



Planning Committee
Monday, 8th April, 2024 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. **Index and Decisions on Applications** (Pages 2 - 116)

The Committee is asked to note the Index of Applications and to consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

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

8 April 2024

Agenda Item 9

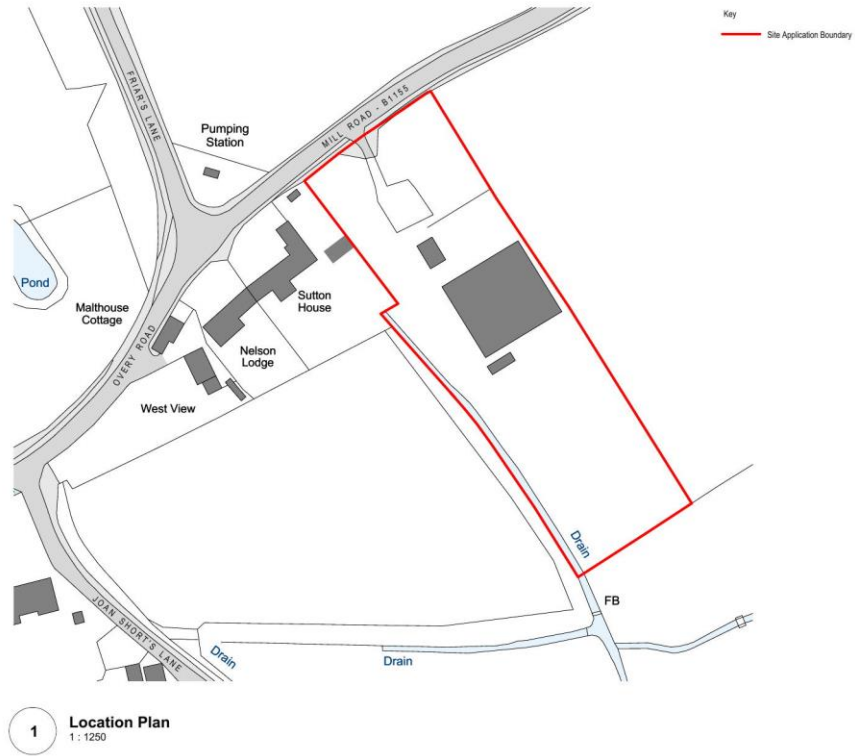
2



23/00103/F

3





1 Location Plan
1: 1250

NOTES

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These duties can be found at <http://www.hse.gov.uk/construction/cdm2015responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit for Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
Location Plan				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1: 1250@A3	30.09.2022	TH	DO	DAF

DRAWING NUMBER

3135 - LAN - XX - XX - DR - A - 0001

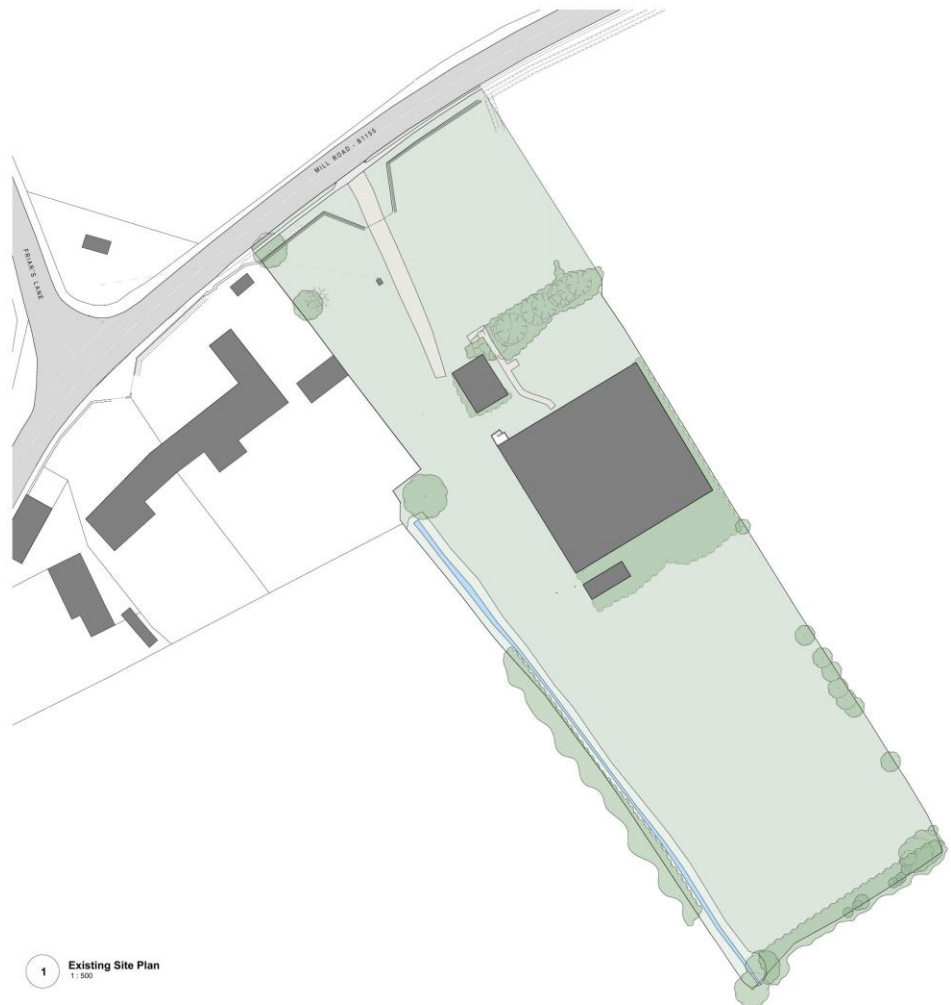
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Norwich Office: Swellingham House, 98 Pottersgate, Norwich, NR2 1EQ
tel: 01603 631 319
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U:\Projects\23\23451\3135 - Overy Road Nurseries, Burnham Market, Design\11\313501 - PBA\13\0307 Rev\000001.dwg
 04/02/2023 13:45:11

5



1 Existing Site Plan
1:500

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Please refer to the following URL for more information: <http://www.gov.uk/government/guidance/2015/01/01/2015-01-01-2015-01-01>
It is your responsibility as client to make yourself aware of your own duties under CDM 2015 and not otherwise.
N
0 200 400 600 800 1000
1:500

Revisions	Rev.	Description	Date	Drawn	Checked	By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING TITLE				
SZ - PFI for Information				
PROJECT TITLE				
OVERY ROAD NURSERY, BURNHAM MARKET				
CLIENT				
M J & H C Smith				
DRAWING TYPE				
Existing Site Plan				
SCALE	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
1:500	30.09.2022	TH	DO	DMF
DRAWING NUMBER				
3135_LAN - XX - XX - DR - A - 0101				
<small>Landscape Architecture</small> Services Office, Beedingford House, 38 Polingale, Norwich, Norfolk, NR5 3ED Tel: 01603 631144 www.lampro.co.uk				

9



1 Proposed Site Plan
1:500

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Please refer to the header of the drawing for the CDM 2015 details.
If you are responsible for a site, make yourself aware of your own duties under CDM 2015 and any licensing.



- Key**
- ▶ Existing site access
 - Existing trees retained
 - Proposed boundary planting
 - Proposed trees
 - - - Indicate location of All High Pressure Sewerage (AHPS)
 - - - In clearance area from All High Pressure Sewerage (AHPS)
 - - - Existing buildings removed
1. Integrated single garage
 2. Sky line
 3. Refuse collection point
 4. Park & Drive
 5. Refused non-residential green space
 6. Car parking
 7. House Type A
(ref drawing 3135 - LAN - XX - XX - DR - A - 0101)
 8. House Type B
(ref drawing 3135 - LAN - XX - XX - DR - A - 1002)
 9. House Type C
(ref drawing 3135 - LAN - XX - XX - DR - A - 1003)
 10. Agricultural buildings
(ref drawing 3135 - LAN - XX - XX - DR - A - 0104)
 11. House Type D
(ref drawing 3135 - LAN - XX - XX - DR - A - 1005)

Revisions	Rev.	Description	Date	Drawn	Checked	By

PURPOSE OF ISSUE
PL - For Planning Submission

DRAWING TITLE
SZ - PA for Information

PROJECT TITLE
OVERY ROAD NURSERIES, BURNHAM MARKET

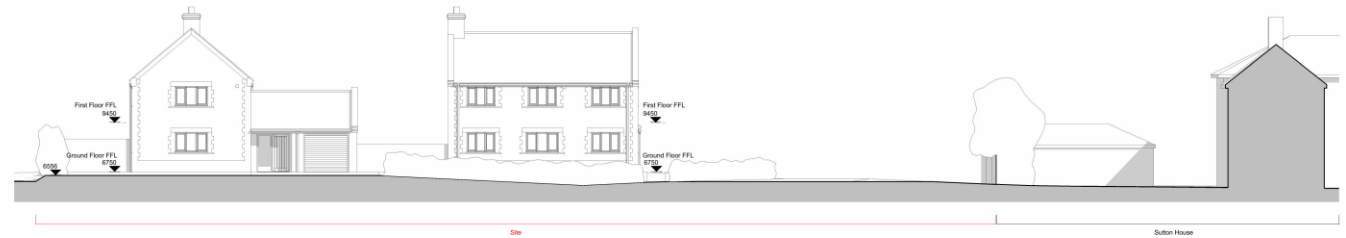
CLIENT
M.J. & H.K. Smith

DRAWING FILE
Proposed Site Plan

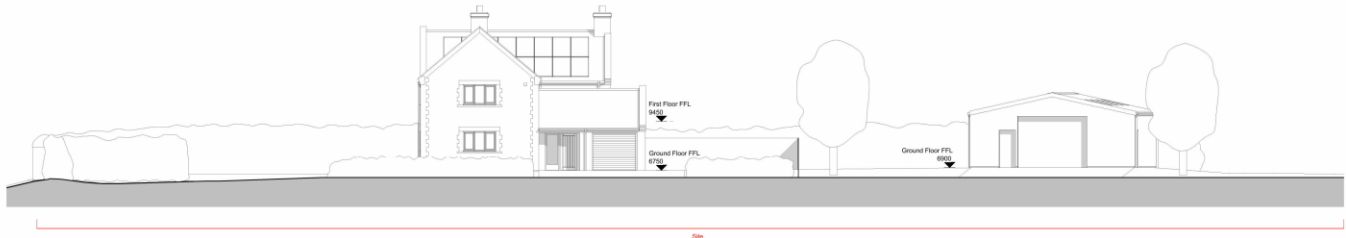
NO.	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
1-100042	30.09.2022	TH	DO	DMF

DRAWING NUMBER
3135 - LAN - XX - XX - DR - A - 0102

Lampro
Architectural, Planning & Urban Design Ltd
Norwich Office, Beedling Road, NR6 9PQ, Norwich, Norfolk, NR6 9PQ
Tel: 01603 651100
www.lampro.co.uk



1 Proposed Site Section AA
1:100



2 Proposed Site Section BB
1:100

NOTES

1. This drawing is for planning submission only and should not be used for construction purposes.

2. All dimensions are in millimetres unless stated otherwise.

3. The proposed development is shown in red.

4. The proposed development is shown in red.

5. The proposed development is shown in red.

6. The proposed development is shown in red.

7. The proposed development is shown in red.

8. The proposed development is shown in red.

9. The proposed development is shown in red.

10. The proposed development is shown in red.

FOR INFO

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8. The proposed development is shown in red.

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10. The proposed development is shown in red.



Note: Registered under the Planning (Listed Buildings and Conservation Areas) Act 1987 (as amended) and the Planning (Listed Buildings and Conservation Areas) Regulations 2013 (SI 2013/1271).

