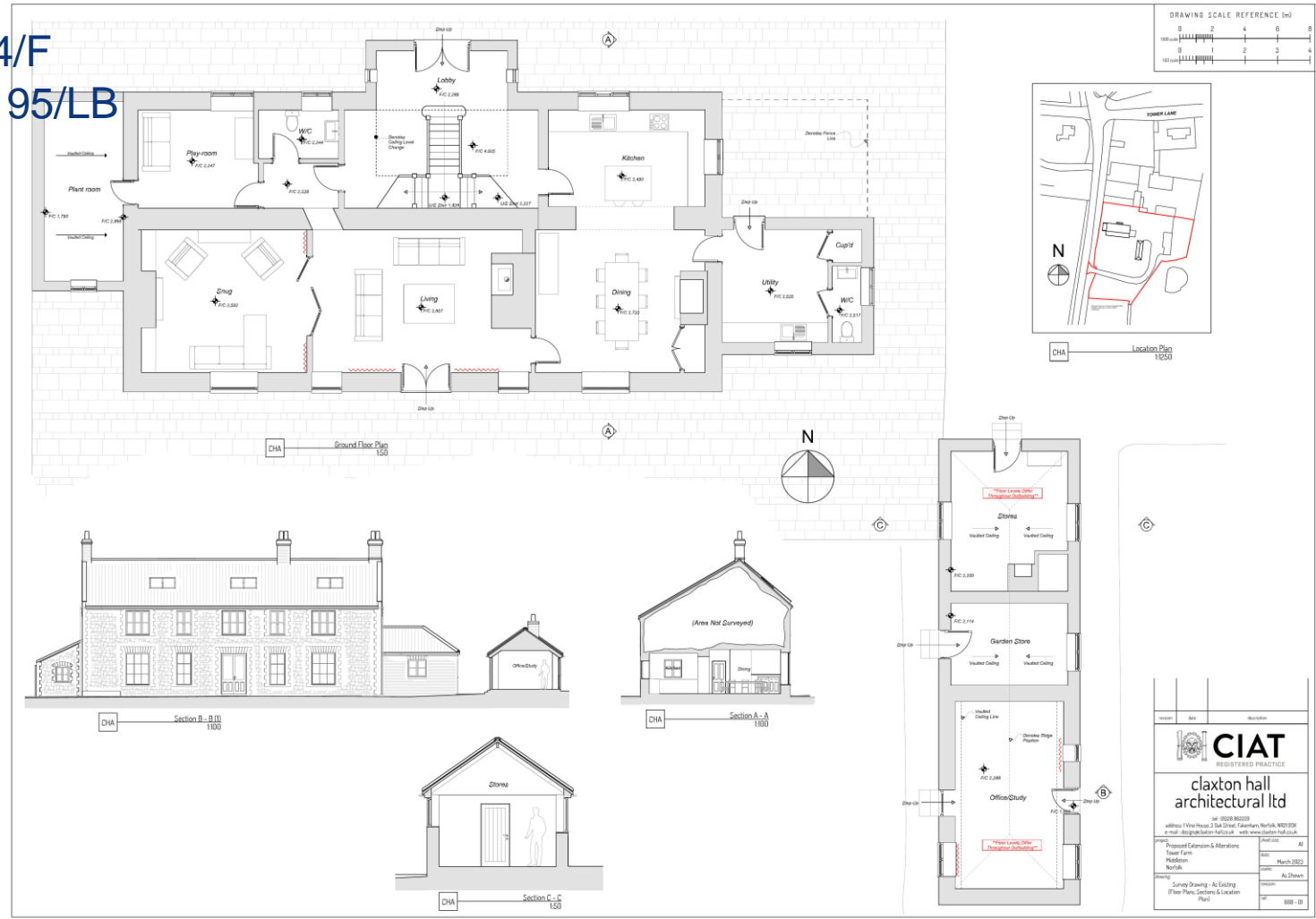
CHA West Elevation
1:100



Project	Proposed Extension & Alterations Lower Farm Holkham Norfolk	Client	AL
Drawn	AL	Date	March 2023
Checked	AL	Discussed	AL/DAW
Issue	Survey Drawing - All Elevation (Elevations & Site Plan)	Issue	08/03/23

