

Planning Committee

06 January 2025



21/02392/OM



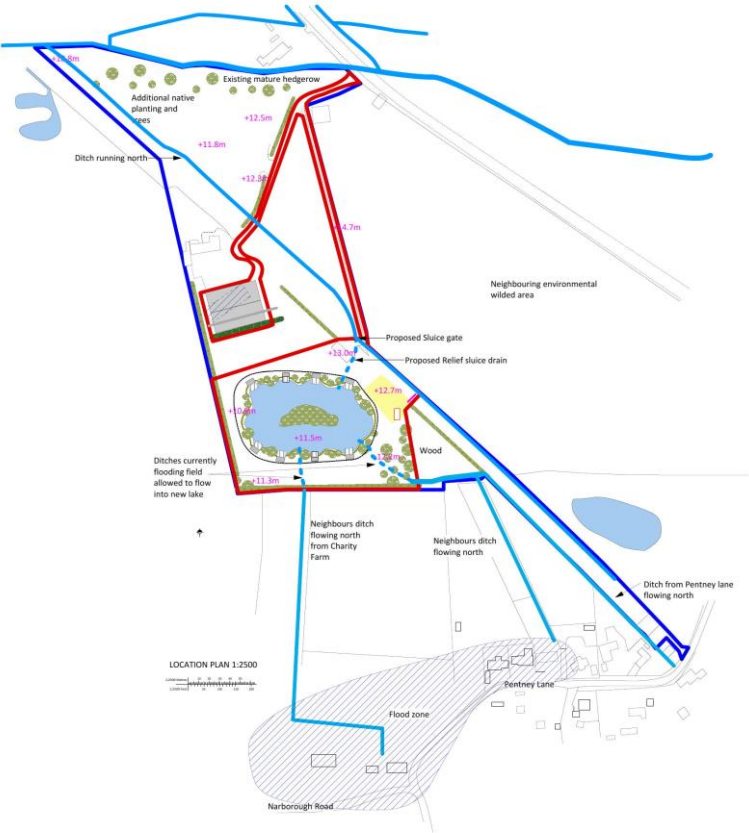


GENERAL:
 All work to be carried out in accordance with the Building Regulations 1991 including all current revisions, and, all current British Standard Code of Practice.
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 Do not scale from these drawings. Figure dimensions only to be taken. All dimensions to be verified on site prior to commencement of work.

Details:	EXISTING
Client:	OAKLAND
Drawing No.:	PL21/1
Date:	12/06/21
Revision:	

Scale:	PRINT A3
Page No.:	1

21/02392/OM



LOCATION PLAN 1:2500



21/02392/OM

Slide
No 6

Access onto A47



21/02392/OM

Slide
No.7



Access to existing
business





Existing garden supply business



Existing garden supply business



Existing garden supply business – temporary structure to left

21/02392/OM

Slide
No.11



Existing garden supply business – temporary structure to left, trailers to right

21/02392/OM

Slide
No. 12



Existing garden supply business – trailers used for storage



Existing garden supply business – existing bund to south of business



Existing garden supply business from the south standing on former railway line

21/02392/OM

Slide
No.15



Proposed new access to holiday site on the left hand side adjacent to CWS



Proposed new access to holiday site adjacent to CWS

21/02392/OM

Slide
No.17

Facing South - Proposed holiday site to right, CWS to left

21/02392/OM

Slide
No.18



Proposed holiday site

21/02392/OM

Slide
No.19

Proposed holiday site

A wide, flat, green field, likely a grassy area, occupies the foreground and middle ground. The field is mostly uniform in color but shows some darker patches, possibly from soil or shadows. In the background, a line of trees, mostly without leaves, stretches across the horizon. The sky is filled with heavy, grey clouds, suggesting an overcast day. The overall scene is a rural or semi-rural landscape.



Proposed holiday site

24/01793/F



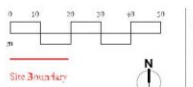
24/01793/F

Slide No.22



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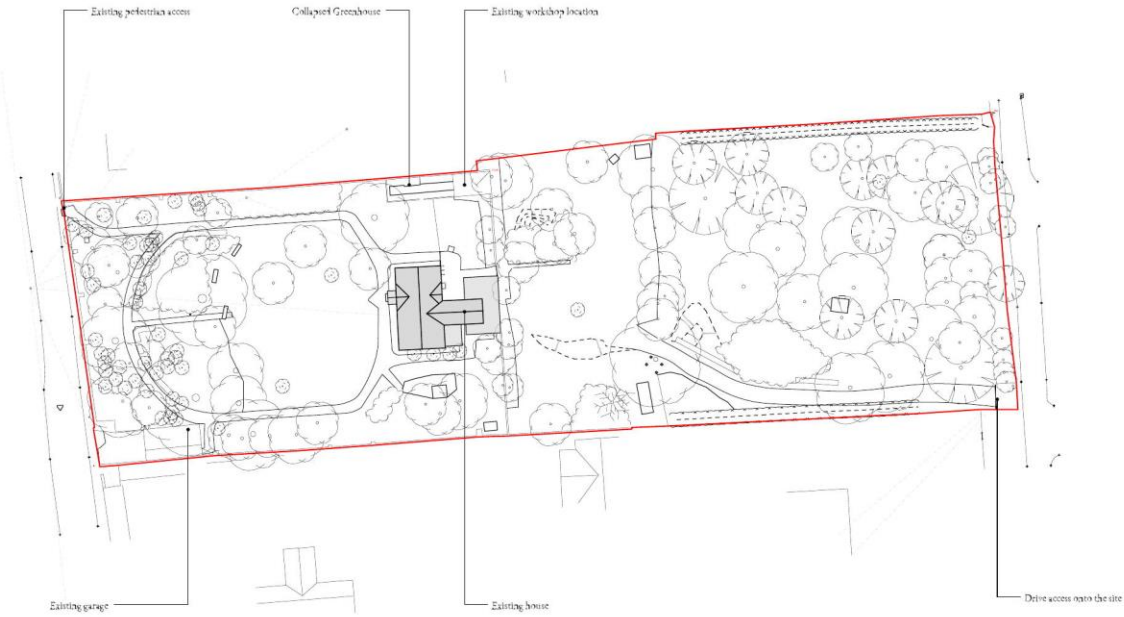
Rev.	Date	Item