7

Rev.	Description	Date	Drawn	Checked
01	Issue for Submission	10/10/2023	ML	ML
02	Issue for Information	10/10/2023	ML	ML

PL - For Planning Submission

SI - For Information

0000 - FOR SUBMITTAL APPROVAL ONLY

ML ML ML ML ML

Prepared By: ML

Checked By: ML

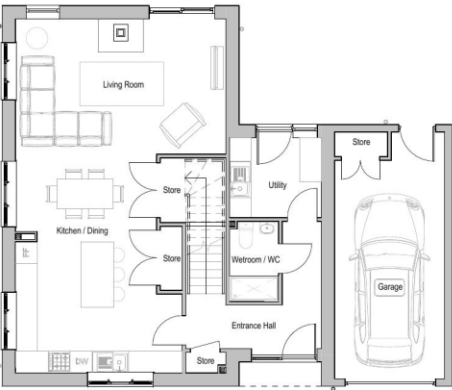
3155 | L49 | X1 | X1 | DR | A | 2202 | P12



Project: 3155 | L49 | X1 | X1 | DR | A | 2202 | P12

Author: ML | Date: 10/10/2023 | Time: 10:00:00

8



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100

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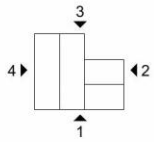
Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type A - Proposed Floor Plans				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:100@A3	05.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135- LAN - XX - XX - DR - A - 0301				
<small>Architecture Waterplanning & Urban Design Landscape Architecture</small>				
<small>Norwich Office: Svedlingham House, 98 Puddinglake, Norwich, NR2 1ED tel: 01603 631 319 www.lamproservices.co.uk</small>				

04/07/2023 11:55:04
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 User: M.J. Smith
 Plot: 1:100@A3
 Scale: 1:100
 Date: 05/09/2022
 Drawn By: TH
 Checked By: DO
 Approved By: DAF
 Project: OVERY ROAD NURSERIES, BURNHAM MARKET
 Drawing: 3135- LAN - XX - XX - DR - A - 0301
 Client: M.J & H.K. Smith
 Title: House Type A - Proposed Floor Plans
 Status: S2 - Fit For Information
 Purpose: PL - For Planning Submission
 Scale: 1:100@A3
 Date: 05/09/2022
 Drawn By: TH
 Checked By: DO
 Approved By: DAF
 Drawing Number: 3135- LAN - XX - XX - DR - A - 0301
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 Tel: 01603 631 319
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- Key
1. Red brick
 2. Flint
 3. Red / orange pantiles
 4. Red / orange plain tile
 5. Aluminium window frames
 6. Composite door and frame
 7. Metal rainwater goods
 8. Solar Photovoltaics



1 Front Elevation
1 : 100



2 Side 1 Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side 2 Elevation
1 : 100

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PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type A - Proposed Elevations				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:100(A3)	30.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 1001				

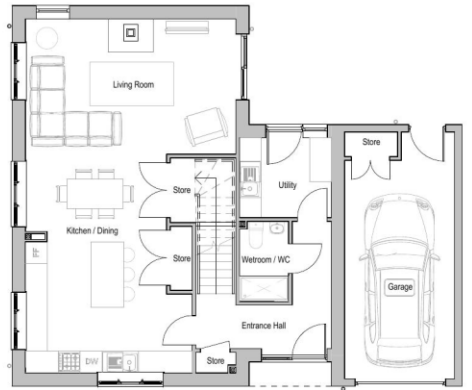
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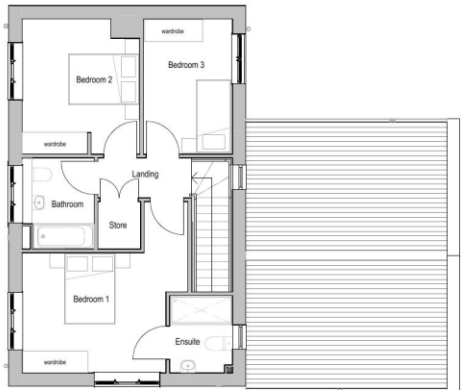
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tel: 01603 631 319
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06/2022 23/00103/F - 01 - Proposed Elevations - Burnham Market, Elmham - 1:100 (A3) - 30/09/2022 - 08:50:00 - Rev: 00000001 - 00000001 - 00000001

10



1 Ground Floor Plan 1:100



2 First Floor Plan 1:100

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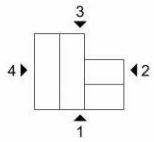
Revisions

Table with columns: Rev., Description, Date, Drawn By, Checked By

PURPOSE OF ISSUE: PL - For Planning Submission
DRAWING STATUS: S2 - Fit For Information
PROJECT TITLE: OVERY ROAD NURSERIES, BURNHAM MARKET
CLIENT: M.J & H.K. Smith
DRAWING TITLE: House Type B - Proposed Floor Plans
SCALE: 1:100/A3 DATE: 05.09.2022 DRAWN BY: TH CHECKED BY: DO APPROVED BY: DAF
DRAWING NUMBER: 3135- LAN - XX - XX - DR - A - 0303
Lampro logo and contact information.

04/2022 03/25/17 E:\Projects\2300103\F\3135- LAN - XX - XX - DR - A - 0303.dwg 11/09/2022 10:51:11 User: lampro\m.j.smith

- Key
1. Red brick
 2. Flint
 3. Red / orange pantiles
 4. Red / orange plain tiles
 5. Aluminium window frames
 6. Composite door and frame
 7. Metal rainwater goods
 8. Solar photovoltaics



1 Front Elevation
1 : 100



2 Side 1 Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side 2 Elevation
1 : 100

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PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type B - Proposed Elevations				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1 : 100(A3)	30.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 1002				

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- Key
1. Natural timber cladding
 2. Rest brick pinn
 3. Corrugated metal roof
 4. Metal roller shutter door
 5. Metal personnel door
 6. Metal rainwater goods
 7. GRP rooflight

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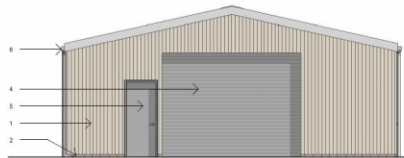
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CDM 2015

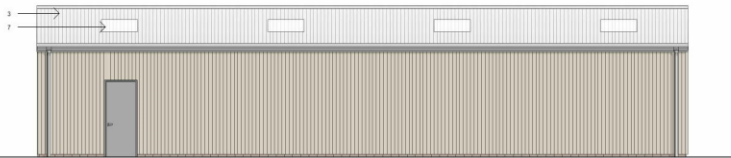
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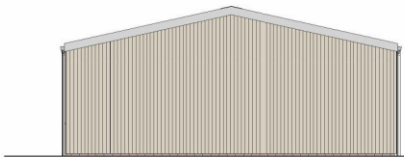
It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



1 Front Elevation
1: 100



2 Side 1 Elevation
1: 100



3 Rear Elevation
1: 100



4 Side 2 Elevation
1: 100



Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE PL - For Planning Submission			
DRAWING STATUS S2 - Fit For Information			
PROJECT TITLE OVERY ROAD NURSERIES, BURNHAM MARKET			
CLIENT M.J & H.K. Smith			
DRAWING TITLE Agricultural building - Proposed Elevations			
SCALE 1: 100@A3	DATE 03.10.2022	DRAWN BY TH	CHECKED BY DO
APPROVED BY DAF			
DRAWING NUMBER 3135- LAN - XX - XX - DR - A - 1003			

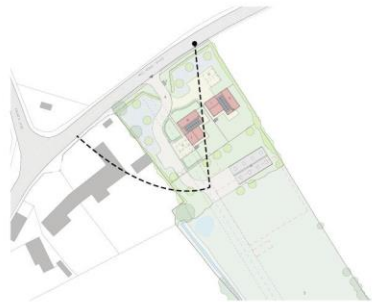
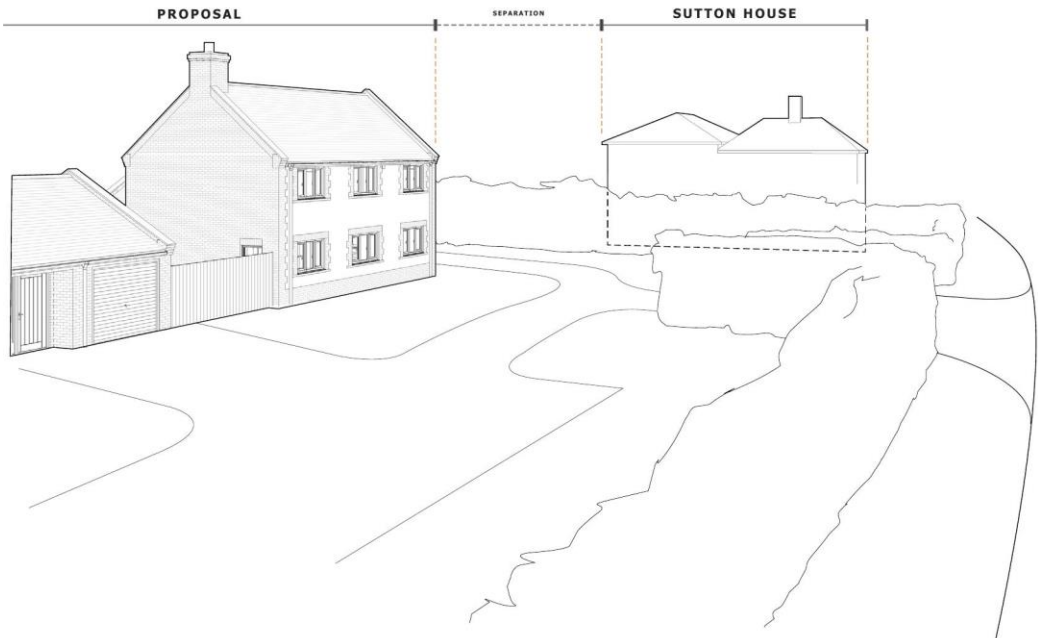
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Tel: 01603 631 319
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04/2022 15:52/21
 PL - Proposed 010 - Overy Road Nurseries, Burnham Market, Design 01 BMS17 BMS15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
 11/24/2022 15:52/21

13



Key Plan

The above key plan indicates the position of the below viewpoint used in the diagram. The viewpoint position chosen is adjacent to the 30mph road sign which suggests the approach and entry to Burnham Market.



Former Overy Nurseries, Burnham Market
Illustrative viewpoint diagram 01 NTS





14

Mill Rd

Burnham Overy Town

Wells Rd

Overy Rd

North St

Burnham Market

Sean Sports Ln

B1365

B1155

River

15



Site viewed from access track, glasshouses screened by hedging

16



View of Plot A, conifer hedging screening view of glasshouses

17



The site's west boundary with Sutton House



18

BURNHAM MARKET

Sutton House, view along Overy Road towards village

19



View from site access towards Burnham Overy Town

Speaker Holly Smith





Site from above
Existing large buildings and
structures in centre of site to be
removed



23/00103/F

Slide
No: 21

View of site from Overy Road

A photograph showing a view of a site from Overy Road. A dirt path leads towards a stone building with a glass extension. A dark van is parked on the path. To the right is a utility shed and a utility pole. The background features a line of trees and a cloudy sky.