23/01194/F
& 23/01195/LB

122



23/01194/F
& 23/01195/LB

Slide
No.122

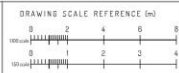
123



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

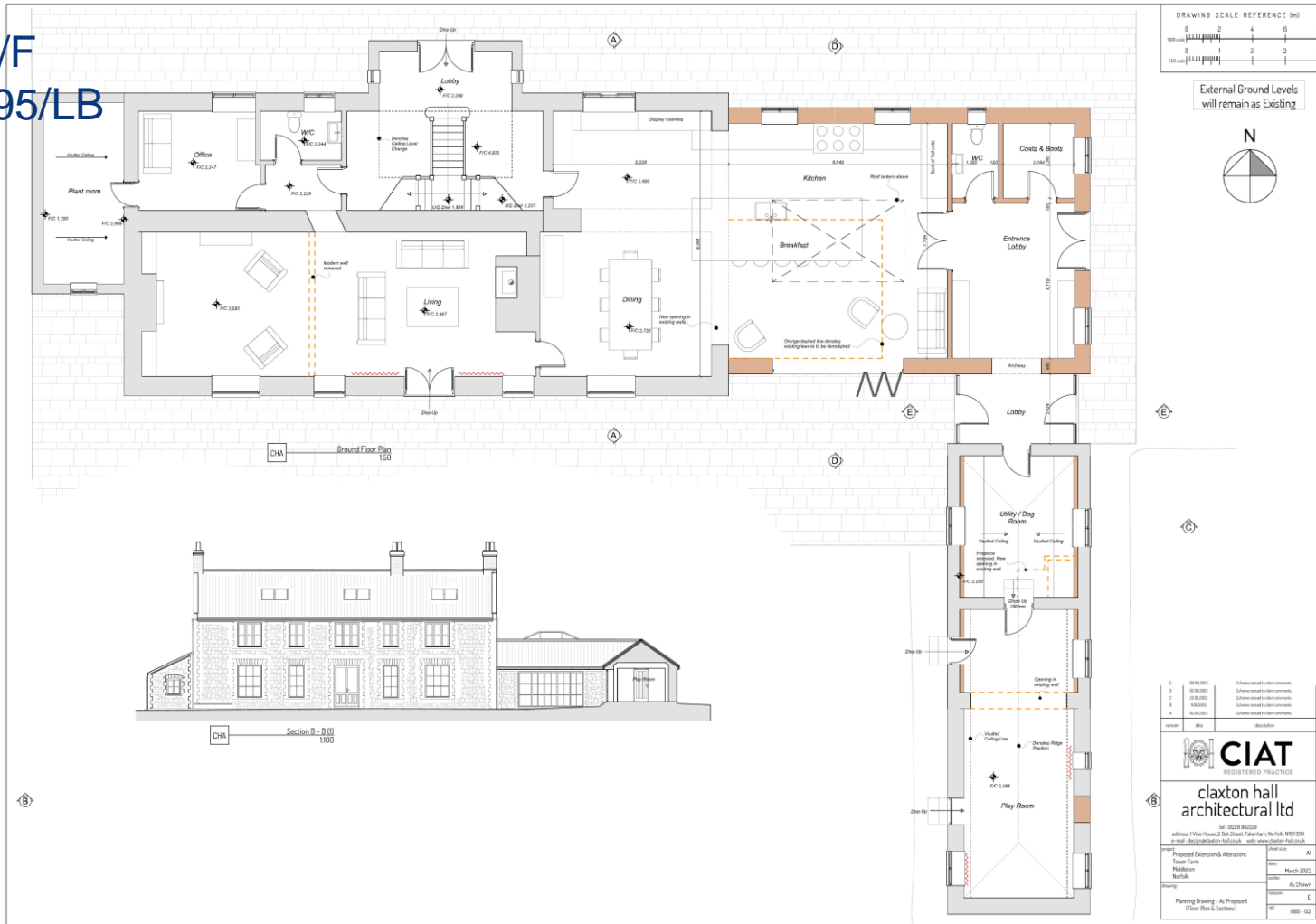
no: 02018 902200
address: 1 Vine House, 2 Oak Street, Easton, Norfolk, NE21 3JH
e-mail: info@claxtonhall.co.uk web: www.claxtonhall.co.uk

project:	Proposed Extension & Alterations Trove Farm Mablethorpe Norfolk	client name:	AL
date:	March 2020	drawn:	AL/Claxton
checked:	AL/Claxton	discussed:	E
approved:	Planning Drawing - As Proposed (Elevations, Sections & Site Plan)	date:	01/20/2020