Project: Easote - Easote
 798-11/2019
 Date: 14/02/2024
 Drawn: [Name]

apa
 Ashworth Parkes Architects
 Unit 7, Dale's Brewery / Cambridge / CB1 7JL / UK
 01223 266222
 office@ashworthparkes.co.uk
 www.ashworthparkes.co.uk

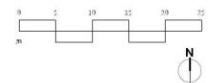
24/01793/F



Existing Site Plan
 Scale: 1:500
 Site Boundary

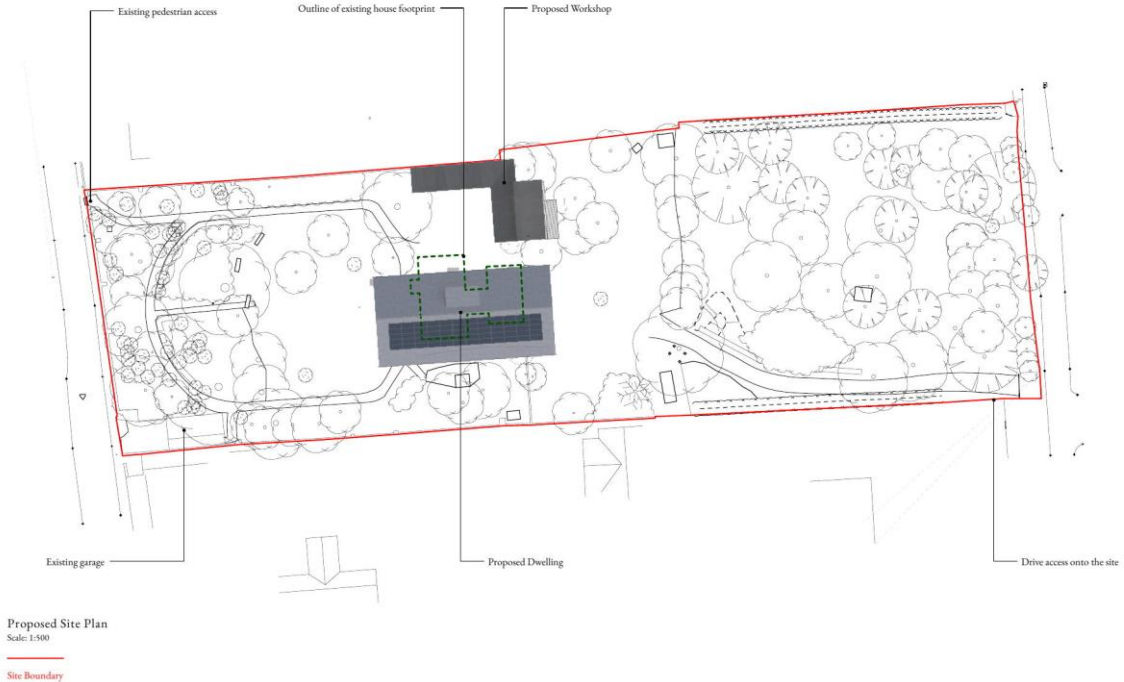
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Rev.	Date	Issue



Project Number: 12/2001
 2014-11-10
 Sheet Title:
 Existing Site Plan
 Sheet Number: 2 of 2
 001
 Scale:
 1:500 @ A1
 Drawn:
 Checked:

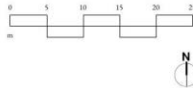
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 Unit 5 / Dale's Brewery / Cambridge / CB1 1JZ /
 01223 266222
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Proposed Site Plan
Scale: 1:500
Site Boundary

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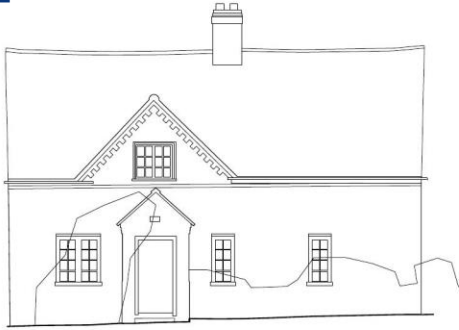
Rev. Date. Notes



Project Number - Name
298 - Nursery
Sheet Title
Proposed Site Plan
Sheet Number / Revision
100 /
Scale
1:500 @ A3
Date
May 2024
Drawn
Checked

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Unit F / Dale's Brewery / Cambridge / CB1 2LJ /
01223 366322
office@ashworthparkes.co.uk
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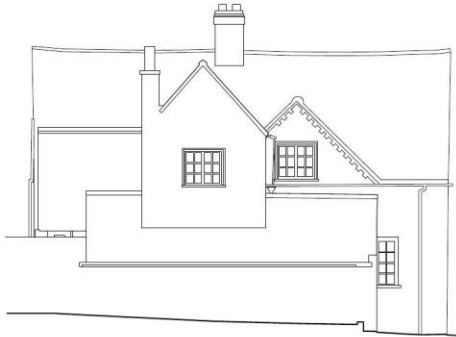
24/01793/F



Existing Elevation 1
Scale: 1:100



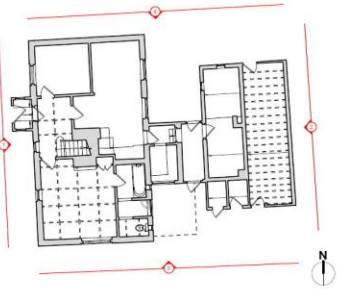
Existing Elevation 2
Scale: 1:100



Existing Elevation 3
Scale: 1:100

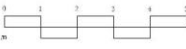


Existing Elevation 4
Scale: 1:100



Drawings are not to scale unless stated. All dimensions are in millimetres unless stated otherwise. Dimensions are given in millimetres unless stated otherwise. Dimensions are given in millimetres unless stated otherwise. Dimensions are given in millimetres unless stated otherwise.

