

Planning Committee

4 September 2023



20/01672/O





Existing Site Plan 1:200

Vertex
ARCHITECTURE

Cherry Trees, Town Lane, Broncaston
Stalham, Norfolk, PE31 8BT

Proposed Residential Development
Existing Site & Location Plans

Date:	July 2020	Scale:	1:1250, 1:200 @A1
Project No.:	20070	Drawing No.:	01
Revision:		Revision:	A



Location Plan 1:1250



Proposed Site Plan 1:500

Borough Council of King's Lynn & West Norfolk

 <p>VERTEX ARCHITECTURE</p> <p>info@vertexarchitecture.co.uk 01465 532286 www.vertexarchitecture.co.uk 72A Westgate, Hunstanton, Norfolk, PE26 5EP</p>	
<p>Project: Cherry Trees, Town Lane, Brancaster Staithe, Norfolk, PE31 8BT</p>	
<p>Subject: Proposed Residential Development Proposed with access and indicative layout</p>	
Date: October 2021	Scale: 1:500 @A2
Project No.:	Drawing No.:
20070	03
Revision:	E



Property at the northwest corner of the site
(Skylark, no.8 Town Lane)





Northern boundary of site (facing east)



Northern boundary of site



Towards the rear of the site facing west / northwest(Sandpiper Cottage can be seen as can two of the exiting outbuildings)





Towards the rear of the site facing east towards Cherry Trees





Southern boundary of site



Southern boundary of site





Southwest corner of site





View northwards along Town Lane from site entrance





View opposite site Town Lane










Speakers Slide

Chris Lindley





	17/01415/F The demolition of The Willows and replacement with three new residential dwellings 25 units per hectare
	19/02162/RM Reserved matters application: Demolition of existing dwelling and construction of five new dwellings 27 units per hectare
	18/00896/F Proposed construction of new residential dwellings, roads, open space and associated landscaping (12 units) 16 units per hectare

The dwelling density of the application site is 12.5 dwellings per hectare which is lower than surrounding development constructed in the last 5 years.

THE CHANGED CONTEXT OF TOWN LANE - AUGUST 2016



AUGUST 2023



23/00261/F





NOTES

1. The site is located within the boundary of the proposed development. The proposed development is shown in red hatching. All other areas shown in blue, yellow and green hatching are shown in blue, yellow and green hatching. The proposed development is shown in red hatching. The proposed development is shown in red hatching. The proposed development is shown in red hatching.

LEGEND

1. The site is located within the boundary of the proposed development. The proposed development is shown in red hatching. All other areas shown in blue, yellow and green hatching are shown in blue, yellow and green hatching. The proposed development is shown in red hatching. The proposed development is shown in red hatching. The proposed development is shown in red hatching.

REVISIONS

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View of touring pitches





View of touring pitches



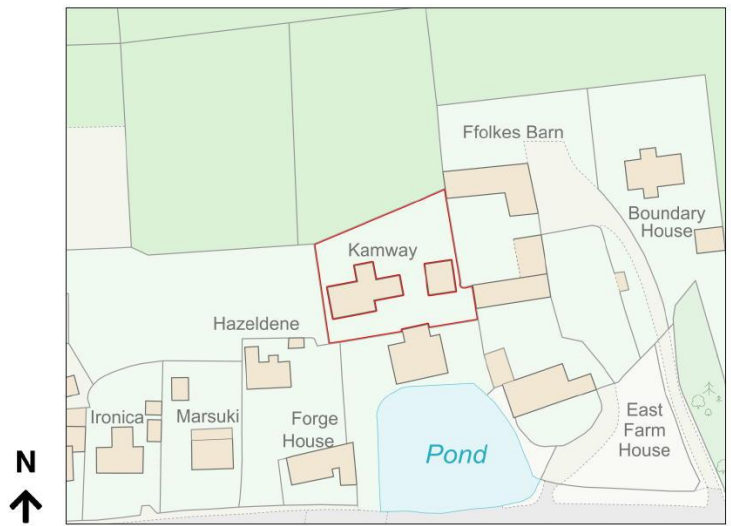


23/01008/F

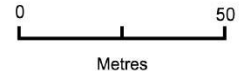


Date Produced: 05-Jun-2023

Scale: 1:1250 @A4



Planning Portal Reference: PP-12213214v1



Project Title

Planning Application to erect a free standing, metal mast, with which to support a single wire antenna to be used as an HF antenna for use on 160m - 10m amateur radio bands.

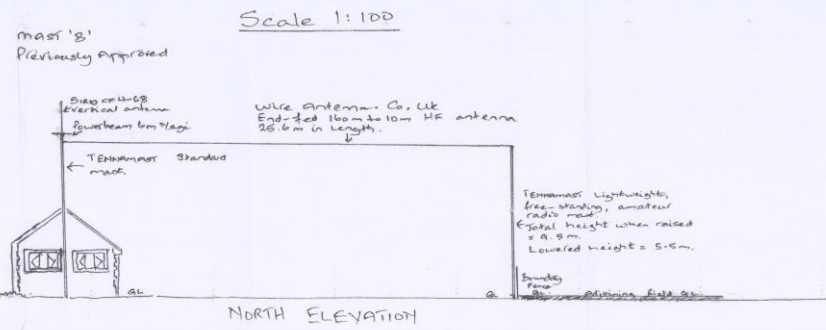
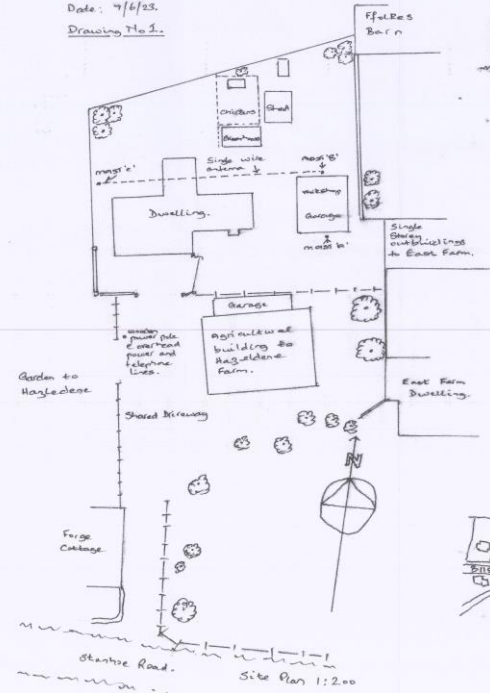
The wire to be supported between mast 'B' on the diagram and the new mast, marked as mast 'C'. Both masts are telescopic, and mast 'C' will have a total height of 9.5m, when raised.