23/01194/F
& 23/01195/LB

124

Slide
No.123



External Ground Levels
will remain as Existing



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	05/02/2023	Scheme issued to client comments
5	05/02/2023	Scheme issued to client comments

Version: 5
Date: 05/02/2023
Author: [Name]

CIAT
REGISTERED PRACTICE

claxton hall architectural ltd

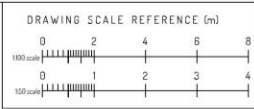
14, 202/203 B202/203
address 1 Vine House, 2 Dale Street, Fakenham, Norfolk, NE15 3JN
e-mail: info@claxtonhall.co.uk web: www.claxtonhall.co.uk

Project: Proposed Extension & Alterations	Client: AF
Location: Tower Farm, Fakenham, Norfolk	Date: March 2023
Drawn: [Name]	Checked: AL/DAW
Discipline: Planning	Revision: E
Project: Planning Drawing - All Proposed Floor Plans & Sections	Date: 08/03/23

23/01194/F
& 23/01195/LB

Slide
No.124

125



CHA — 3D Visualisation 1

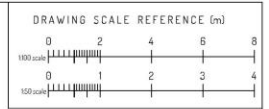
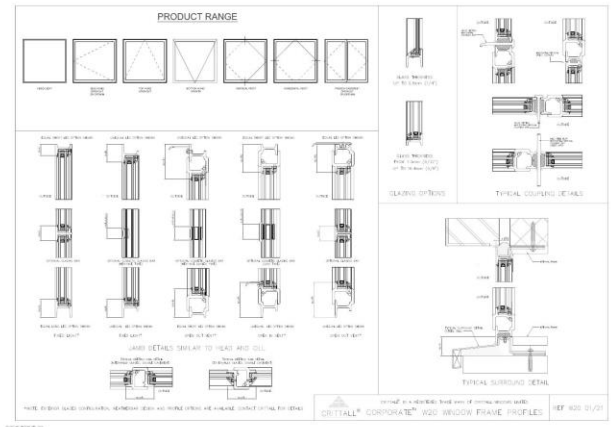


CHA — 3D Visualisation 2

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	02/03/2023	Scheme revised to client comments
revision	date	description
 CIAT REGISTERED PRACTICE		
claxton hall architectural ltd 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 Middleton Norfolk	date: March 2023
drawing:		As Shown
	3D Visualisations	revision: E
		ref: 889 - 05

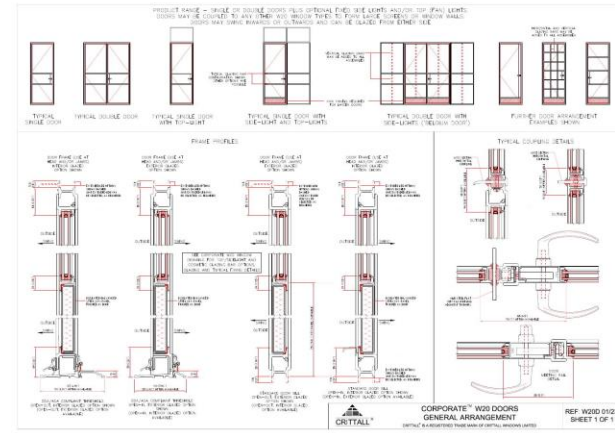
23/01194/F
& 23/01195/LB

126




Slide
No.125

CHA — Critical Window Details
15



CHA — Critical Door Details
15

revision	date	description
 CIAT REGISTERED PRACTICE claxton hall architectural ltd 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 no: A2
	Tower Farm Middleton Norfolk	date: March 2023
drawing:		status: As Shown
	Critical Window & Door Details	ref: 689 - 06