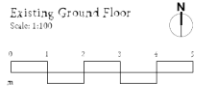
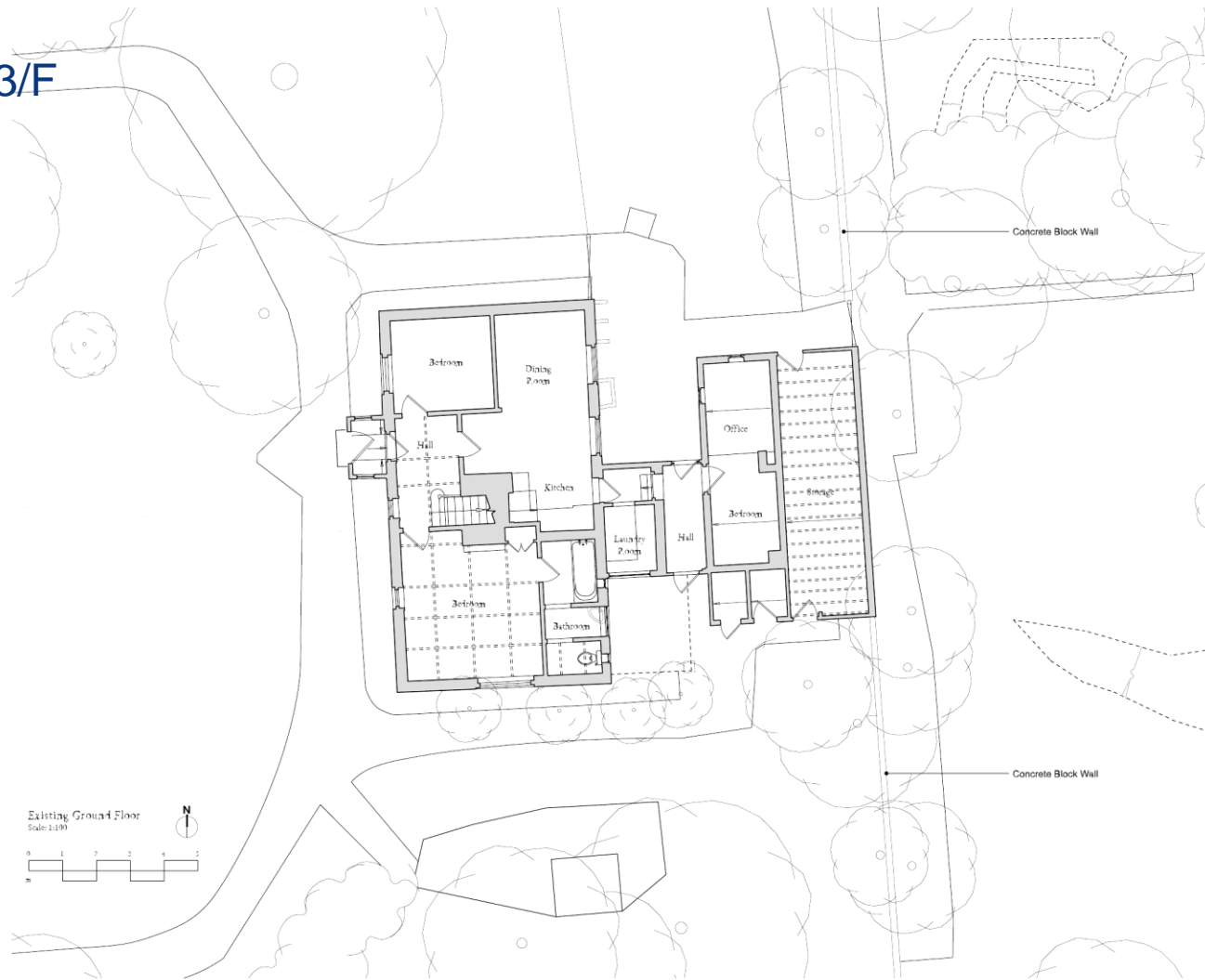
Rev. Date Issue



The client has provided a floor plan for the proposed new building. The client has provided a floor plan of the existing building. The floor plan is to be used in conjunction with all other information and drawings. The floor plan is to be used in conjunction with all other information and drawings. The floor plan is to be used in conjunction with all other information and drawings.