Drawings, plan of house, workshop/garage at Kamway, PE31 3HJ.

Showing location of previously approved masts 'A' and 'B', and proposed mast 'C'.

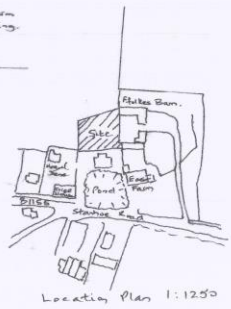
Date: 7/6/23.

Drawing No. 1.



Lightweight Free Standing Antenna Mast	9.2m
Overall height	1.5m above all
Outer mast	1000mm OD
Inner mast	600mm OD
Outer mast length	4.6m (15ft)
Inner mast length	3.3m (11ft)
Mast tilted over	1:4 (14° E)
Mast vertical (lowered)	5.2m (17ft)
Galley adapter to fit inner mast	300mm
Mast vertical (raised)	9.2m = 30m x 9.5m
Galvanneal finish	

See attached notes re wire antenna, plus details of TENNAMAST and fittings. Plus details of lightweight mast dimensions, and manufacturer's publicity photograph of mast in lifted position.



Richard Edmondson
 'Kamway',
 Stanhoe Road,
 DOCKING,
 R.L.
 PE 31 3HJ.



View westwards - location of proposed mast





View westwards across the application site towards the proposed mast location





View eastwards into the application site



View eastwards of existing masts



view eastwards of existing masts



View northwards of existing masts from driveway



View northwards of application site





Wider context view northwards

Speakers Slide

Marilyn Ransby



**1. Mast B from Folkes
Barn**



2. View of masts from Stanhoe Road



Google Maps 2 B1155

3.Stanhoe Road pond-2009

Docking, England

Google Street View

Jun 2009

See latest date

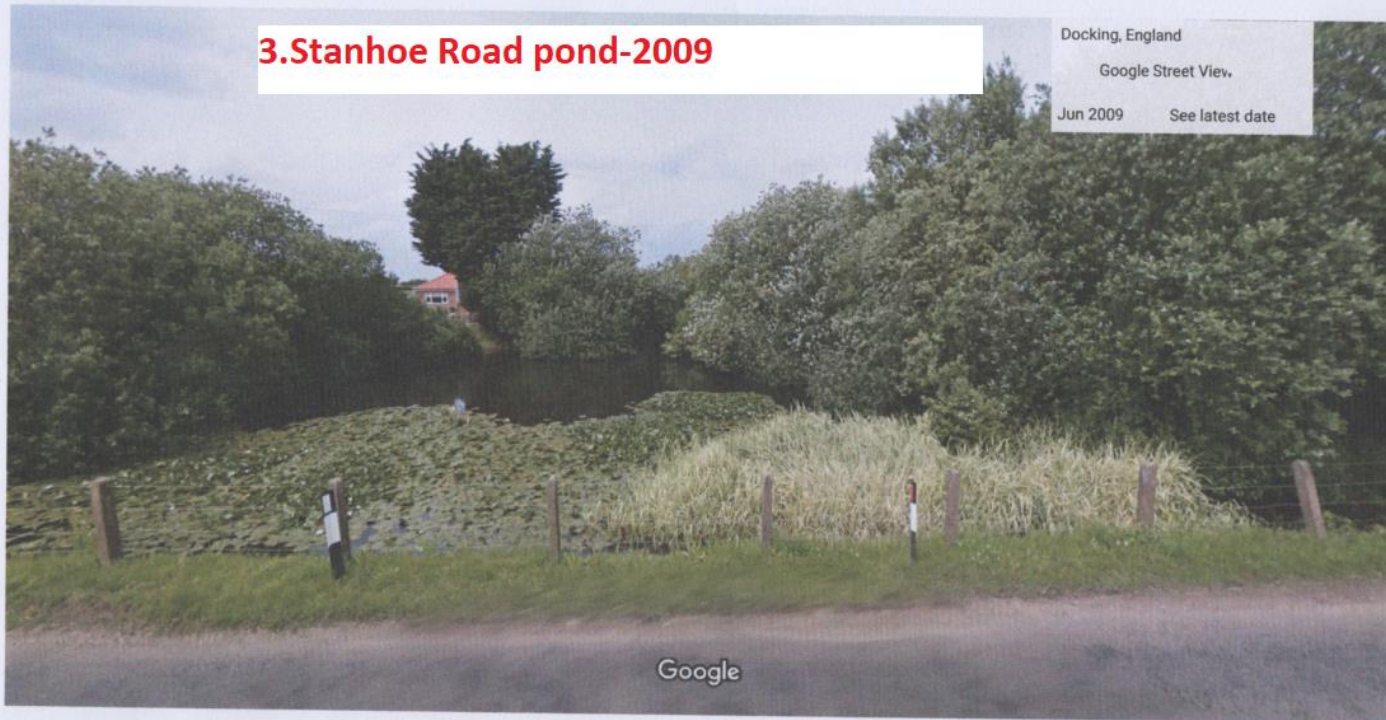


Image capture: Jun 2009 © 2023 Google

Google Maps 2 B1155

4.Stanhoe Road pond-2023



Docking, England
Google Street View.
Mar 2023 See more dates

Google

Image capture: Mar 2023 © 2023 Google

23/00853/F



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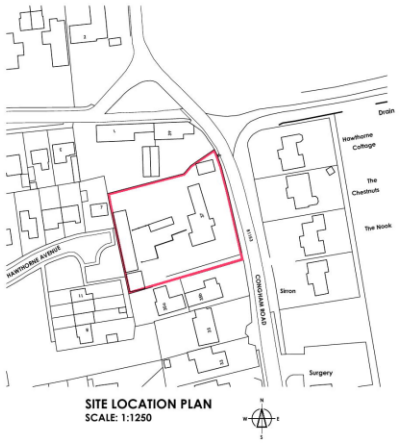
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Project:
Ivy Farm
Congham Road
Grimston
Norfolk
PE32 1DW

Client:
Mr A Bedwell

Title:
Location Plan

Revision Details:
-
-
-

Issue Date: 8.3.21



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www.holt-architectural.co.uk