View of the site looking North from the Junction of Joan Shorts Lane





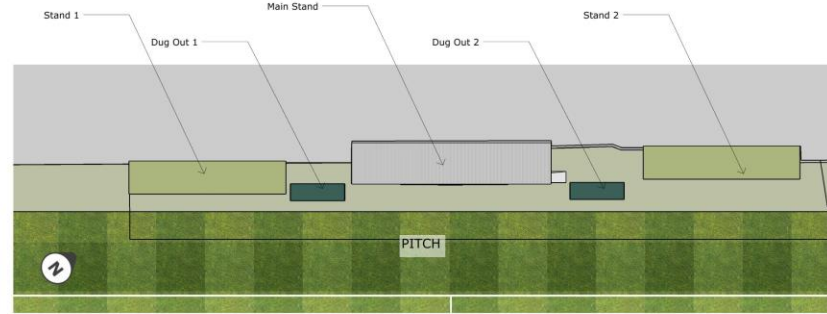
24/00229/F



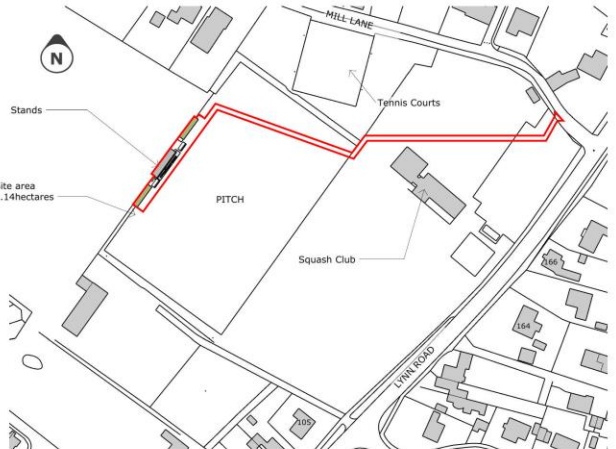
This document is a planning application in respect of the proposed development.



Spectator Stands Front - Existing
scale 1:200

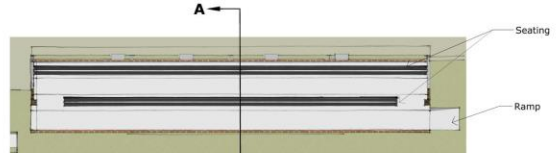


Site Layout - Existing
scale 1:200



Site Location Plan
scale 1:1250

26



Ground Floor Plan - Main Stand Existing
scale 1:100



West Rear



East Front

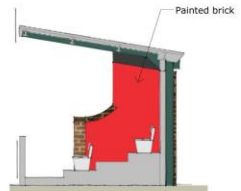
Elevations - Existing
scale 1:100



South Side



North Side



Section A-A
scale 1:50

DRAWING: 1296.01
B - Site Boundaries amended 31/01/24
A - Planning Issue 26/09/23

Revision Details:

PROJECT:
Downham Town FC
Memorial Playing Field
Downham Market
PE38 9QT

CLIENT:
Downham Town FC

TITLE:
Existing Site and Main Stand
Layout

DATE:
03-08-23

VOID ARCHITECTURE
Heath Barn, Norwich Road, Fakenham
Norfolk, NR21 8LZ.

tel: 01328 801536
email: info@voidarchitecture.co.uk
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DRAWING: 1296.01 REV: B SIZE: A2

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Site Plan - Proposed
scale 1:200



Front Elevation - Proposed



View of stand - Proposed

A Planning Issue 26/09/23

Revision Details:

PROJECT:
Downham Town FC
Memorial Playing Field
Downham Market
PE38 9QT

CLIENT:
Downham Town FC

TITLE:
Proposed Site Plan and Stand Views

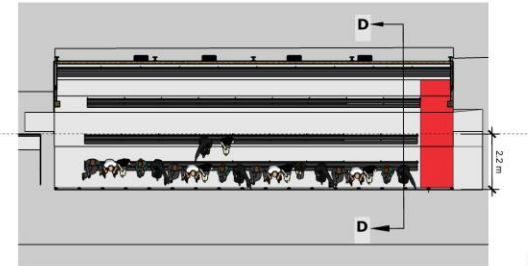
DATE:
03-08-23

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Heath Barn, Norwich Road, Fakenham
Norfolk, NR21 8LZ.

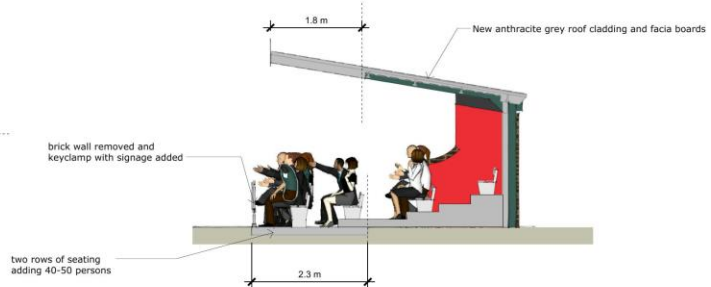
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email: info@voidarchitecture.co.uk
web: www.voidarchitecture.co.uk

DRAWING: 1296.04 REV: A SIZE: A2

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Main Stand Floor Plan - Proposed
scale 1:100



Main Stand Side Section D-D - Proposed
Scale 1:50

28



East Front



West Rear



South Side



North Side

Elevations - Proposed
scale 1:100

A Planning Issue 26/09/23

Revision Details:

PROJECT:
Downham Town FC
Memorial Playing Field
Downham Market
PE38 9QT

CLIENT:
Downham Town FC

TITLE:
Proposed Main Stand Plans,
Section and Elevation

DATE:
03-08-23

VOID ARCHITECTURE

Heath Barn, Norwich Road, Fakenham
Norfolk, NR21 8LZ.

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email: info@voidarchitecture.co.uk
web: www.voidarchitecture.co.uk

DRAWING:

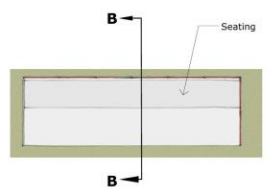
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REV: A SIZE:

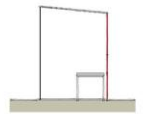
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This document is to be read in conjunction with the project brief and other documents.

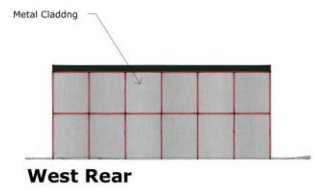
Existing Dugout 1



Ground Floor Plan
scale 1:50



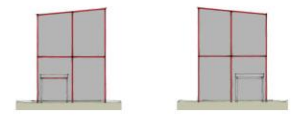
Section B-B
scale 1:50



West Rear



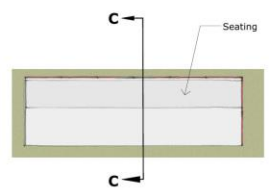
East Front



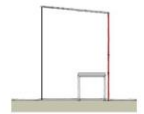
South Side North Side

Elevations - Existing
scale 1:50

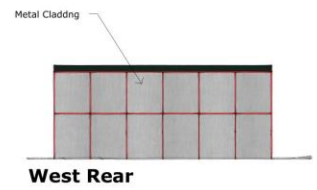
Existing Dugout 2



Ground Floor Plan
scale 1:50



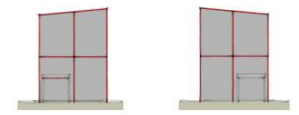
Section C-C
scale 1:50



West Rear



East Front



South Side North Side

Elevations - Existing
scale 1:50

Revision Details:

PROJECT:
Downham Town FC
Memorial Playing Field
Downham Market
PE38 9QT

CLIENT:
Downham Town FC

TITLE:
Existing Dugouts 1 and 2 Plans,
Section and Elevations

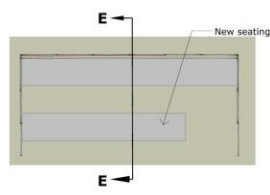
DATE:
03-08-23

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Norfolk, NR21 8LZ.
tel: 01328 801536
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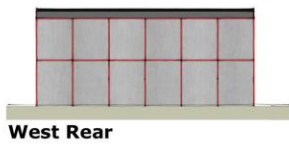
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This document is to be read in conjunction with the project brief and other documents.

Proposed Dugout 1



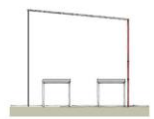
Ground Floor Plan
scale 1:50



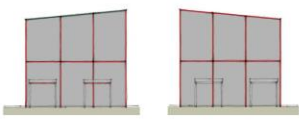
West Rear



East Front



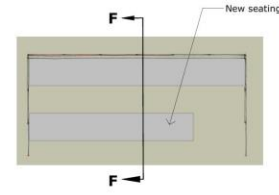
Section E-E
scale 1:50



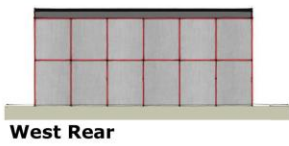
South Side North Side

Elevations - Proposed
scale 1:50

Proposed Dugout 2



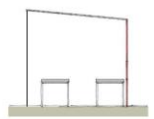
Ground Floor Plan
scale 1:50



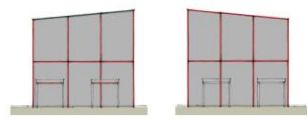
West Rear



East Front



Section F-F
scale 1:50



South Side North Side

Elevations - Proposed
scale 1:50

30

A Planning Issue 26/09/23

Revision Details:

PROJECT:
Downham Town FC
Memorial Playing Field
Downham Market
PE38 9QT

CLIENT:
Downham Town FC

TITLE:
Proposed Dugouts 1 and 2 Plans,
Section and Elevations

DATE:
03-08-23

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DRAWING: 1296.06 REV: A SIZE: A2

31



View westwards from Lynn Road

32



View SW from in front of pavilion

33



Existing main stand



34



Existing home dugout



35



Existing away dugout

36



Rear of existing main stand



1A Mill Lane



37



View northwards showing rear of existing stands



1A Mill Lane



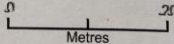
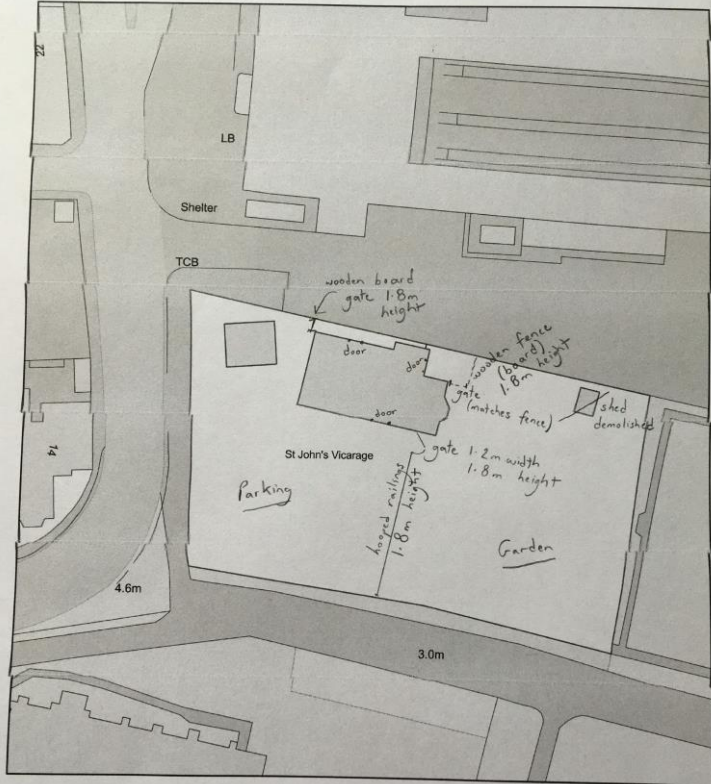
View W alongside N end of the football pitch

38

23/01665/CU



40





View east towards site looking across Blackfriars Road



View north-east towards site looking across Blackfriars Road



43



44



View east towards internal area of site



45



View north-east towards site looking across front area of site.

46



View north towards site from The Walks



47



View north-east towards site from The Walks.