PLANNING

Rev: Date: Issues:



Concrete Block Wall

Concrete Block Wall

Project Number: 111111
2011-1-1-1

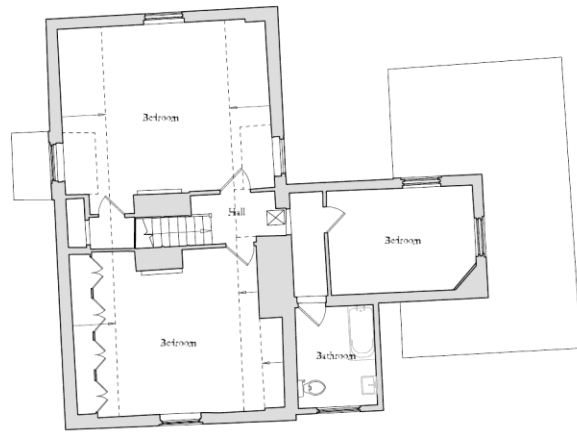
Sheet Title:
Existing Ground Floor

Sheet Number: 20111111
101

Scale: 1:1000
Date: Mar 2014

Drawn: [Name]
Checked: [Name]

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Ashworth Parkes Architects
Unit 11 Dale's Brewery / Cambridge / CB4 1JZ /
01223 246337
office@ashworthparkes.co.uk
www.ashworthparkes.co.uk



Existing First Floor
Scale: 1:100



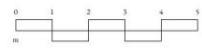


North Elevation
Scale 1:100

- Vertical hit and miss, translucent stained timber cladding
- Access ramp to front door
- Timber steps to front door
- Accessible pedestrian and wheelchair deck
- Winter garden / greenhouse

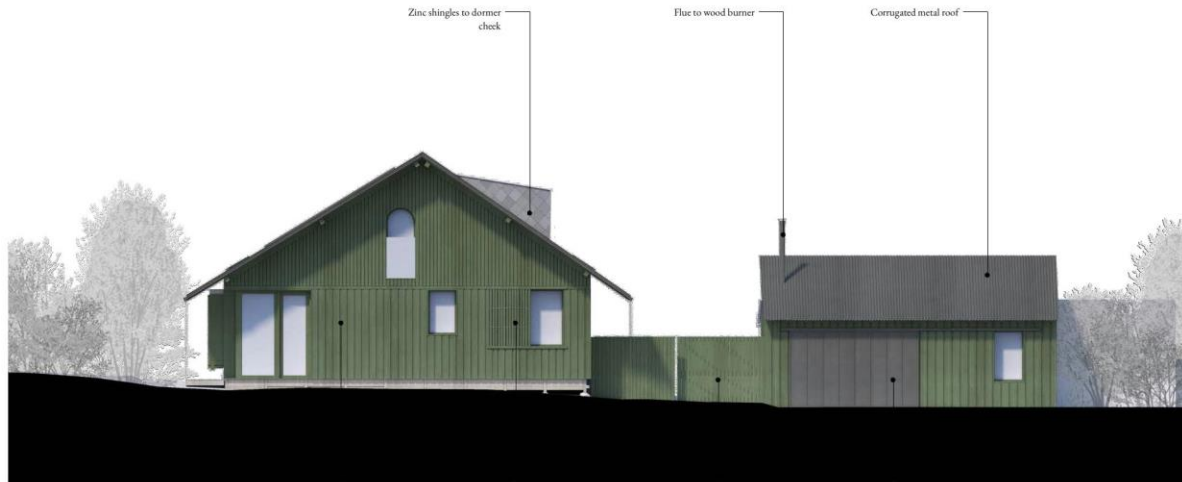
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Rev.	Date	Notes



Project Number - Name
296 - Naresby
Sheet Title
Proposed North Elevation
Sheet Number / Revision
104 /
Scale
1:100 @ A3
Date
May 2024
Drawn
Checked

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Unit F / Dale's Brewery / Cambridge / CB1 2LJ /
01223 566522
office@ashworthparkes.co.uk
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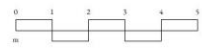


East Elevation
Scale: 1:100

- Vertical, hit and miss, translucent stained timber cladding
- Manually operated sliding shutter to bathroom
- Pair of timber gates into workshop yard
- Metal clad sliding workshop door

Dimension lines and hatching where given are only approximations and must be verified on site by contractors. The architect makes no warranty of any kind of description (materiality). This drawing is to be used in conjunction with all relevant contracts and/or specifications. Discrepancies and any discrepancies or variations are to be marked on the drawings before the official work commences. All specifications and details of construction, floor levels and any structural alterations are to be confirmed by the structural engineering professional for approval. The drawings apply only to this set of drawings. The drawings must not be used. The information on this drawing is copyright protected.

Rev.	Date	Notes



Project Number - Name
296 - Naresby
Sheet Title
Proposed East Elevation
Sheet Number / Revision
105 /
Scale
1:100 @ A3
Date
May 2024
Drawn
Checked

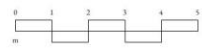
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Unit F / Dale's Brewery / Cambridge / CB1 2LJ /
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office@ashworthparkes.co.uk
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South Elevation
Scale 1:100