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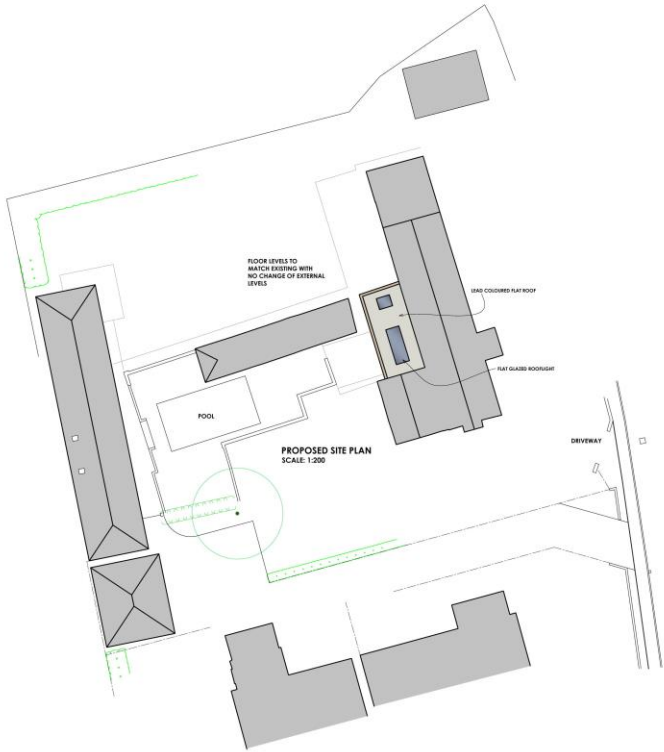
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Project:
Jury Farm
Cingham Road
Norfolk
PE23 1CW

Client:
MR A Bedwell

Title:
Proposed Site Plan

Revision Details:
POOL HOUSE LINK REMOVED
-

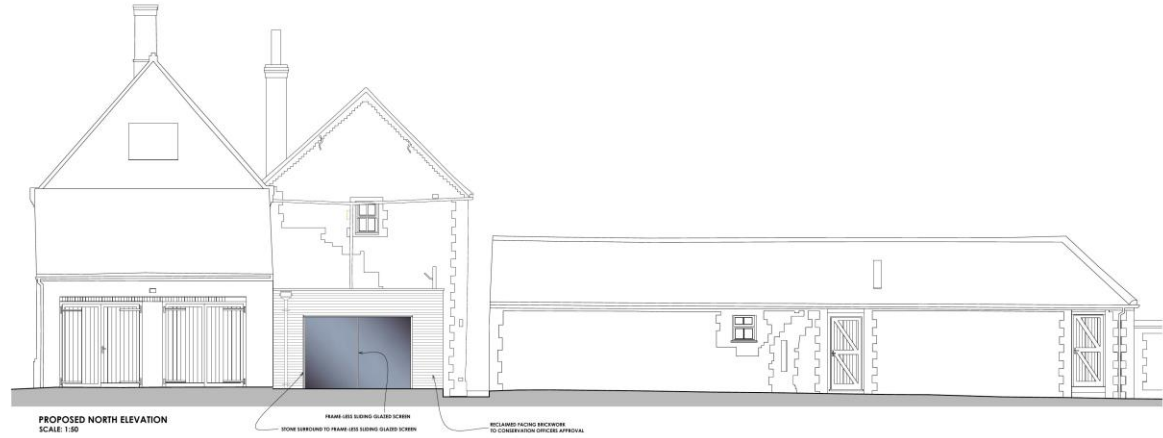
Issue Date: 28.4.23



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Drawing Number: HA1231-F-700

Rev: 8
Paper Size: A1



PROPOSED NORTH ELEVATION
SCALE: 1:50

FRAME LESS SLIDING GLAZED SCREEN
STONE SURROUND TO FRAME LESS SLIDING GLAZED SCREEN
RECLAIMED FACING BRICKWORK
TO CONSERVATION OFFICERS APPROVAL



PROPOSED WEST ELEVATION END OF POOL HOUSE SHOWN
SCALE: 1:50

FRAME LESS SLIDING GLAZED SCREEN
STONE SURROUND TO FRAME LESS SLIDING GLAZED SCREEN
RECLAIMED FACING BRICKWORK
TO CONSERVATION OFFICERS APPROVAL

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Planning

Project:
Jury Farm
Cingham Road
Gorleston
Norfolk
PE23 1JW

Client:
Mr A Redwell

Title:
Proposed Elevations

Revision Details:
POOL HOUSE LINK REMOVED
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Issue Date: 28.4.23



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Drawing Number: HA1231-F-300
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PROPOSED WEST ELEVATION BEHIND POOL HOUSE
SCALE: 1:50



PROPOSED SECTION A-A
SCALE: 1:50



PROPOSED SECTION B-B
SCALE: 1:50

Notes

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Project:
Jury Farm
Cingham Road
Gileston
Norfolk
PE22 1JW

Client:
Mr A Sedwell

Title:
Proposed Elevations & Section

Revision Details:
LINE TO POOL HOUSE REMOVED
-

Issue Date: 28.4.23

Drawing Number: **HA1231-F-400**

Rev: **C**

Project Size: **A1**





Front Elevation



Rear elevation and existing conservatory



Rear elevation



Existing conservatory and rear elevation



Existing conservatory and outbuilding



Existing conservatory



Gap between existing conservatory and outbuilding





Neighbour to the north



Rear garden facing west



23/00855/LB



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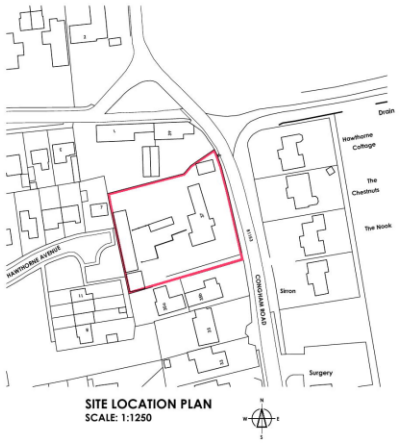
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Norfolk
PE32 1DW

Client:
Mr A Bedwell

Title:
Location Plan

Revision Details:
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-
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Issue Date: 8.3.21