23/01194/F
& 23/01195/LB

127

Slide
No.126



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

128



Views of the rear southern elevation





23/01194/F
& 23/01195/LB

129

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

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	20/02/23
B	ROOFPLAN AND RISES REVISED AND RESUBMITTED	BAVB	BAVB	PKK	12/05/23
A	VEHIBILITY SPLAY ADDED, VEHICLE TRACKING REVISED AND RESUBMITTED	BAVB	BAVB	PKK	01/09/23
-	ISSUED FOR PLANNING	BAVB	BAVB	PKK	09/04/23
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



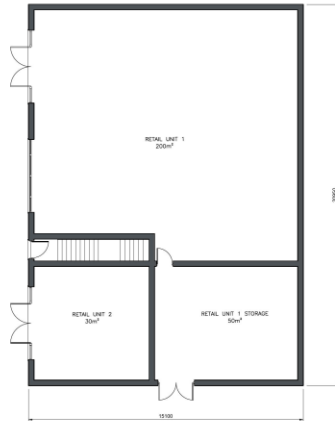
SOUTH WEST ELEVATION - 1:100
ROAD SIDE

SOUTH EAST ELEVATION - 1:100
CAR PARKING SIDE

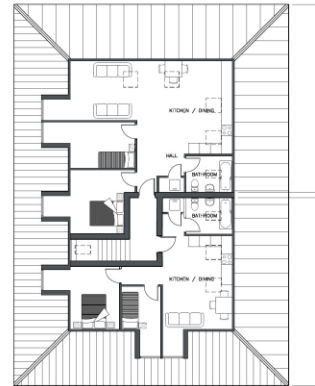
SECTION - 1:100

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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	DATE	DATE	DATE

SCALE
 1:100
 CLIENT
 NORTON HILL LTD

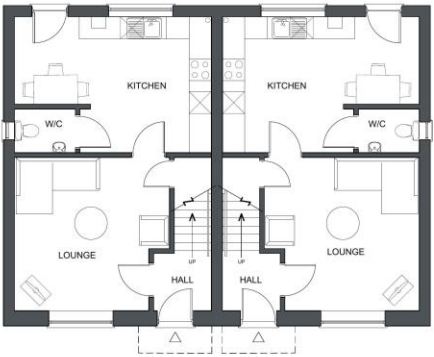
PROJECT
 DEVELOPMENT OF LAND AT
 LAND OFF FURLONG ROAD
 STOKES FERRY
 PE33 9SU

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

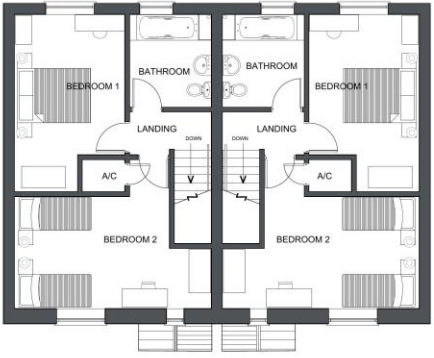
- SCHEME
- BLINDING RESS
- WORKING DRAWING
- PLANNING
- TENDER BLUE
- ISSUED ON COMPLETION



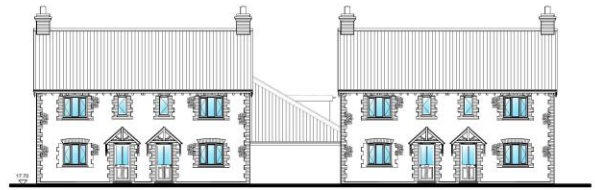
3 FORTLANDS STREET, KING'S LYNN, NORFOLK, PE33 9JH
 TEL: 01553 766222 WWW.CBFA.CO.UK
 DRAWING NO. 230953 / 10 / 102



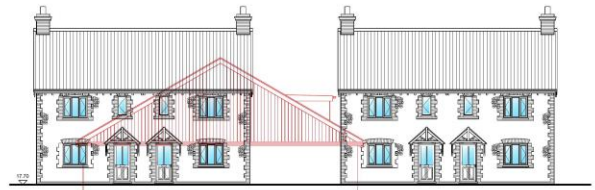
GROUND FLOOR PLAN OF SEMI DETACHED COTTAGES - 1:50



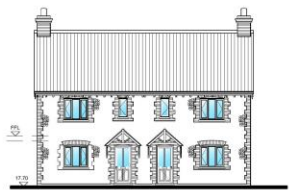
FIRST FLOOR PLAN OF SEMI DETACHED COTTAGES - 1:50



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

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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	REVISED FOR PLANNING		BWS	BWS	30/08/23
-	FIRST ISSUE		BWS	BWS	08/07/23
REV	DESCRIPTION	DATE	BY	CHECK	DATE