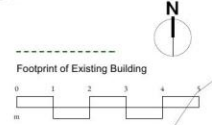
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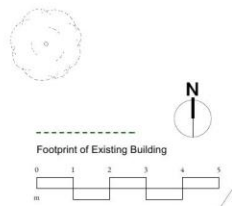
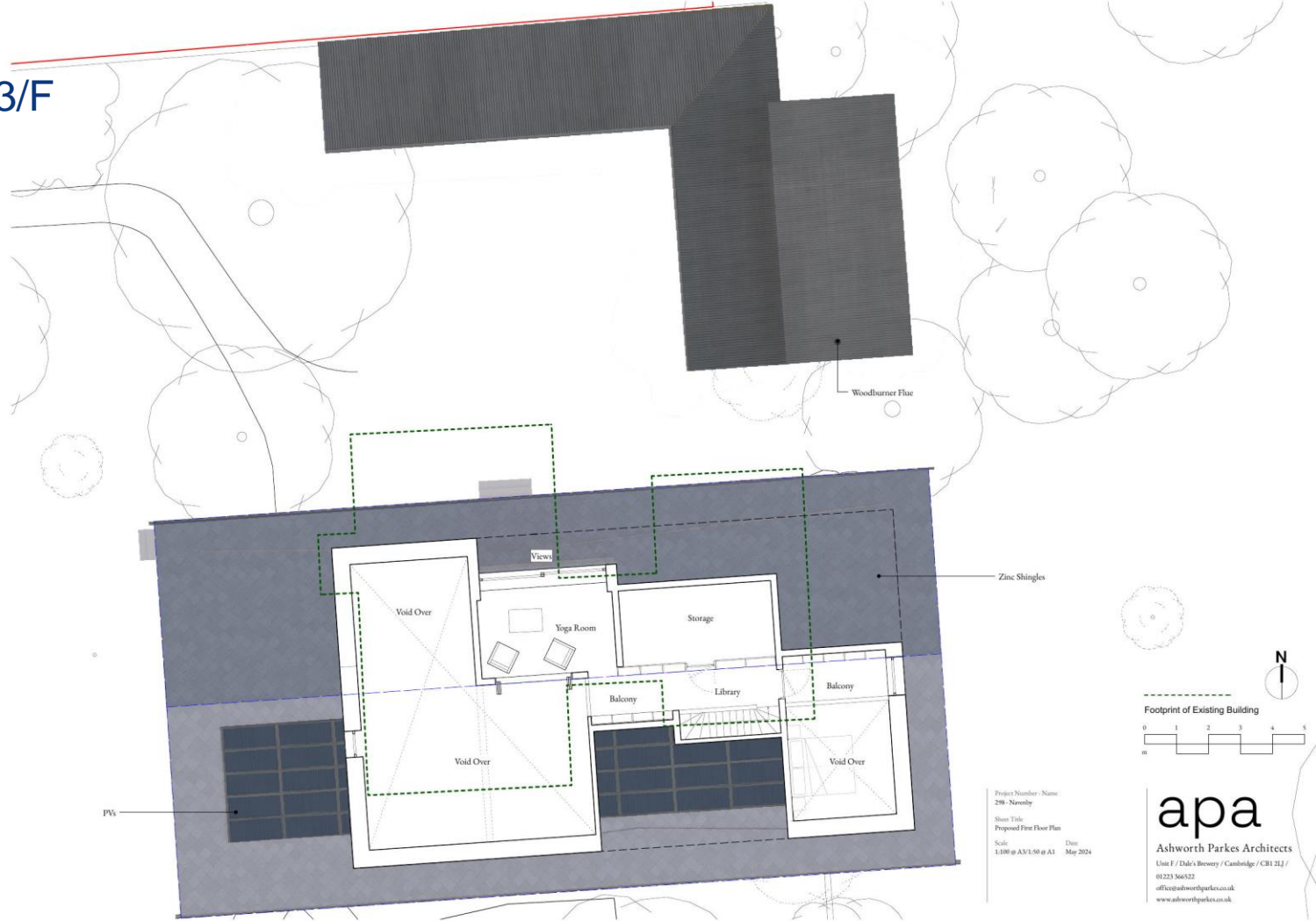
Rev.	Date	Notes
P1	02/07/2024	Bathroom window added



Project Number - Name
298 - Narosby
Sheet Title
Proposed South Elevation
Sheet Number / Revision
106_P1
Scale
1:100 @ A3
Drawn
Date
May 2024
Checked

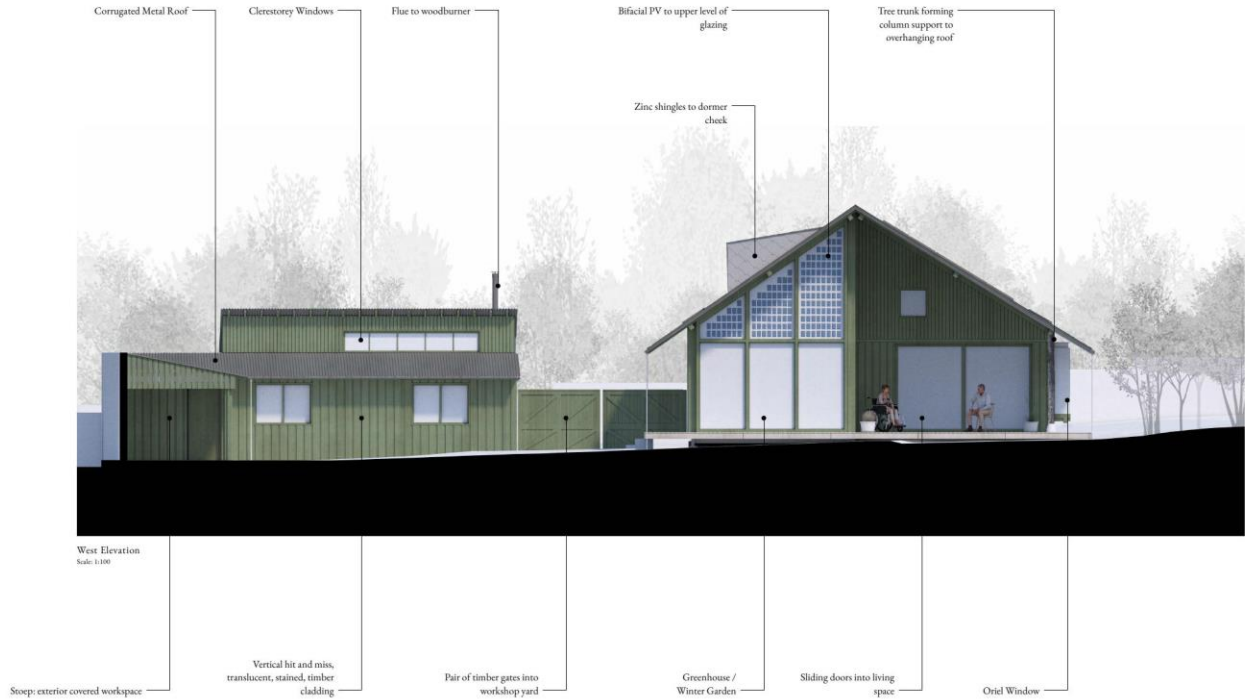
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01223 566522
office@ashworthparkes.co.uk
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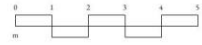
Project Number - Name
 298 - Narosby
 Sheet Title
 Proposed First Floor Plan
 Scale
 1:100 @ A3/1:50 @ A1
 Date
 May 2024