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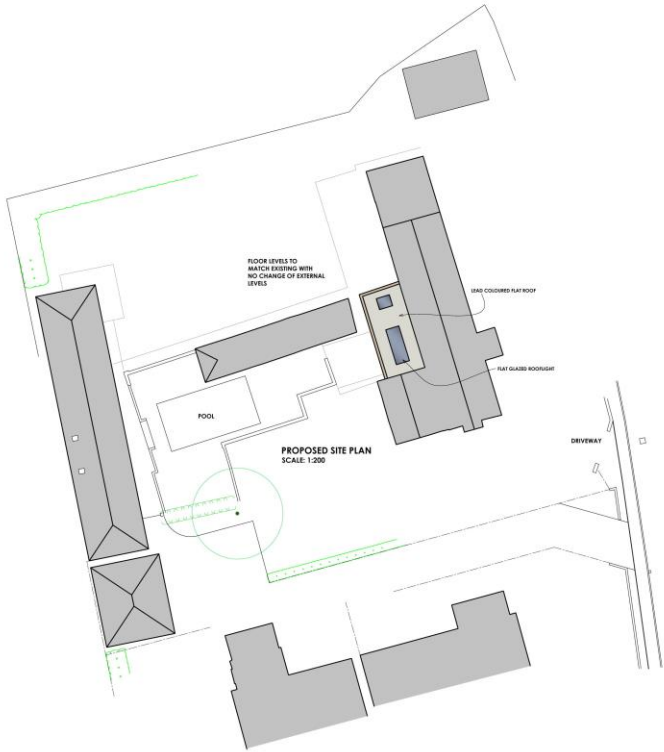
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Drawing Status: Planning



Project:
Jury Farm
Cingham Road
Norfolk
PE23 1CW

Client:
MR A Bedwell

Title:
Proposed Site Plan

Revision Details:
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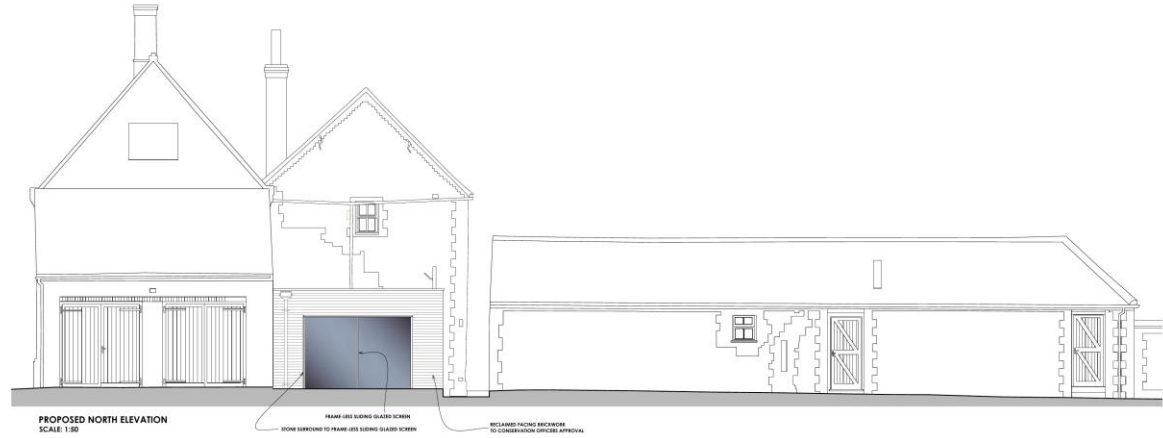
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 Ivy Farm
 Cingham Road
 Gifford
 Norfolk
 PE23 1DW

Client:
 Mr A Redwell

Title:
 Proposed Elevations

Revision Details:
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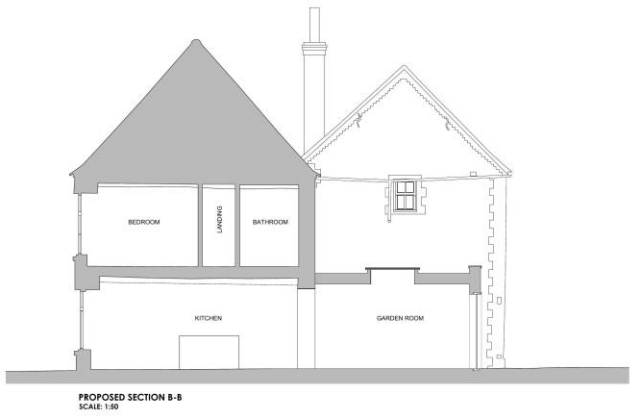
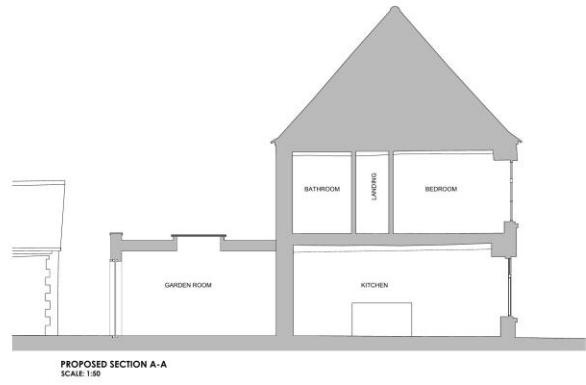
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100mm long line when printed to correct size



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Architectural
Planning

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Cingham Road
Gileston
Norfolk
PE22 1JW

Client:
Mr A Sedwell

Title:
Proposed Elevations & Section

Revision Details:
LINE TO POOL HOUSE REMOVED
-

Issue Date: 28.4.23

Drawing Number: HA1231-F-400
Rev: C
Project Size: A1





West Elevation (7) showing the modern conservatory



East elevation showing gable of the outbuilding (elevation 4)



West Elevation showing modern conservatory and the nature of the masonry on this elevation

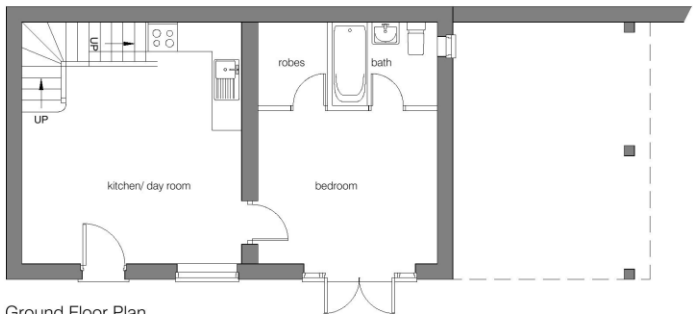




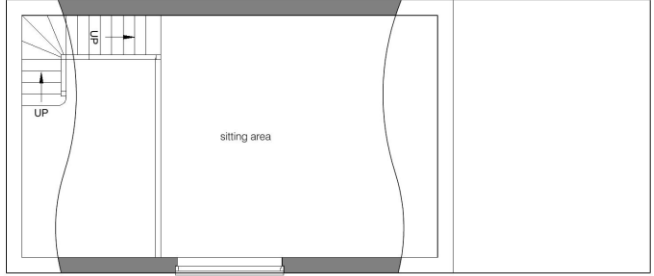
West elevation looking north

22/01021/F





Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

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Unit 12, Grove Orchard, Thornham Road,
Helmston near the Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.ashaarchitecture.com