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 REQS
- WORKING DRAWING
- PLANNING
- TENDER BLUE
- 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





Indigo Road





Entrance to Indigo Road



150



Opposite Indigo Road/ application site

151



Speaker Trudy Mann



23/00605/O

153



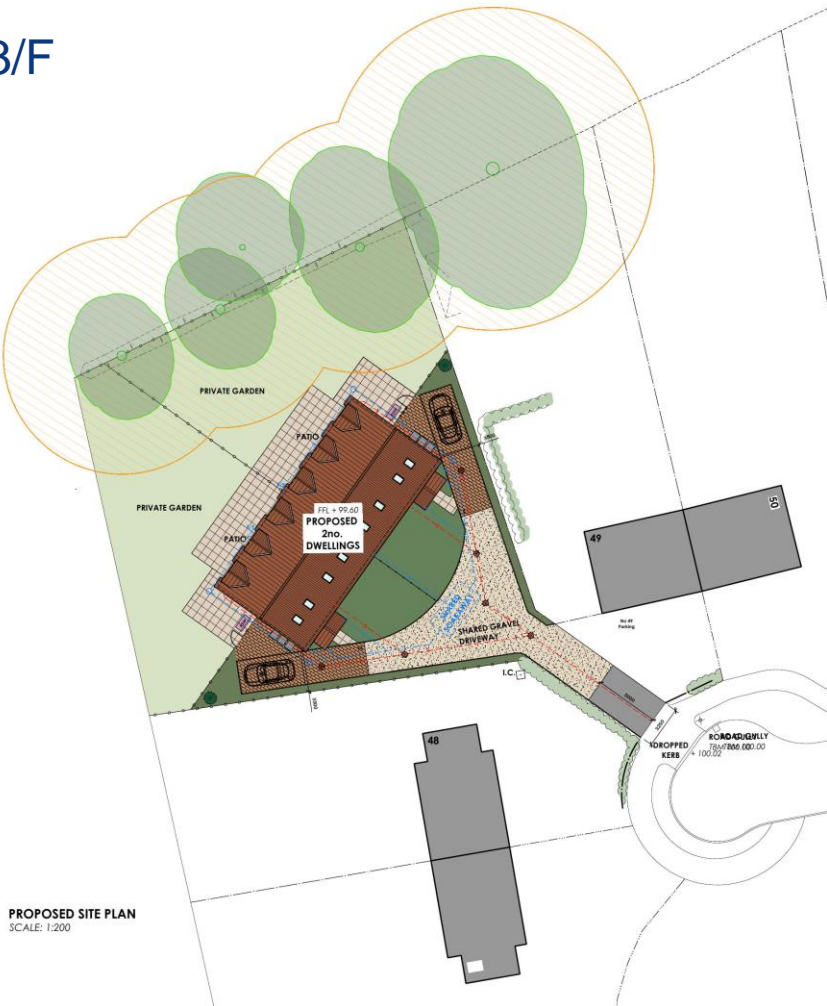
Slide
No.152



23/00793/F

154

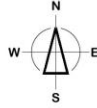




PROPOSED SITE PLAN
SCALE: 1:200



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



SITE LEGEND	
[Green hatched box]	PRIVATE GARDEN
[Green box]	GRASSED AREA
[Brown hatched box]	GRAVELED DRIVEWAYS
[Brown grid box]	SLAB PATH / PATIO
[Brown brick pattern box]	BRICKWAY
[Grey box]	TAMMAC CROSSOVER
[Red circle]	TREES TO BE REMOVED
[Green circle]	EXISTING TREES TO REMAIN
[Yellow circle]	TREE ROOT PROTECTION ZONE
[Green dashed line]	EXISTING HEDGE
[Dashed line]	3.8M CLOSE BOARD FENCE PROPOSED
[Dashed line]	1.2M POST AND RAIL FENCE PROPOSED
[Solid line]	3.8M CLOSE BOARD FENCE EXISTING
[Solid line]	1.2M POST AND RAIL FENCE EXISTING
[Red dashed line]	PROPOSED INDICATIVE FOGG DRAINAGE
[Blue dashed line]	PROPOSED INDICATIVE SURFACE WATER DRAINAGE

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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.