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 Ashworth Parkes Architects
 Unit F / Dale's Brewery / Cambridge / CB1 2LJ /
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Rev. Date Notes



Project Number - Name
298 - Narwhal
Sheet Title
Proposed West Elevation
Sheet Number / Revision
107 /
Scale
1:100 @ A3
Drawn
Date
May 2024
Checked

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Unit F / Dale's Brewery / Cambridge / CB1 2LJ /
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Existing Fence

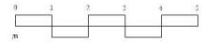
Vertical, bit and nut, macadamised timber cladding

Existing Garden wall running length of demolished greenhouse

Existing Garden Wall

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Rev. Date Issue



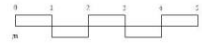
Project Number: 1/2024
 204-11-10-10
 Sheet Title
 Proposed North Elevation 2
 Sheet Number: 2 of 2
 111
 Scale
 1:100 @ A1
 Drawn
 Checked

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 Ashworth Parkes Architects
 Unit 5 / Dale's Brewery / Cambridge / CB1 1JZ /
 01223 266222
 info@ashworthparkes.co.uk
 www.ashworthparkes.co.uk



Reference is made to the planning application and any conditions attached thereto. The applicant is requested to provide a copy of the proposed development to the local planning authority for their consideration. The applicant is requested to provide a copy of the proposed development to the local planning authority for their consideration. The applicant is requested to provide a copy of the proposed development to the local planning authority for their consideration.

Rev. Date. Issue



Project Number: 1/2024
 204 - 11/2024
 Sheet Title
 Project Sheet: Structure 2
 Sheet Number: 2 of 2
 Date: Mar 2024
 Checked

apa
 Ashworth Parkes Architects
 Unit 57, Dale's Brewery / Cambridge / CB1 1JZ /
 01223 246222
 info@ashworthparkes.co.uk
 www.ashworthparkes.co.uk

24/01793/F

Slide
No.36



View south up Gong Lane





View north up Gong Lane at the 'three sisters'





View south up Gong Lane at the boundary wall of Navenby



View north up Gong Lane





View east from Gong Lane Navenby, Gong Cottage, and
Glebe Cottage







View north up Glebe Lane





View northeast up Glebe Lane





View to the rear entrance of the application site along Glebe Lane



24/01793/F

Slide
No.45



Within the east of the site



24/01793/F

Slide
No.46



Within the east of the site, up the access track



24/01793/F

Slide
No.47



East boundary along Glebe Lane



24/01793/F

Slide
No.48



Within the east of the site, up the access track



24/01793/F

Slide
No.49



View west towards the dwelling



24/01793/F

Slide
No.50



Rear elevation of Navenby



24/01793/F

Slide
No.51



South boundary, with East Cottage in the background



24/01793/F

Slide
No.52



Looking east 'rear garden'

24/01793/F

Slide
No.53



View to north boundary, existing outbuilding and dwelling



24/01793/F

Slide
No.54



Front and south side elevation of Navenby





Front elevation of Navenby



24/01793/F

Slide
No.56



View of the front of Navenby, looking south towards Gong
Cottage





Northwest boundary, with Eastcote in the background



24/01793/F

Slide
No.58



Within the 'front garden' of Navenby (northwest)



24/01793/F

Slide
No.59



Within the 'front garden' of Navenby (southwest)





South boundary, with Gong Cottage in the background

24/01793/F

Slide
No.61



View looking east, East Cottage in the background



24/01793/F

Slide
No.62



South elevation of Navenby



Speaker – Mr Dominic Edmonds



24/01793/F

Slide
No.64





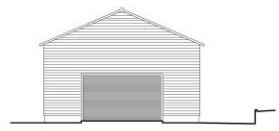
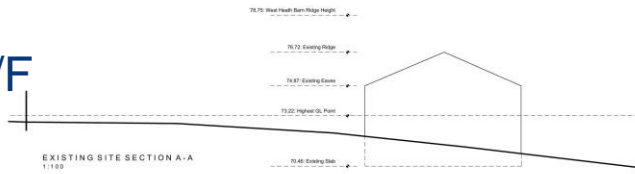




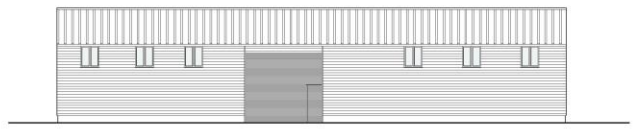


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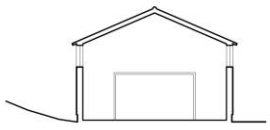