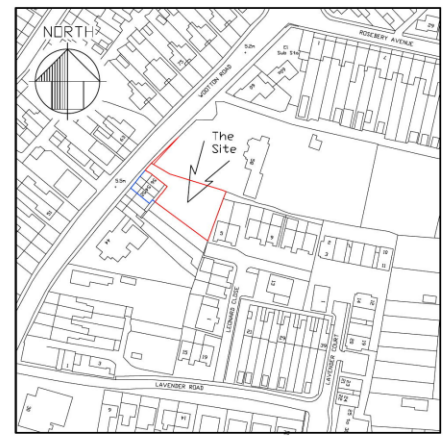
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48



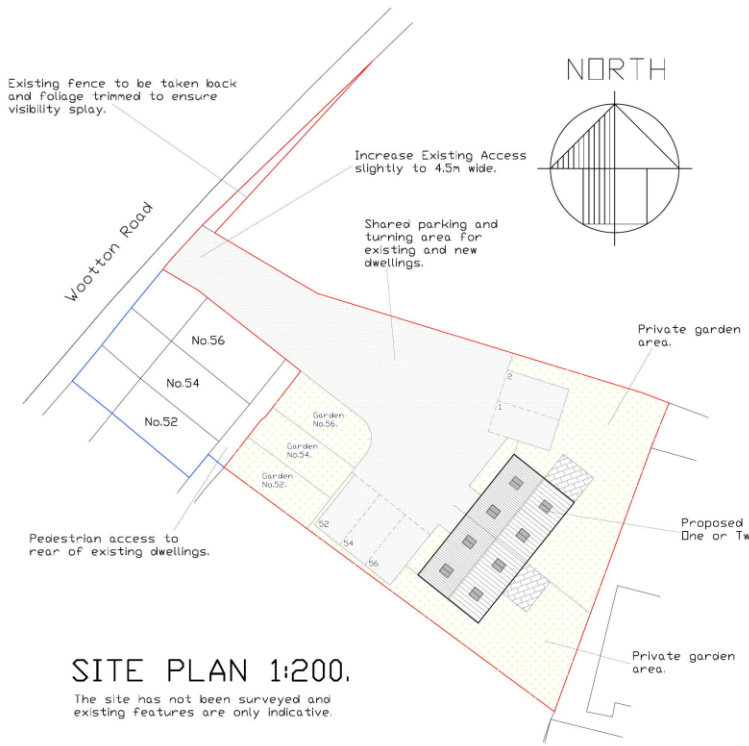


POSSIBLE INDICATIVE ELEVATION 1:100.



LOCATION MAP 1:1250.

49



SITE PLAN 1:200.

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

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

MONKEY PUZZLE · NURSERY LANE · NORTH WOOTTON KINGS LYNN · NORFOLK · PE30 3QB · 01553 470951

PROPOSED DEVELOPMENT REAR OF 52, 54 & 56 WOOTTON ROAD KINGS LYNN.

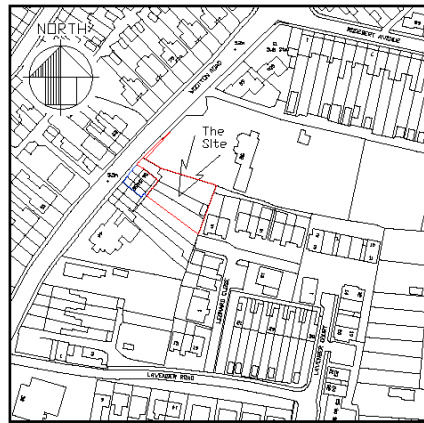
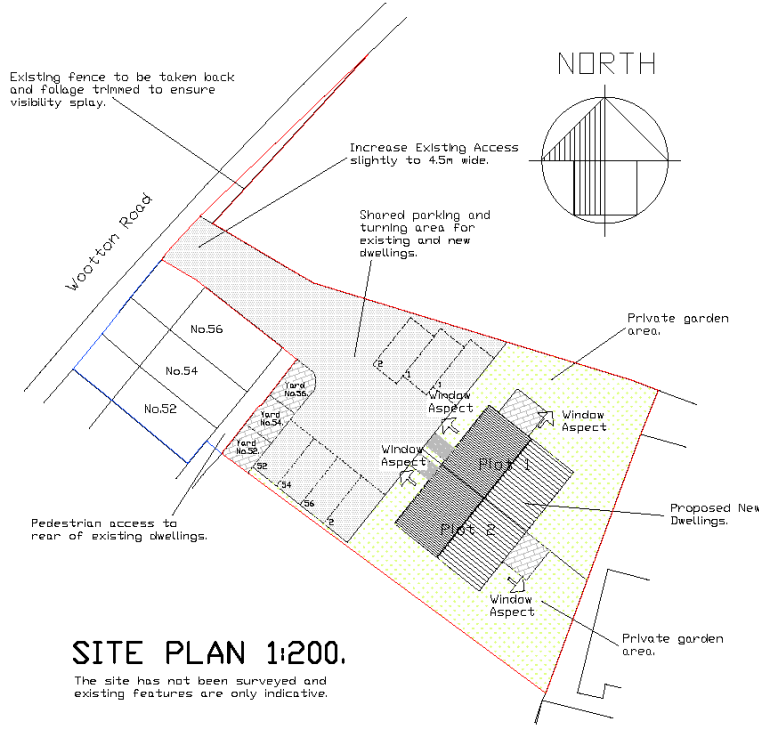
PROPOSED SCHEME-B SITE PLAN AND LOCATION MAP.

NOVEMBER 2023 | 1502-12 a.

a. 29.01.24. Prepared for Planning Application.

Previous refused plans – 23/01598/O

50



LOCATION MAP 1:1250.

Drawings Indicative Only
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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

MONKEY PUZZLE · NURSERY LANE · NORTH WOOTTON
KINGS LYNN · NORFOLK · PE30 5QB · 01863 470061

PROPOSED DEVELOPMENT
REAR OF 52, 54 & 56 WOOTTON ROAD
KINGS LYNN.

PROPOSED:
SITE PLAN AND LOCATION MAP.

MAY 2023 | 1562-11a

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51



Frontage properties on Wootton Road



52



Access from Wootton Road

53



Access and view to the site



54



Rear of properties on Wootton Road

55



Structures on site



56



View from site to properties on Wootton Road

57



Frontage properties on Wootton Road



23/01545/F Withdrawn



23/01819/F

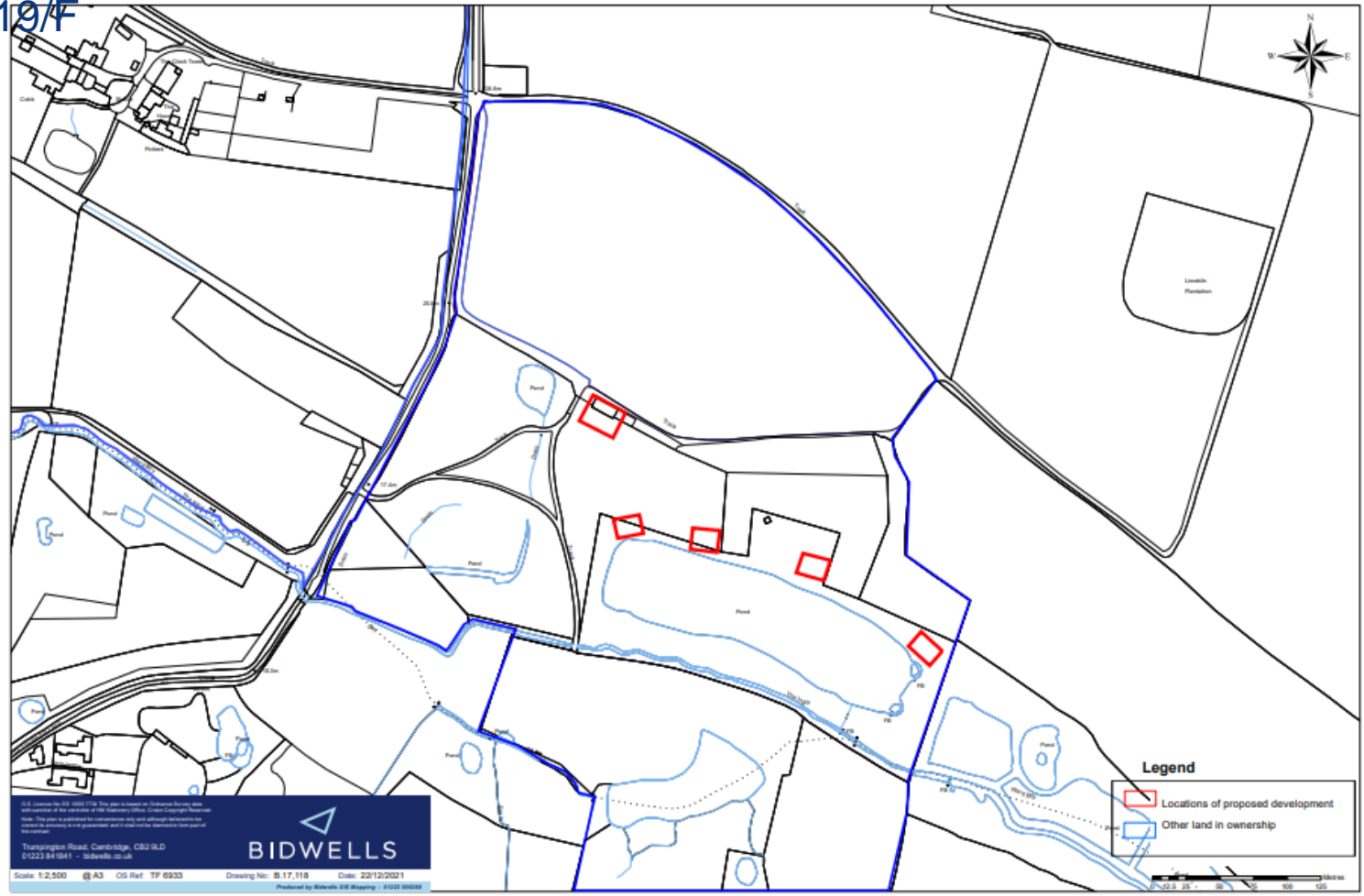


Land at Snettisham Park - Location Plan

23/01819/F

Slide No: 59

60

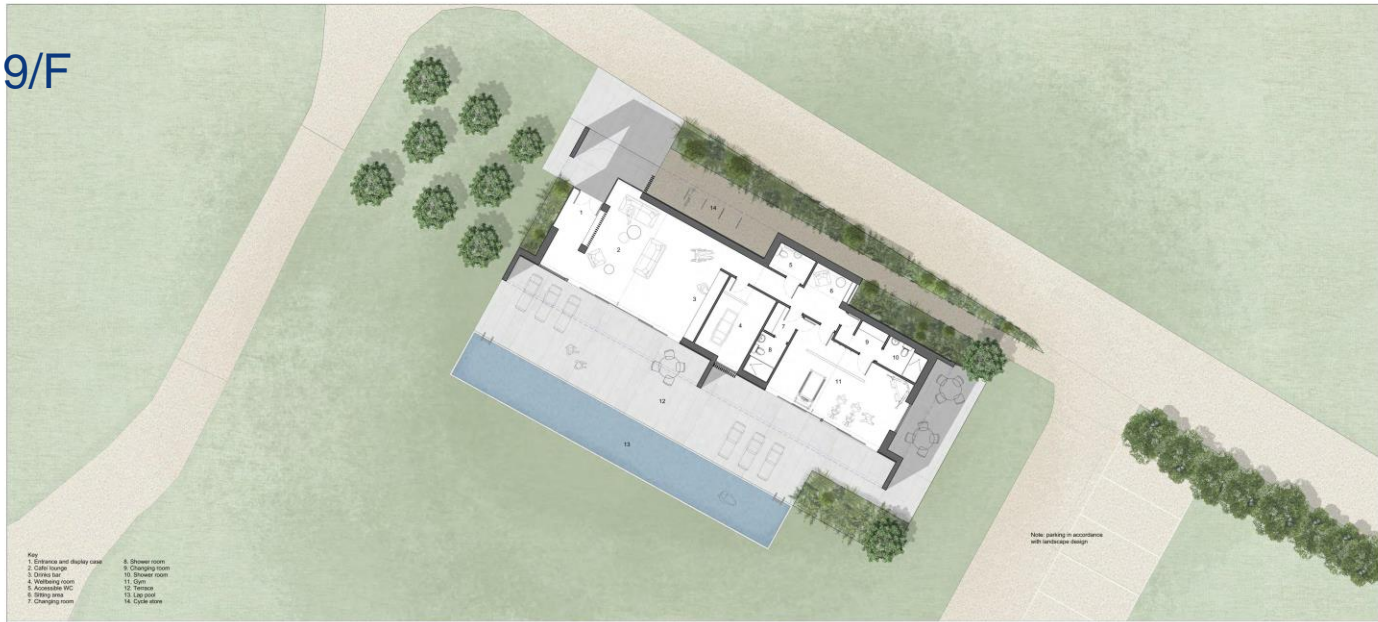


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Scale: 1:2,500 A3 OS Nat. TF 0935 Drawing No: S/17_118 Date: 22/12/2021
Produced by Bidwells GIS Mapping - 01223 903838