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Rev	Date	Revised description
-	-	-

Revision: **PLANNING**

Drawing Name: **trundley**
DESIGN SERVICES
www.trundley.com
Email: enquiries@trundley.com

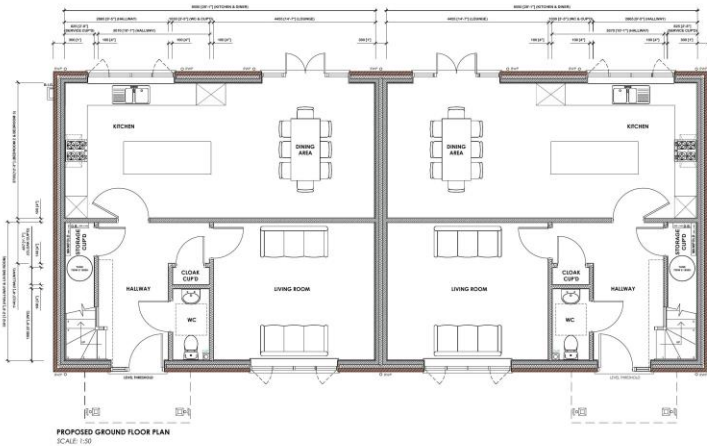
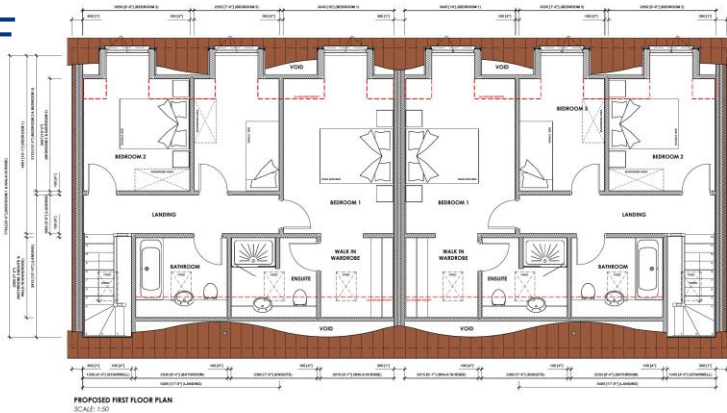
Project Title: **MR COLIN WELLS LAND BETWEEN 48 & 49 CORONATION AVENUE WEST WING KING'S LYNN, PE34 4RY**

Proposed Residential Dwelling
PROPOSED SITE PLAN

Scale	Date	Drawn
AS STATED @ A2	APRIL 2023	BE

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

Checked by	Date



FINISHES SCHEDULE

- ROOF: H&S TIC
- FACINGS: SMC TIC
- WALLS: SMC TIC
- SKIRTS: SMC TIC
- CEILING: SMC TIC
- FLOORS: SMC TIC
- STAIRS: SMC TIC
- WALLS IN REARDOOR: SMC TIC
- SKIRTS: SMC TIC
- FLOORS: SMC TIC
- WALLS IN REARDOOR: SMC TIC
- SKIRTS: SMC TIC
- FLOORS: SMC TIC
- WALLS IN REARDOOR: SMC TIC
- SKIRTS: SMC TIC
- FLOORS: SMC TIC
- WALLS IN REARDOOR: SMC TIC
- SKIRTS: SMC TIC
- FLOORS: SMC TIC

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

1:50 SCALE BAR (M)

0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

1:100 SCALE BAR (M)

0 1 2 3 4 5 6 7 8 9 10

1:200 SCALE BAR (M)

0 2 4 6 8 10 12 14 16 18 20

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

PROPOSED INDICATIVE FOUL WATER DRAINAGE TO CONNECT TO EXISTING FOUL DRAINAGE SYSTEM

PROPOSED INDICATIVE SOAKAWAY LOCATION TO BE DESIGNED BY SPECIALIST

A		08/04/2023	REVISIONS/REVISED
BY		AD	authorisation manager
DRAWING TITLE		P.LANNING	
		Design Services	
		www.trundley.com	
PROJECT NO.		MIR COLIN WELLS LANDS BETWEEN 48 & 49 CORNFORTH AVENUE WEST WING KING'S LYNN, PE33 0NS	
DRAWING TYPE		PROPOSED RESIDENTIAL DWELLING	
DRAWING CONTENT		PROPOSED PLANS & ELEVATIONS	
DATE	DATE	DATE	DATE
AS STATED @ A1	APRIL 2023	BE	
22-P29-PL102A			



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.