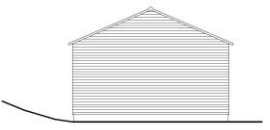
EXISTING SIDE ELEVATION
1:100



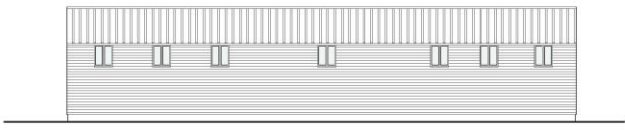
EXISTING FRONT ELEVATION
1:100



EXISTING SECTION
1:100



EXISTING SIDE ELEVATION
1:100



EXISTING REAR ELEVATION
1:100



Location Plan
SCALE 1:100



EXISTING FLOORPLAN
1:100

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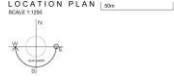
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Previously approved 23/00622/PACU3



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01/11/2024
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 1.11.99
 1.11.100

KEY TO BLOCK PLAN:

1. Existing Dwelling
2. Existing Holiday Lets
3. Existing Storage Barn
4. Existing Garden
5. Existing Access
6. Existing Driveway Parking and Turning Area
7. Reconfigured Existing Driveway
8. Holiday Lets Parking Area
9. Proposed Access
10. Proposed Driveway
11. Proposed Private Garden Area
12. Proposed Parking and Turning Area
13. Proposed Dwelling
14. Proposed Garage
15. Proposed Rainwater Harvesting System
16. Existing Package Treatment Plant
17. Proposed Solar Panels
18. Proposed Paddock Area

Notes:
 General site levels to remain as existing.
 Proposed levels shown on plan.
 Red line indicates footprint of existing barn to be demolished.
 Proposed Landscaping is indicative only.
 Please refer to submitted AIA for proposed tree works.

- Proposed Tree Species:
- T1. Semi-mature Holly Ilex
 - T2. Semi-mature Pyrus Calleryana 'Charicleaf'
 - T3. Liquidambar
- Proposed Retained Trees:
- T4. Hawthorn
 - T5. Walnut
 - T6. Almond
- Proposed Relocated Trees:
- T7. Maple
 - T8. Liquidambar
 - T9. Weiler Cherry
 - T10. Relocated Saplings
 - T11. Proposed Tree Species: TBC



Atelier Associates
 Architecture + design
 ME + MISS DAVIDS
 WEST HEATH BARN
 PROPOSED SITE PLAN
 20/1023 02 PLANNING 1:500H1
DAVO1.01.08 F
 Sheet 2 Home Plan: Common Road: South-East Norfolk PE217DS
 11/08/2024 10:28 AM



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION
1.00



PROPOSED SIDE ELEVATION A
SITE SECTION
1.00



PROPOSED REAR ELEVATION

NOTES

1. All elevations are shown on a level ground plane.
2. All elevations are shown on a level ground plane.
3. All elevations are shown on a level ground plane.
4. All elevations are shown on a level ground plane.
5. All elevations are shown on a level ground plane.
6. All elevations are shown on a level ground plane.
7. All elevations are shown on a level ground plane.
8. All elevations are shown on a level ground plane.
9. All elevations are shown on a level ground plane.
10. All elevations are shown on a level ground plane.



View north looking at existing barn and West Heath Barn to the right.



View west looking at existing barn and neighboring dwelling.



View east looking at existing barn and West Heath Barn and neighboring dwelling.



View west across site towards neighboring dwelling.



Existing barn.





View north/east looking at existing barn and West Heath Barn.



View south across plot.



View north looking at existing barn and West Heath Barn to the right.





View south looking at existing barn and West Heath Barn.



View looking at neighboring West Heath Barn.





Rear of existing barn.





Rear of existing barn and existing trees.



View south looking at western boundary and change in levels.



View north looking at existing barn and West Heath Barn to the right.

24/00484/F

Slide
No.90



Existing aerial view.