- Key**
- 1. Entrance and display case
 - 2. Café/bar
 - 3. Office bar
 - 4. Meeting room
 - 5. Accessible WC
 - 6. Sitting area
 - 7. Changing room
 - 8. Shower room
 - 9. Changing room
 - 10. Shower room
 - 11. Gym
 - 12. Terrace
 - 13. Lip pool
 - 14. Cycle store

1 Proposed Hub Plan
1/100



2 South-West Elevation
1/100



4 North-East Elevation
1/100



3 North-West Elevation
1/100



5 South-East Elevation
1/100



01 2021 0209 - a regular@lwa.co.uk or www.lwa.co.uk
 01 2021 0209 - a regular@lwa.co.uk or www.lwa.co.uk
BARN CONVERSION TO HUB
 BRICHAM ROAD, SNETTISHAM
 PROJECT NO:
 PROPOSED FLOOR PLAN AND
 ELEVATIONS

NO.	DATE	SCALE	BY	CHK
001	06/06/2023	1:500 @ A1	DL	DL
002	06/06/2023	1:500 @ A1	DL	DL
003	06/06/2023	1:500 @ A1	DL	DL

APPROVAL



- KEY**
- Site Boundary
 - Existing Permissive Footpath
 - Site Hub
 - Two Persons Cabin
 - Four Persons Cabin
 - Primary Access Route (Existing Farm Tracks)
 - Secondary Access Route (Existing Mown/Hardcore Tracks)
 - Natural Play
 - Parking
 - Proposed Tree Planting
 - Proposed Wildflower/Shrub Planting

For cabin design please see submitted drawings

A 18.06.2022

Rev: Date: Details:

GENERAL:
Do not scale from this drawing.
All dimensions to be checked on site.
This plan is to be read with all accompanying documentation.
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BIDWELLS **Urban Design Studio**
Bidwell House, Turpinington Road,
Cambridge CB2 8LD

STANTON FARMS LTD
LAND AT BIRCHAM ROAD,
SNETTISHAM
ILLUSTRATIVE MASTERPLAN

Rev Scale: NOT TO SCALE	Job Code: 64650	OS Grid Reference: 100017734
Project Phase: PLANNING	Date: 22.05.31	Checked By: AL & TB
Drawing Number: UDS64650-A1-02001	Revision: A	

63



Figure 1: Previously proposed cabin design (Family Cabin)

Previous Scheme



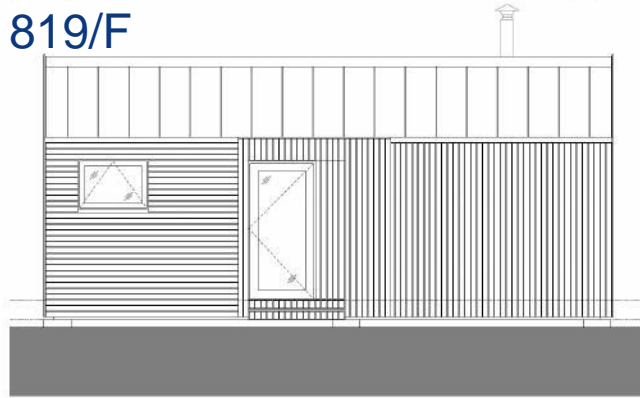
Figure 2: Revised cabin design (Family Cabin)

Proposed Scheme

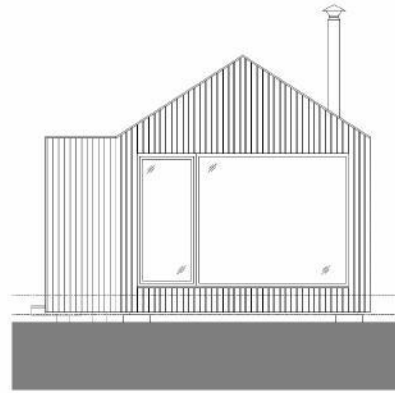
SNETTISHAM DEER PARK – PROPOSED FAMILY CABIN

23/01819/F

Slide
No: 63



FRONT

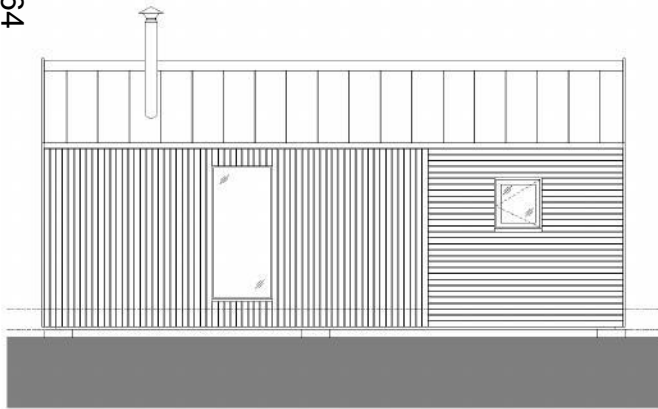


SIDE

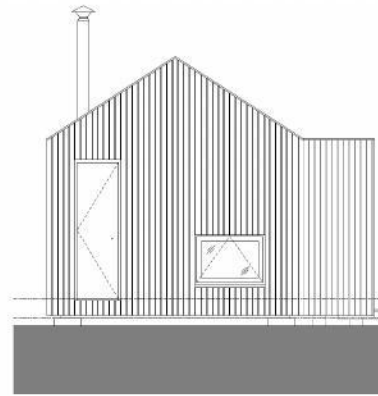


PLAN

64



REAR



SIDE

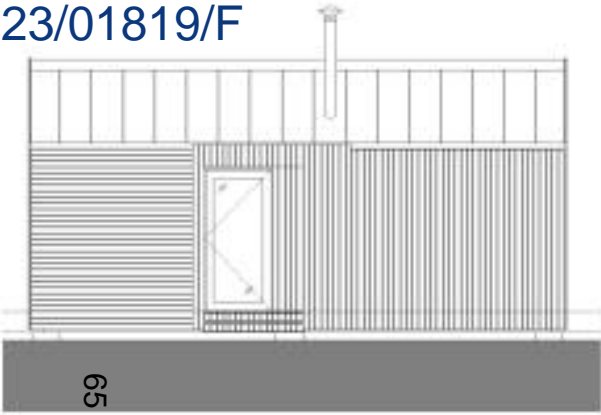


VISUALISATION

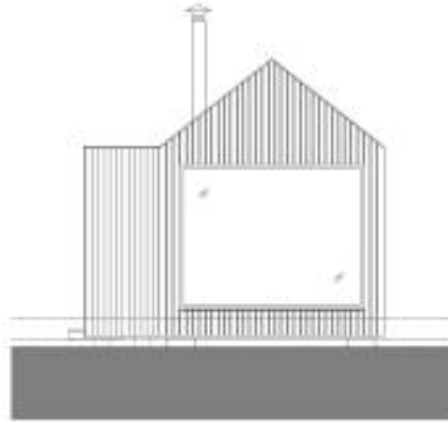
SNETTISHAM DEER PARK – PROPOSED COUPLES CABIN

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No: 64

23/01819/F



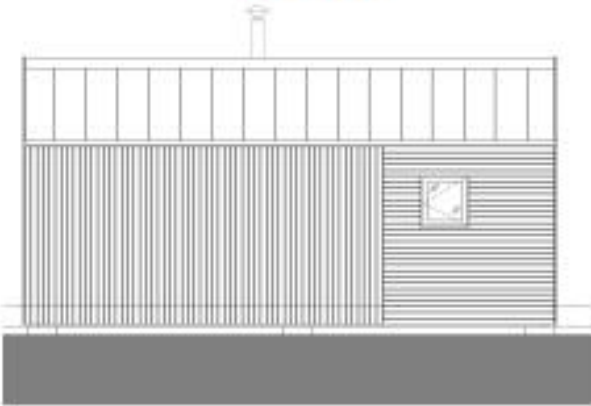
FRONT



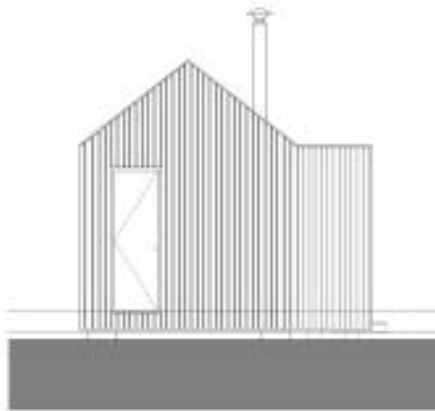
SIDE



PLAN



REAR



SIDE



VISUALISATION

23/01819/F

Slide
No: 65

65

Site access, existing agricultural building in distance



Existing building to be converted







23/01819/F

Slide
No: 70

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South of site as viewed from St Thomas' Lane



23/01819/F

Slide
No: 71

72

View of St Thomas's Lane, to be improved



23/01819/F

Slide
No: 72

73

View of Agricultural Building from St Thomas's Lane, to become Arrivals Hub



23/01819/F

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SNETTISHAM DEER PARK – PROPOSED FAMILY CABIN: Visualisation 1

Slide
No: 73



23/01819/F

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SNETTISHAM DEER PARK – PROPOSED FAMILY CABIN: Visualisation 2