Project:
Residential Development
Ashley House
Westgate
Hunstanton
Title:
Annex Plans and Elevations
Proposed

Scale(s): 1:100/50 @ A2 Date: 04-06-22

Drawn: RS Checked: JL

Drawing issued for: PLANNING

Drawg No: 535-P102 Rev: -

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Eastern elevation of Ashley House with annexe



Facing east towards access





Eastern elevation of Ashley House showing parking







Principal (southern) elevation of Ashley House from Westgate





View eastwards along Westgate



Properties on opposite side of Westgate



Principal elevation of Ashley House with annexe to the rear



Boundary trees along Westgate



Northern elevation of Ashley House



Annexe curtilage with tree



What would be the curtilage of Ashley House, with annexe curtilage to right hand side of photo







View westwards along Westgate – site on right hand side showing access and boundary trees



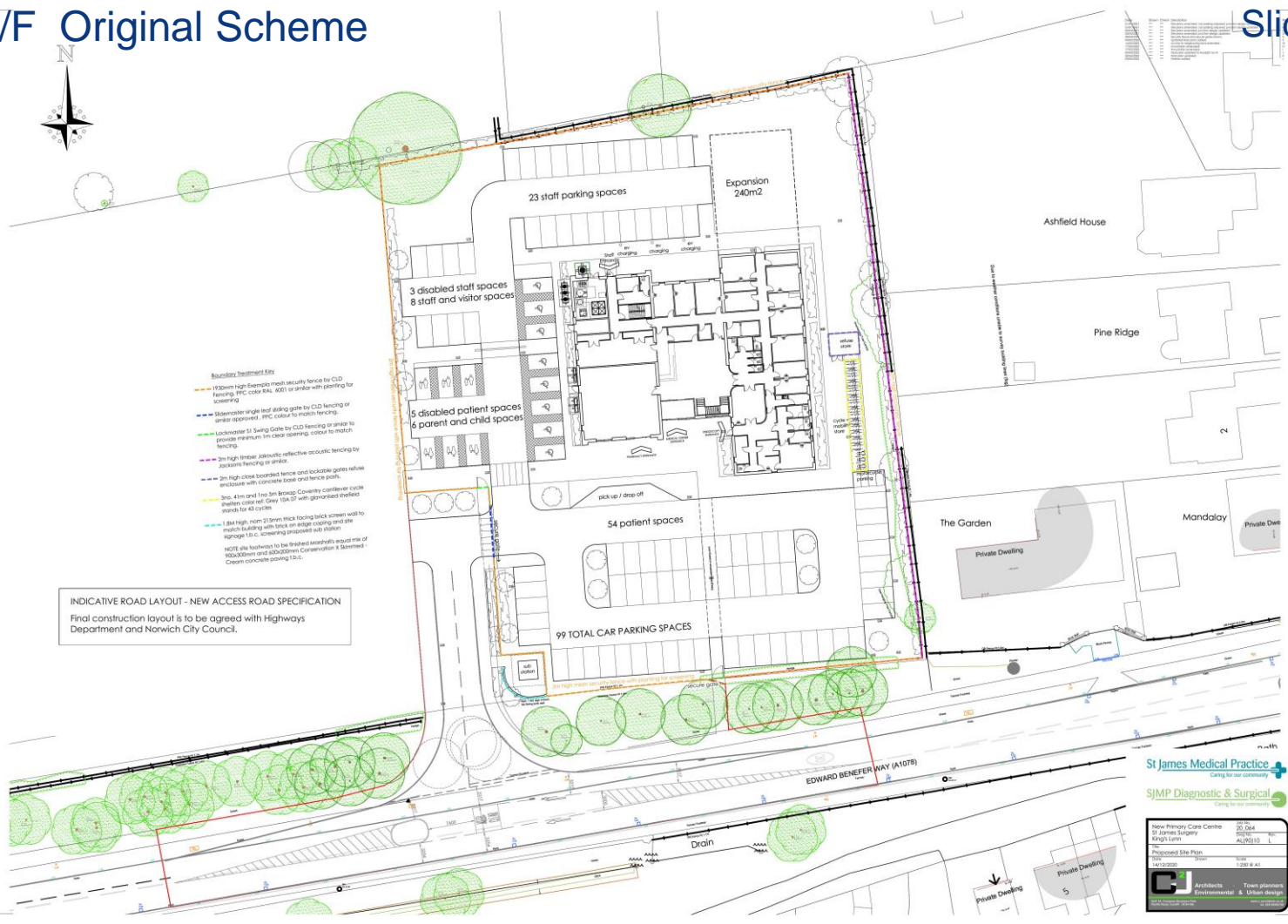


View of site from access



23/00968/F





- Boundary Treatment Key**
- 1900mm high Esplanade mesh security fence by CLD fencing, 1000mm high, 4000 or similar with planting for screening
 - 1600mm high single leaf sliding gate by CLD fencing or similar approved, 1000mm high for match fencing
 - Lockwater St Swing Gate by CLD fencing or similar to provide minimum 1m clear opening, colour to match
 - 2m high linear galvanic reflective acoustic fencing by Jansons
 - 2m high cross boarded fence and lockable gates white emulsion with concrete base and fence posts
 - 3m, 4m and 1m 5m long County contractor cycle gates canal grey 500mm with galvanised steel mesh for 43 cycles
 - 1.8m high, non 20mm brick facing brick screen wall to match building with black or edge coping and site signage 1000mm screening proposed site details
- NOTE** Site boundaries to be finished materials equal into of 10000mm and 10000mm Conservancy 3 finished cream concrete paving 1500mm

INDICATIVE ROAD LAYOUT - NEW ACCESS ROAD SPECIFICATION
 Final construction layout is to be agreed with Highways Department and Norwich City Council.