Neighbouring dwelling to north.

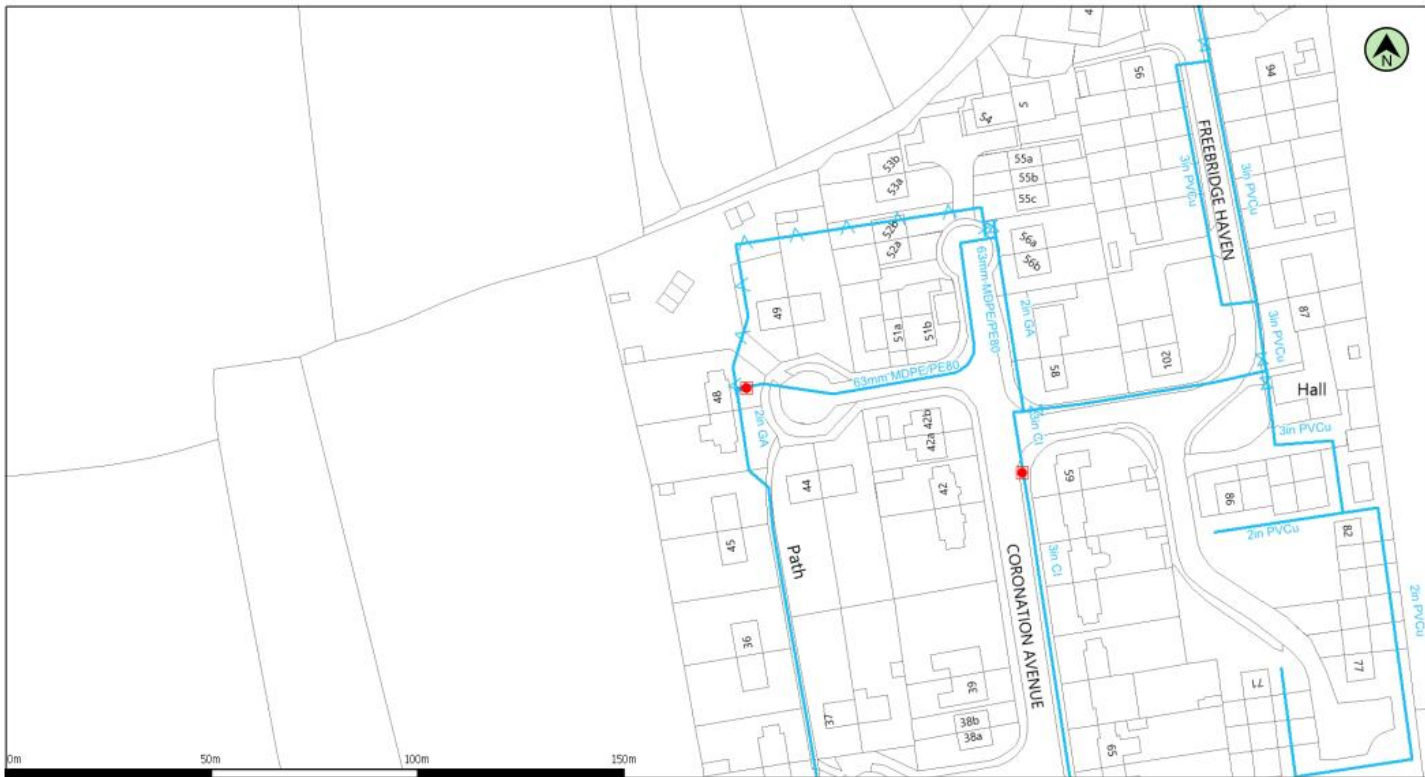
23/00793/F

163

Slide
No.162



Neighbouring dwelling to west.



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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

enquiries@trundley.com
22-P29



End of Presentation