Slide
No: 74

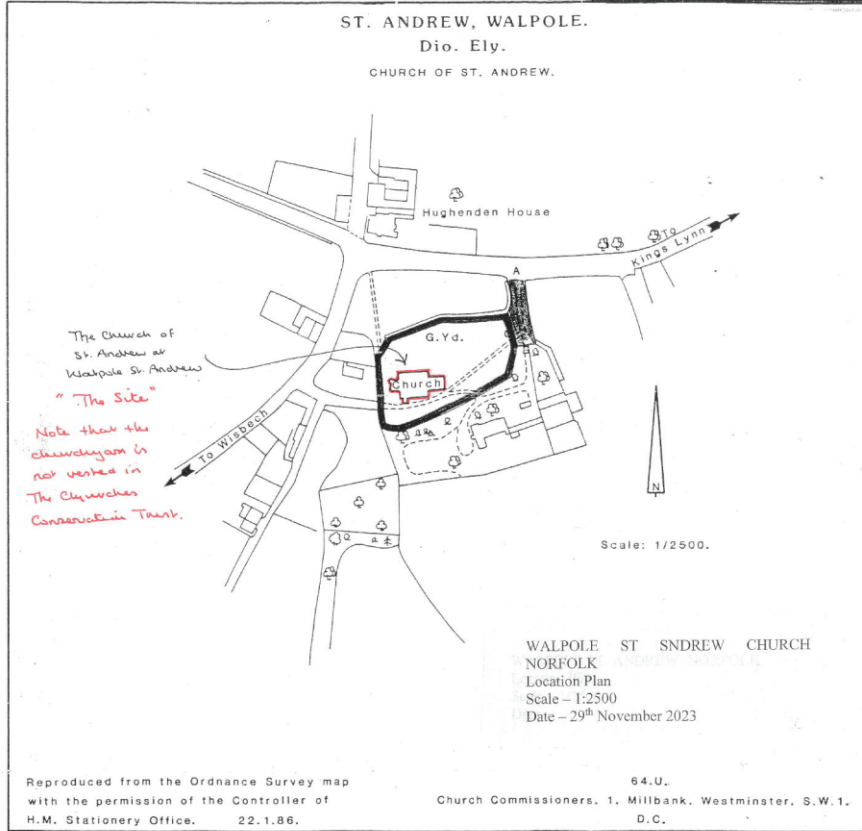


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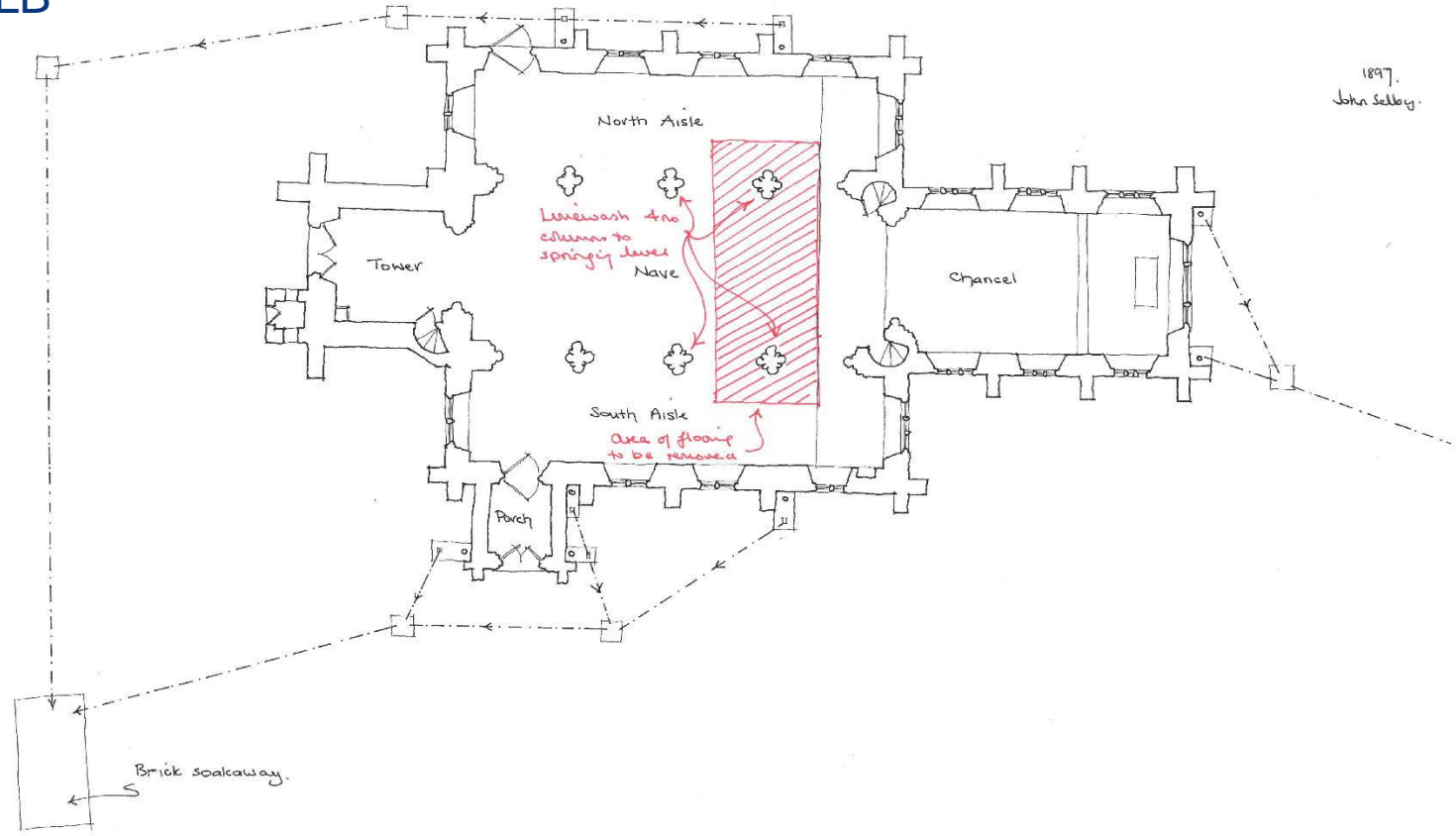
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77



1897.
John Selley.

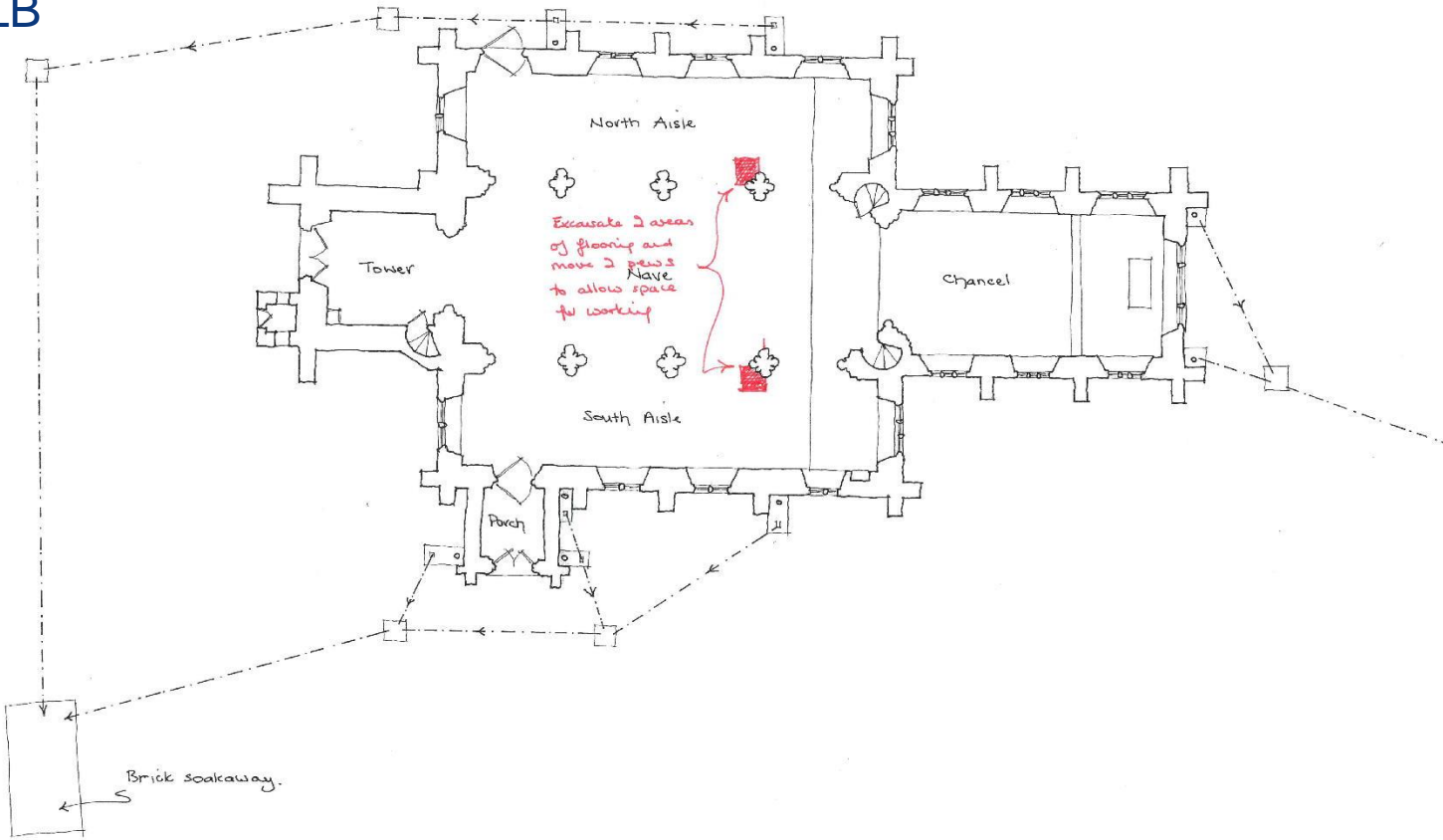


78

27.1.05.

WALPOLE ST.
ANDREW

23/02139/LB



79

23/02139/LB

North Elevation

80



Slide
No: 79



23/02139/LB

Chancel

81



Slide
No: 80



23/02139/LB

Looking East along
the nave towards
the chancel

82



Slide
No: 81



23/02139/LB

Looking west
along the nave
towards the tower



Slide
No: 82



23/02139/LB

North aisle arcade

84



Slide
No: 83



23/02139/LB

South
arcade
floor
removed



Slide
No: 84

23/02139/LB

North
arcade
floor
removed
85



Slide
No: 85



23/02139/LB

Temporary floor
installed from
nave into the
chancel



Slide
No: 86



23/02139/LB

View down
north arcade
showing floor
removed



Slide
No: 87



23/02139/LB

View from north
arcade into the
nave showing
temporary floor



Slide
No: 88



23/02139/LB

View from south
arcade into the
nave showing the
extent of floor
removed



Slide
No: 89



23/02139/LB

View from south
arcade into the
nave.



Slide
No: 90



23/00972/0

92



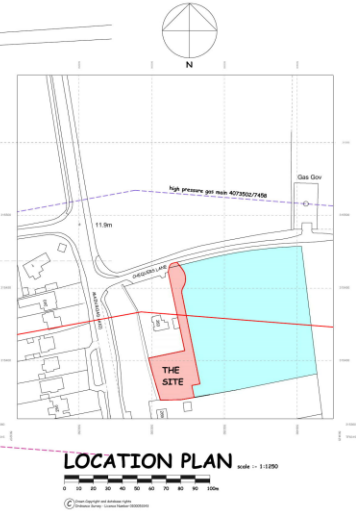
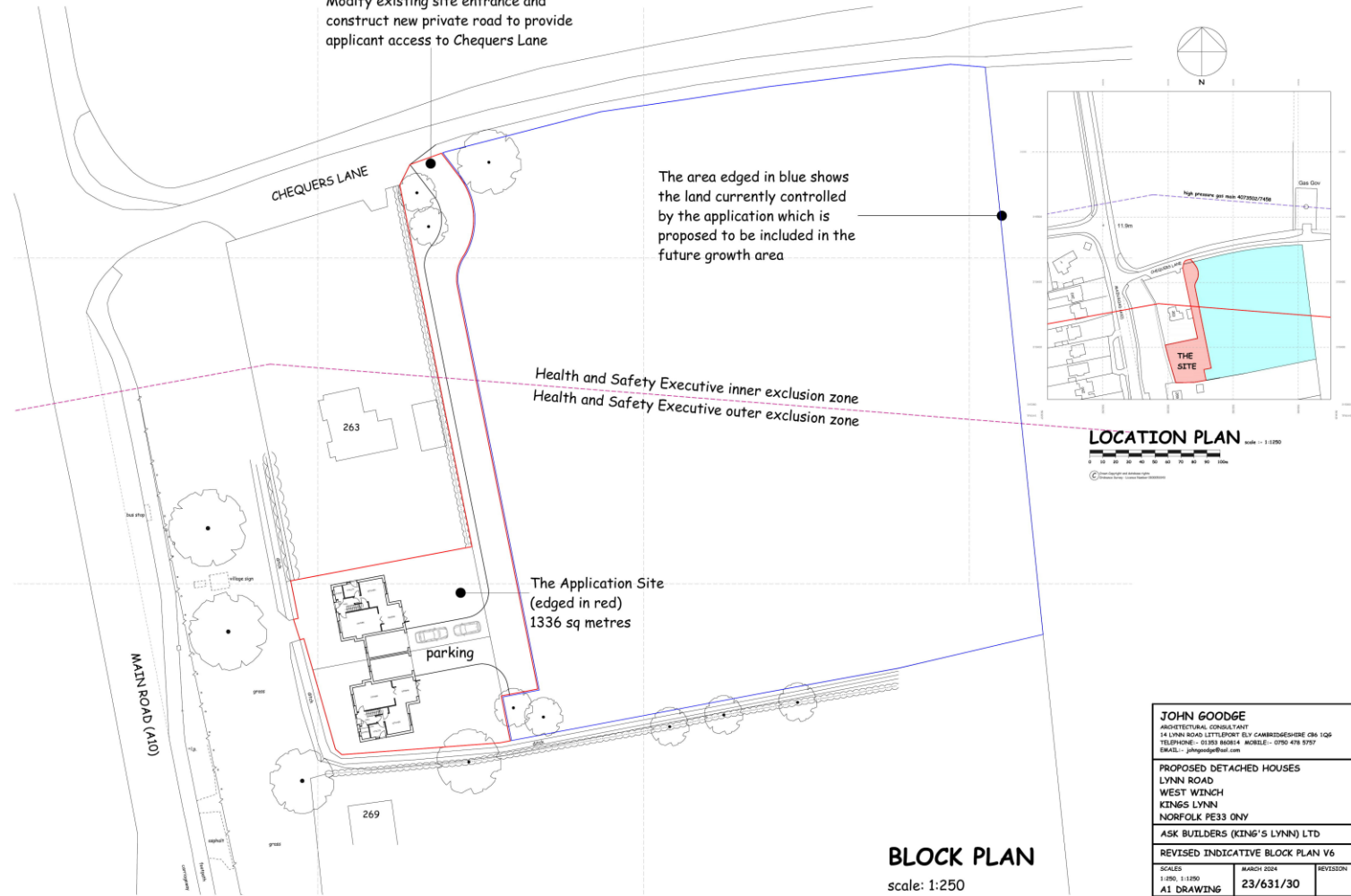
93