St James Medical Practice
 Caring for our community

SJMP Diagnostic & Surgical
 Caring for our community

New Primary Care Centre 12 James Surgery King's Lynn	20 Oct 2023 AL1010 1
Proposed Site Plan	1:100 12/08/23

Architects Town planners
 Environmental & Urban design



St James Medical Practice
Care for our community
path
SMP Diagnostic & Surgical
Surgical Practice

New Primary Care Centre 17 James Square King's Lynn	23/004 10/03/23 A100113 P
Proposed Site Plan	Scale 1:1000000 1:100000
	Town planners Environmental & Urban design

23/00968/F-
21/00995/NMAM_1



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Rev	Description	Rev	Chk	Date
1	Change Approval	AC		07/06/2022
2	Change Approval	AC		28/03/2022



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www.c22architects.co.uk
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19 Goodge Street,
London,
W1T 3JH
020 3491 1342

EDEN STOW
PROPERTIES LIMITED

PROJECT TITLE:
St James Medical Centre

DRAWING TITLE:
GA Ground Floor Plan

STATUS: **TENDER**
DRAWN BY: AC CHECKED BY: APPROVED BY:

JOB NO: 20_064 SCALE: 1:100 @ A1

DATE: 03/03/2022 DRAWN BY: D2 CHECKED BY: B
PROJECT CODE: 20064 DATE: 00 DR: A 01000



View of site from Edward Benefer Way



View of site from Edward Benefer Way



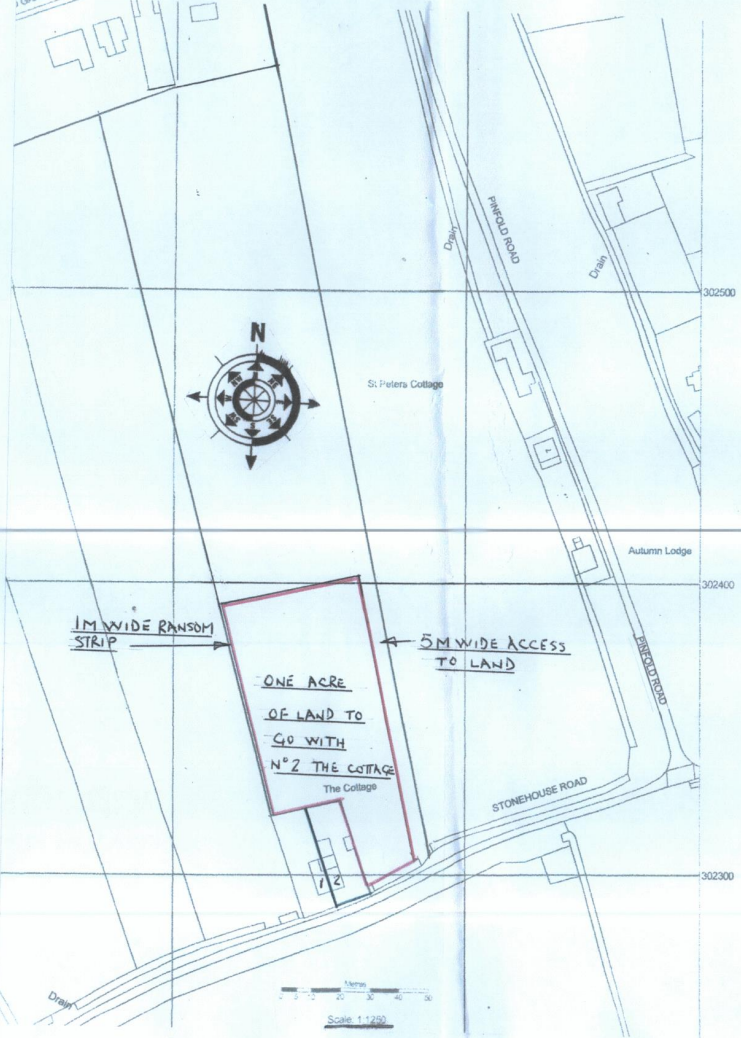
Junction to Edward Benefer Way looking West



Junction to Edward Benefer Way looking East

23/01015/F





BOROUGH COUNCIL OF
KING'S LYNN & WEST NORFOLK
RECEIVED
04 AUG 2023
L. M. McKEIVER
POSTAL ADMIN

A 23/01015/F TITLE AMENDED

Date	Revisions

Copyright
Grahame Seaton
67 St. Peter's Road, Upwell, Wisbech, Cambs PE14 9EJ
Telephone/Fax (01945) 772632 Mobile (07799) 833359
Email: gsa@grahamseaton.co.uk

Client MR & MRS PEARCE

Job Title
CHANGE OF USE OF
LAND TO Paddock
AND ERECTION OF
STABLE AND FENCE

Drawing Title
LOCATION PLAN

Scale 1:1250

Date MAY 2023 **Drawn by** GSA

Draw No. 23/5/2153 **Rev.** A

STATEMENT CONCERNING FLOOD RISK.

The Applicant should be aware that in the event of risk of flooding in the area the horses will be evacuated to Flood Zone 1 which in this instance will be to Mrs Pearce's mothers property at Low Side, Upwell, lead by hand.
The Applicants is aware of the flood warning available.

MANURE DISPOSAL.

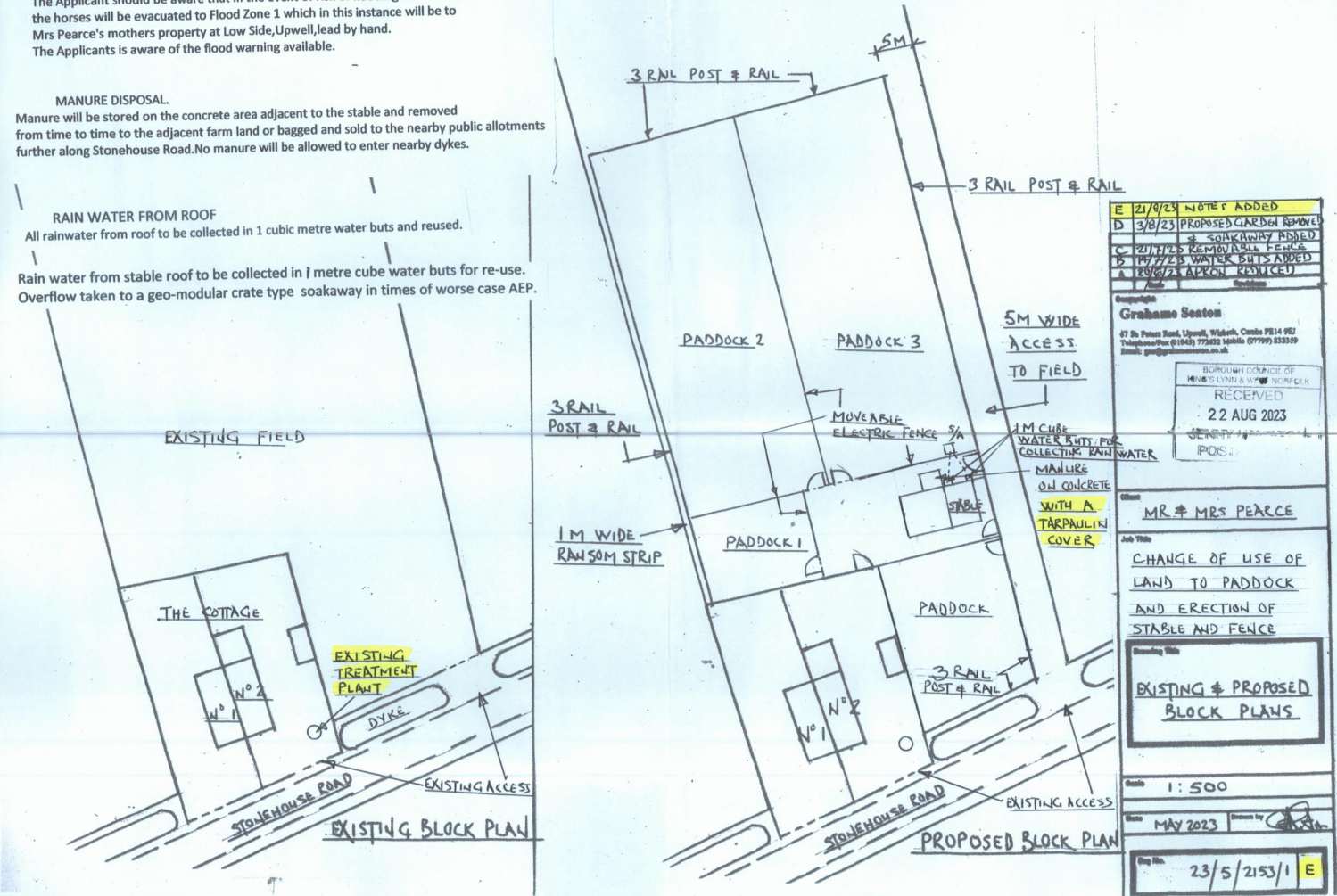
Manure will be stored on the concrete area adjacent to the stable and removed from time to time to the adjacent farm land or bagged and sold to the nearby public allotments further along Stonehouse Road. No manure will be allowed to enter nearby dykes.

RAIN WATER FROM ROOF

All rainwater from roof to be collected in 1 cubic metre water butts and reused.

Rain water from stable roof to be collected in 1 metre cube water butts for re-use. Overflow taken to a geo-modular crate type soakaway in times of worse case AEP.

Removable Fencing to be used adjacent to dyke to enable Middle Level Commissioners to be able to maintain dyke banks.



E	21/9/23	NOTE F ADDED
D	3/8/23	PROPOSED GARDEN REMOVED & SOAKAWAY BUILT
C	21/7/23	REMOVABLE FENCE
B	19/7/23	WATER BUTTS ADDED
A	18/6/23	APRON REDUCED

Grahame Sinton
67 St Peter Road, Upwell, Wisbech, Cambs PE14 9EJ
Telephone/Fax (0145) 773332 Mobile (07799) 433339
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BOROUGH COUNCIL OF
KING'S LYNN & WEST NORFOLK
RECEIVED
22 AUG 2023
GENIVY
POS:

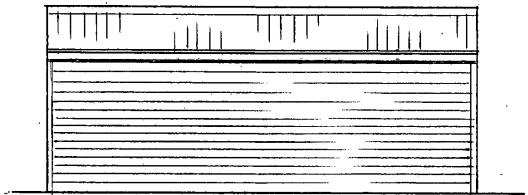
MR & MRS PEARCE

CHANGE OF USE OF LAND TO PADDOCK AND ERECTION OF STABLE AND FENCE

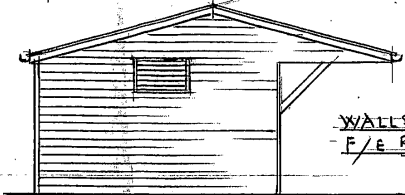
EXISTING & PROPOSED BLOCK PLANS

Scale: 1:500
Date: MAY 2023
Drawing No: 23/5/2153/1 E

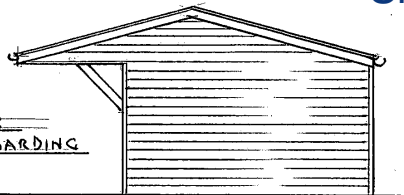
ROOF: FELT SHINGLES



REAR ELEVATION

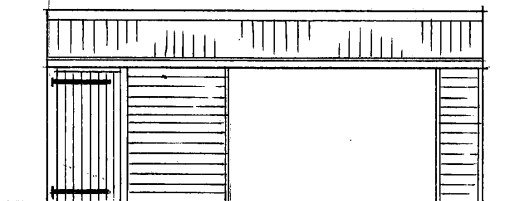


SIDE ELEVATION

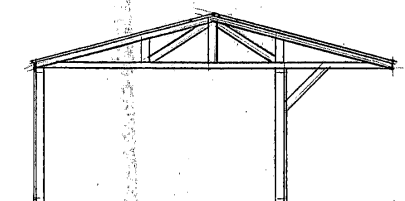


SIDE ELEVATION

WALLS:
F/E BOARDING

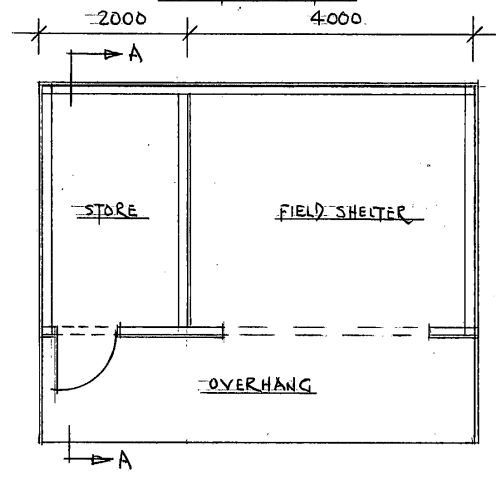


FRONT ELEVATION



SECTION AA

RAIN WATER FROM ROOF
All rainwater from roof to be collected in 1 cubic metre water butts and reused.



FLOOR PLAN



3 RAIL Paddock FENCING

A 3/8/23		TITLE AMENDED
1/24		Revisions
Copyright Grahame Seaton		
67 St. Peters Road Ipswich, Suffolk, CO14 4UE Telephone/Fax: 01474 722222 Mobile: 07794 203333 Email: g.seaton@seatonseaton.co.uk WEB: www.seatonseaton.co.uk		
RECEIVED		
04 AUG 2023		
L. M. MCKEIVER POSTAL ADMIN		
Client MR & MRS PEARCE		
Job Title CHANGE OF USE OF LAND TO Paddock AND ERECTION OF STABLE AND FENCE		
Drawing Title STABLE/STORE & FENCING		
Scale 1:50		
Date MAY 2023	Drawn by G.S.	
Dwg No. 23/5/2153/2		Rev. A





View west towards No.2 The Cottages



View north towards application site from highway



View east along Stonehouse Road towards Pinfold Road



View north towards proposed paddocks and stable building.