Modify existing site entrance and construct new private road to provide applicant access to Chequers Lane

The area edged in blue shows the land currently controlled by the application which is proposed to be included in the future growth area

Health and Safety Executive inner exclusion zone
Health and Safety Executive outer exclusion zone

The Application Site (edged in red)
1336 sq metres



JOHN GOODGE ARCHITECTURAL CONSULTANT 14 LYNN ROAD LITTLEPORT ELY CAMBRIDGESHIRE CB9 1QG TELEPHONE: 01338 548164 MOBILE: 0759 476 5757 EMAIL: john@godge@aol.com		
PROPOSED DETACHED HOUSES LYNN ROAD WEST WINCH KINGS LYNN NORFOLK PE33 0NY		
ASK BUILDERS (KING'S LYNN) LTD		
REVISED INDICATIVE BLOCK PLAN V6		
SCALES 1:150, 1:1250 A1 DRAWING	MARCH 2024 23/631/30	REVISION

Land designated as green amenity open space as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

Land designated as green amenity open space as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

Designate boundary of the proposed growth area

A potential layout for 8 No four bedroom dwellings with garages and parking for two vehicles

Health and Safety Executive inner exclusion zone
Health and Safety Executive outer exclusion zone

Turning space for utility and emergency vehicles

The Application Site

estate road

Land not included in the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

BLOCK PLAN

scale: 1:250

The area edged in blue shows the land currently controlled by the application which is proposed to be included in the future growth area

Land designated as residential development as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

Access to the site over the eastern boundary from the major body of the proposed development

94

JOHN GOODGE ARCHITECTURAL CORPUS LANE 14 LYNN ROAD LITTLEPORT ELY CAMBRIDGESHIRE CB6 1QG TELEPHONE: 01393 80814 MOBILE: 0790 476 9757 EMAIL: john@goodge.co.uk		
PROPOSED DETACHED HOUSES LYNN ROAD WEST WINCH KINGS LYNN NORFOLK PE33 0NY		
ASK BUILDERS (KING'S LYNN) LTD		
LAND USE PLAN #1		
SCALES 1:250 A1 DRAWING	JANUARY 2024 23/631/21	REVISIONS

Land designated as green amenity open space as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

Land designated as green amenity open space as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

The area edged in blue shows the land currently controlled by the application which is proposed to be included in the future growth area

Modify existing site entrance and construct new private road to provide applicant access to Chequers Lane

Designate boundary of the proposed growth area

Extent of land "lost" to the residential development in the Growth Area to provide applicant access to Chequers Lane

A potential layout for 8 No four bedroom dwellings with garages and parking for two vehicles

Health and Safety Executive inner exclusion zone
Health and Safety Executive outer exclusion zone

Turning space for utility and emergency vehicles

Land designated as residential development as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

Access to the site over the eastern boundary from the major body of the proposed development

The Application Site

Extent of land "lost" to the residential development in the Growth Area to provide applicant access to Chequers Lane

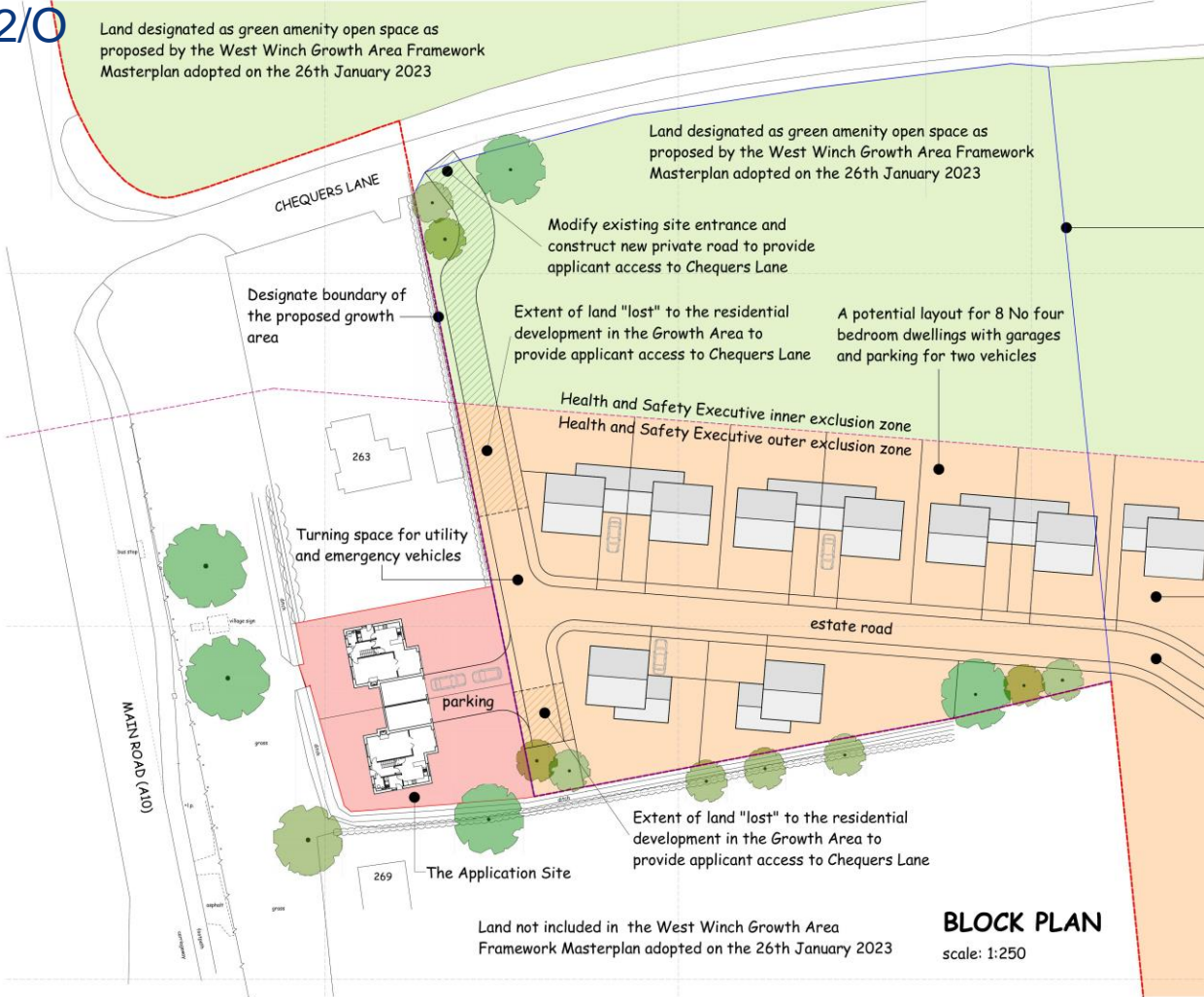
Land not included in the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

BLOCK PLAN

scale: 1:250

96

JOHN GOODGE ARCHITECTURAL CORPUS/ART 14 LYNN ROAD LITTLEPORT ELY CAMBRIDGESHIRE CB6 1QG TELEPHONE: 01393 80814 MOBILE: 0750 476 9757 EMAIL: john@goodge@aol.com		
PROPOSED DETACHED HOUSES LYNN ROAD WEST WINCH KINGS LYNN NORFOLK PE33 0NY		
ASK BUILDERS (KING'S LYNN) LTD		
LAND USE PLAN #2		
SCALES 1:250 A1 DRAWING	JANUARY 2024 23/631/22	REVISION





View of the site from A10, looking east





View of the site from A10, looking north east





View of the site from A10, looking south east



100



View of the site from Chequers Lane, looking south west



101



View of the site from Chequers Lane, looking south west





View of the site from Chequers Lane, looking west



Chequers Lane (looking east)



104

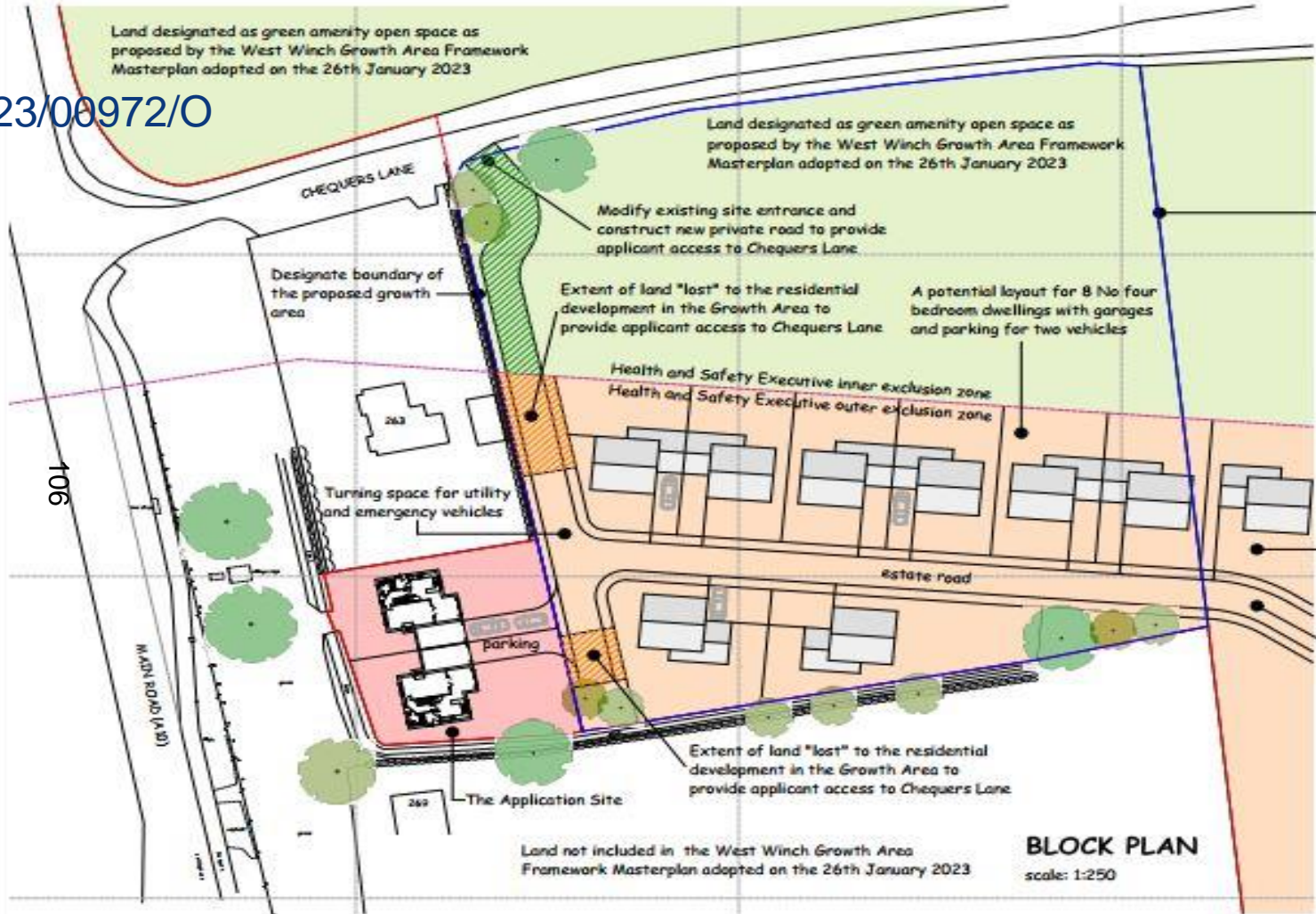


Speaker Graham Bloomfield



23/00972/O

Slide No. 105



The area edged in blue shows the land currently controlled by the application which is proposed to be included in the future growth area

Land designated as residential development as proposed by the West Winch Growth Area Framework Masterplan adopted on the 26th January 2023

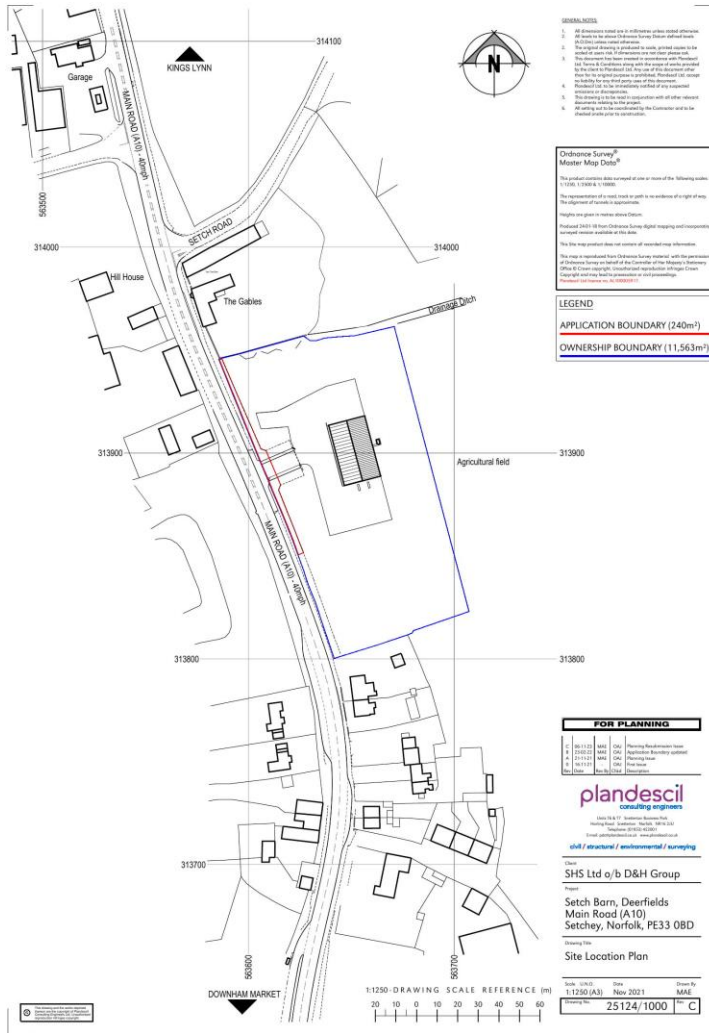
Access to the site over the eastern boundary from the major body of the proposed development

BLOCK PLAN
scale: 1:250

JOHN GOODGE ARCHITECTURAL SERVICES LTD 15 LARK HALL LUTONER RD, STATIONERS WAY, STATIONERS WAY, STATIONERS WAY, STATIONERS WAY, STATIONERS WAY LUTON, BEDFORDSHIRE, MK17 9JF 01525 223333 www.jgoodge.co.uk		
PROPOSED DETACHED HOUSES LYNN ROAD WEST WINCH ENNIS LYNN NORFOLK PE38 0NY		
ASK BUILDERS (ENIS'S LYNN) LTD		
LAND USE PLAN #2		
SCALE	DATE	BY
AS DRAWING	23/6/22	

23/02031/F





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- All dimensions are rounded to the nearest millimetre.
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This site location plan is not intended for navigation.

LEGEND

APPLICATION BOUNDARY (240m²)

OWNERSHIP BOUNDARY (11,563m²)

FOR PLANNING

No.	Date	By	For
1	2011/11	MAE	Planning Application Form
2	2012/01	MAE	Application Boundary updated
3	2012/01	MAE	Final plan



Client:
SHS Ltd o/b D&H Group

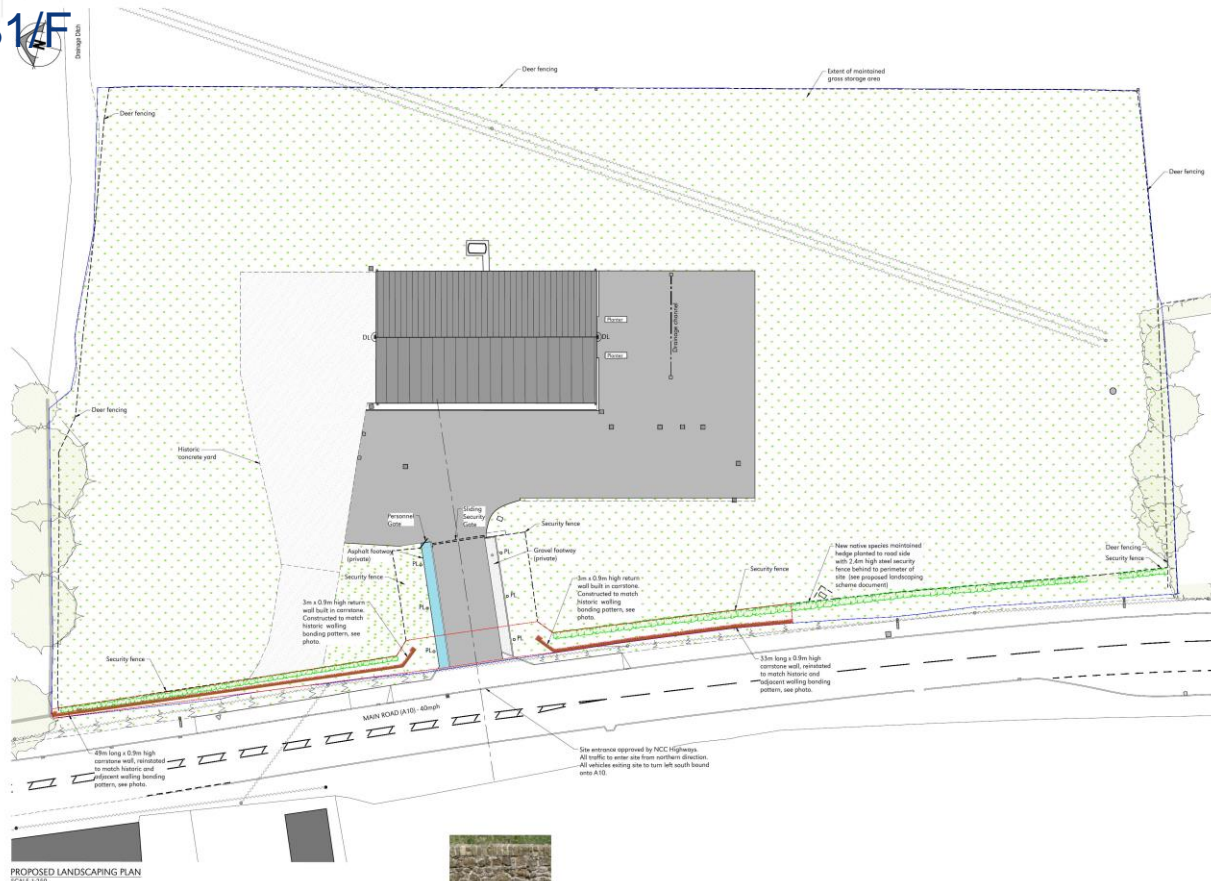
Project:
**Setch Barn, Dearfields
Main Road (A10)
Setchey, Norfolk, PE33 0BD**

Drawing Title:
Site Location Plan

Scale: 1:1250 (A3) Date: Nov 2021 Drawn by: MAE
Drawing No: 25124/1000 Rev: C

1:1250 - DRAWING SCALE REFERENCE (m)





PROPOSED LANDSCAPING PLAN
SCALE: 1:500



EXISTING CARRSTONE WALL

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 - Plandescil Ltd to be immediately notified of any unexpected situations or discrepancies.
 - This drawing is to be read in conjunction with all other relevant documents relating to the project.
 - All settings out to be coordinated by the Contractor and to be checked onsite prior to construction.
 - Refer to Plandescil "Proposed Landscaping Scheme" document for native species hedgehog planting specification.

KEY

- Landownership Boundary (1.1533ha)
- Site Boundary (0.84ha)
- Security Fence & Deer Fencing
- Proposed New Native Species Hedgehog
- Proposed root barrier between Carrstone wall & new Native Species Hedgehog
- Private Footway - asphalt surface
- Private Footway - gravel surface
- Concrete Handbanding
- Existing Concrete Handbanding
- Maintained grass area
- Downlight with flood diameter/size and of building only
- DL Post Light (downlight)



FOR PLANNING

Code	Date	By	Description	
C	06/11/23	MAE	DAU	Planning finalisation issue
R	03/02/24	MAE	DAU	Landscaping scheme notes revised
A	26/11/21	MAE	DAU	Planning issue
D	16/12/21	MAE	DAU	Final issue
Rev	Date	By	Chd	Description

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consulting engineers

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Hunting Road, Sanderson, Norfolk, NR10 2DZ
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Email: sales@plandescil.com, www.plandescil.co.uk

[civil / structural / environmental / surveying](#)

Client: SHS Ltd o/b D&H Group

Project: Setch Barn, Deerfields Main Road (A10) Setchey, Norfolk, PE33 0BD

Drawing Title: Proposed Carrstone Wall Layout Plan

Scale: 1:250 (A1) Date: Nov 2021 Drawn By: MAE

Drawing No: 25214/1001 Rev: C



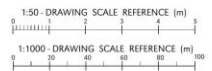
STREET SCENE - A10
SCALE 1:200

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 - Plandescil Ltd. to be immediately notified of any unexpected circumstances or discrepancies.
 - This drawing is to be read in conjunction with all other relevant documents relating to the project.
 - All setting out to be coordinated by the Contractor and to be checked on-site prior to construction.
 - Refer to topographical survey drawing 25 124/001.



STREET SCENE
SCALE 1:50

110

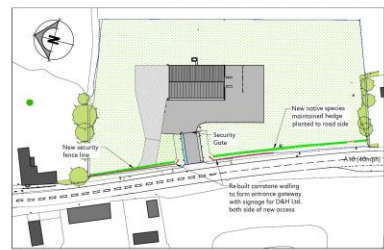


FOR PLANNING				
A	06-11-23	MAE	DAI	Planning Permission Issue
D	16-12-21	MAE	DAI	First Issue
Rev	Date	Rev By	Chd	Description

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consulting engineers

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civil / structural / environmental / surveying

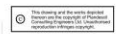


Client
SHS Ltd o/b D&H Group

Project
Setch Barn, Deerfields
Main Road (A10)
Setchey, Norfolk, PE33 0BD

Drawing Title
Proposed Street Scene

Scale	1:1000	Date	05 noted (A1) Dec 2021	Drawn By	MAE
Drawing No.	25124/1002	Rev	A		





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Application site

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View along A10, looking south



End of Presentation

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