View north-east towards dwellings on Pinfold Lane



View south towards highway and access point



View west towards rear garden of No.2 The Cottages and what would be 'Paddock 1'





View west towards No.2 The Cottages from within application site





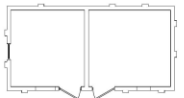
View south towards Stonehouse Road

23/00342/F





Barn 2



Barn 1



Scale 1:100

REVISIONS

PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS PE13 1HS.
 TELEPHONE: 01534 855555
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
Mr and Mrs Clark

PROJECT
 Proposed Barn Conversion

SITE
 Rosalie Farm
 Lynn Road
 Wisbech
 PE14 7DA

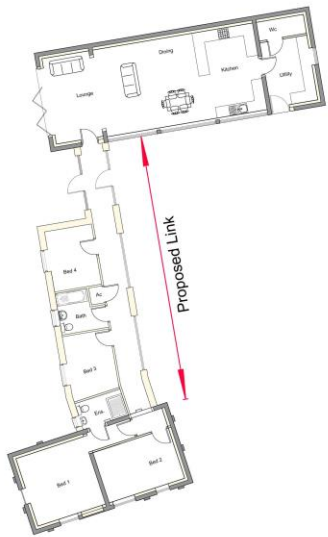
ISSUES

SURVEY

DATE	ISSUE NO.	DATE
6104 PL16	A1	JAN 2023

All dimensions shown on the drawings are in millimetres unless stated otherwise. It is the client's responsibility to ensure that the drawings are used in accordance with the intended purpose and to ensure that the drawings are used in accordance with the intended purpose and to ensure that the drawings are used in accordance with the intended purpose.

The Professional Design and Management Regulations apply. These Regulations introduced a tier of supervision with the role of the architect designated as a Designer. Approval of design and construction is the responsibility of the architect, including the preparation and maintenance of the contract documents, the preparation of bills of materials and completion of a completion certificate.



Proposed Floor Plan 1:100



Beaumartin Woodstone Bat box maxi



Schweger triple cavity swift box 1 to East elevation gable



Woodcrete by Schweger 32mm nest box (Coal Tit, Blue Tit, Great Tit, House Sparrow) 1 to North elevation



Barn owl box on pole



Proposed Site Plan 1:500

All site levels to remain unchanged
Finished floor levels 300mm above Ground Level


PETER HUMPHREY ASSOCIATES
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 EMAIL: ph@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk
 CLIENT: Mr and Mrs Clark
 PROJECT: Proposed Barn Conversion
 SITE: Rosalie Farm
 Lynn Road
 Wisbech
 PE14 7DA
 DRAWING NO.:
 DATE: 6/104 PL15
 PAPER SIZE: A1
 DATE: JAN 2023
 SCALE:
 ALL dimensions shown on this drawing are in millimetres unless otherwise stated. If the drawing is not a standard architectural drawing, it is the client's responsibility to ensure that the drawing is suitable for the intended use. The client is responsible for ensuring that the drawing is suitable for the intended use. The client is responsible for ensuring that the drawing is suitable for the intended use.



Site when viewed from the front. Neighbouring dwelling to east.



Smaller front barn in foreground, larger rear barn in background.



View of the site from the west



Barns in relation to silos permitted for residential conversion



Site viewed from north east



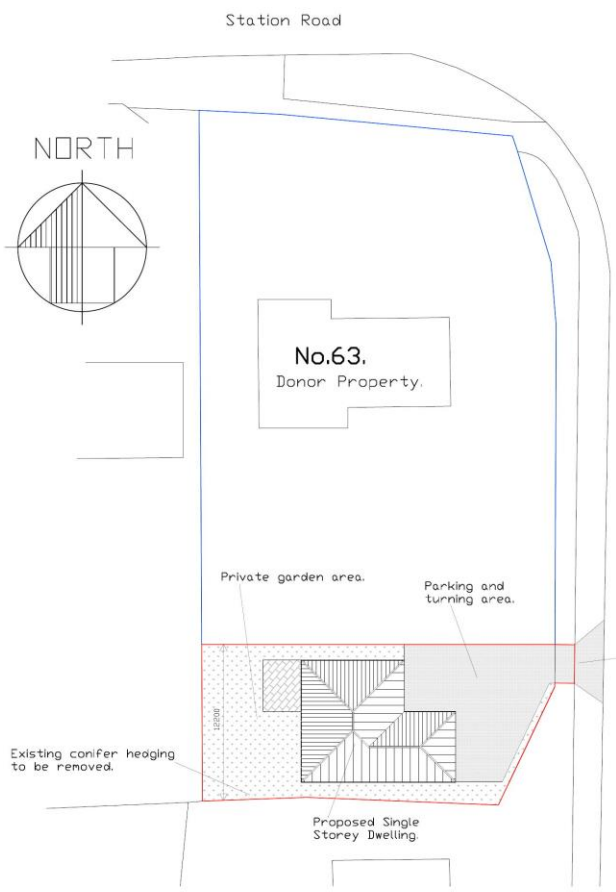
Gap between two barns, currently fenced courtyard



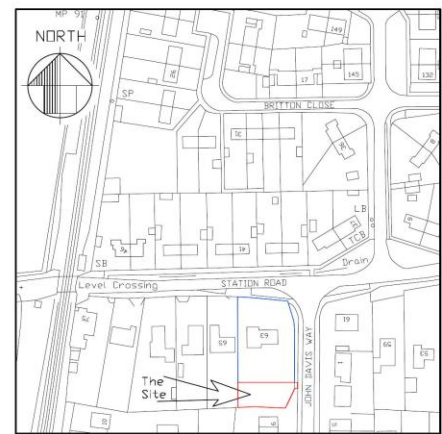
Front of larger barn to be converted

22/01498/O





SITE PLAN 1:200.
The site has not been surveyed and existing features are only indicative.



LOCATION MAP 1:1250.



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
KING'S LYNN · NORFOLK · PE30 3SD · 01553 670951

PROPOSED NEW DWELLING
PLOT ADJACENT
63 STATION ROAD
WATINGTON.

PROPOSED:
SITE PLAN AND LOCATION MAP.

AUGUST 2022 | 1575-01b

a. 15.08.22 Prepared for Planning Application.
b. 17.03.23. Red line to include access to highway.







View looking south along John Davis Way





Application site





Application site



THANK YOU!
END OF PRESENTATION