Speaker – Mr Ash Gilman





Significant Impact to West Heath Cottage

Ash &
Lucinda
Gilman

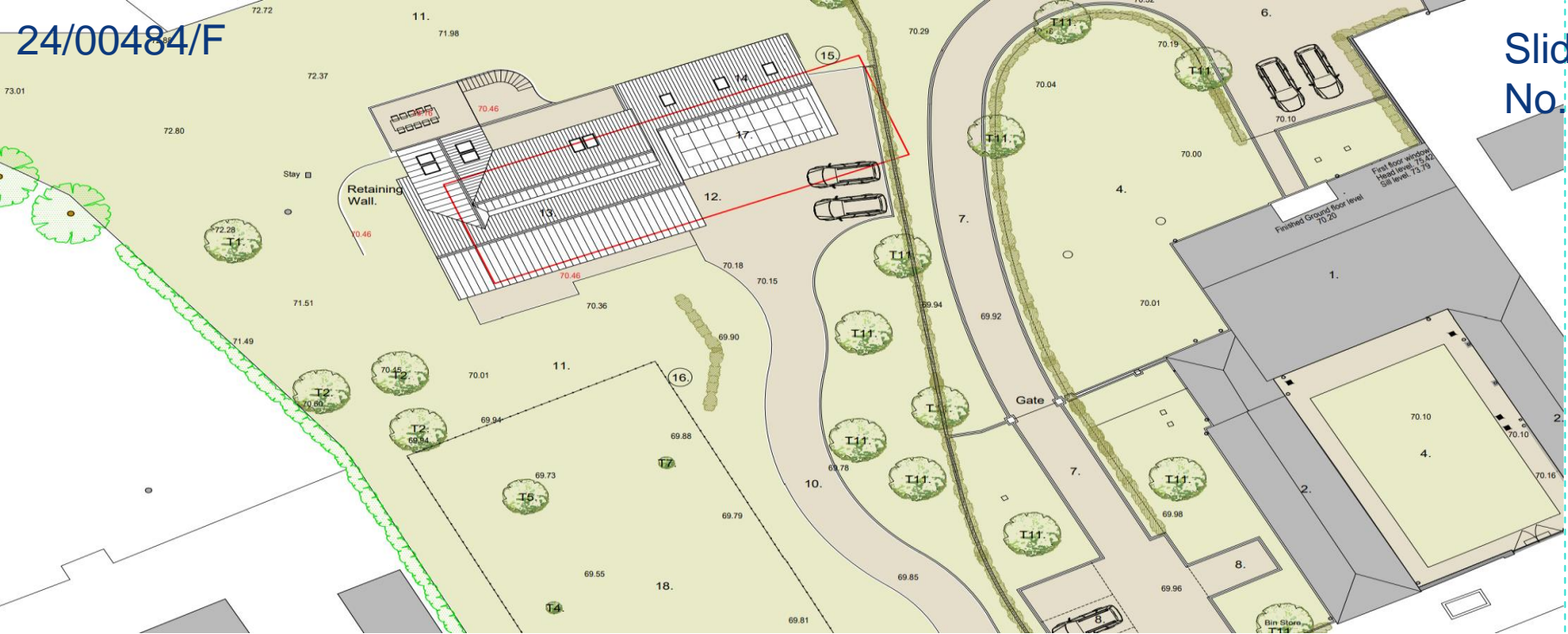
Impacts On West Heath Cottage



1. Intimidated & threatened by plans.
2. Original Farmhouse – Existing farm buildings.
3. Existing farm buildings converted under class Q.
4. Financial cost; Privacy, peace & quiet taken away.
5. Planning Committee - Setting a precedent?



“Invasion of privacy, peace & quiet”



“Adhere to existing barn footprint – multiple potential costs to Ash & Lucinda Gilman”

24/00484/F **“The only family to be impacted personally & financially.”** **“No genuine understanding, or respect of our position.”**

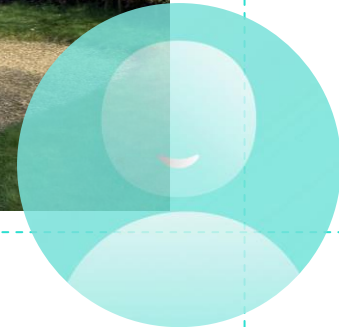
“Privacy & Peace”



“Financial Cost £”



“Existing Footprint”



24/00484/F

Thank you

“We all have a duty of care to preserve the fabric and character of the village, and our countryside at a national level. If we allow this extreme application to be approved over Class Q approval , a precedent will be set for any agricultural barns to be turned into houses, not in keeping with the land or original farm buildings.”



Mrs Gill Davies Speaker



The Tractor Shed - 2024



24/00484/F

View looking north towards proposed dwelling

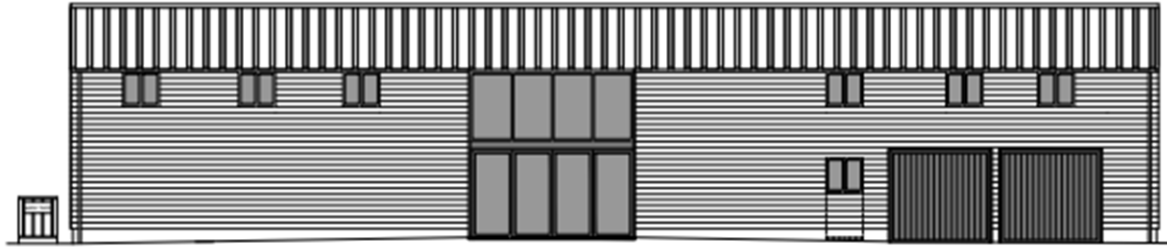
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Class Q Design – West Heath Barn – Approved July 2023

24/00484/F

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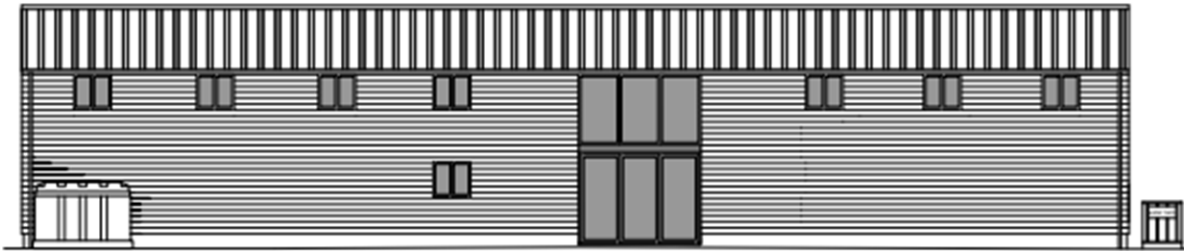
Front Elevation (South East)

Front Elevation



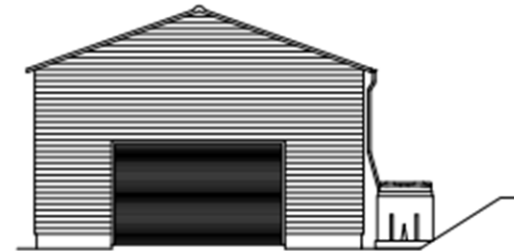
Side Elevation (South West)

West Elevation



Rear Elevation (North West)

Rear Elevation



Side Elevation (North East)

East Elevation

24/00484/F

Countryside view looking north towards proposed dwelling

Slide
No.102



24/00484/F

Slide
No.103

West
Heath
Cottage

Old Tractor Shed

West Heath
Barn

Neighbouring property
to the east

Lynn Lane



West
Heath
Cottage

Existing
Tractor
Shed

Separation distance between West Heath Cottage and existing building
New proposal shifts 2 metres west from current position

View looking north towards proposed dwelling

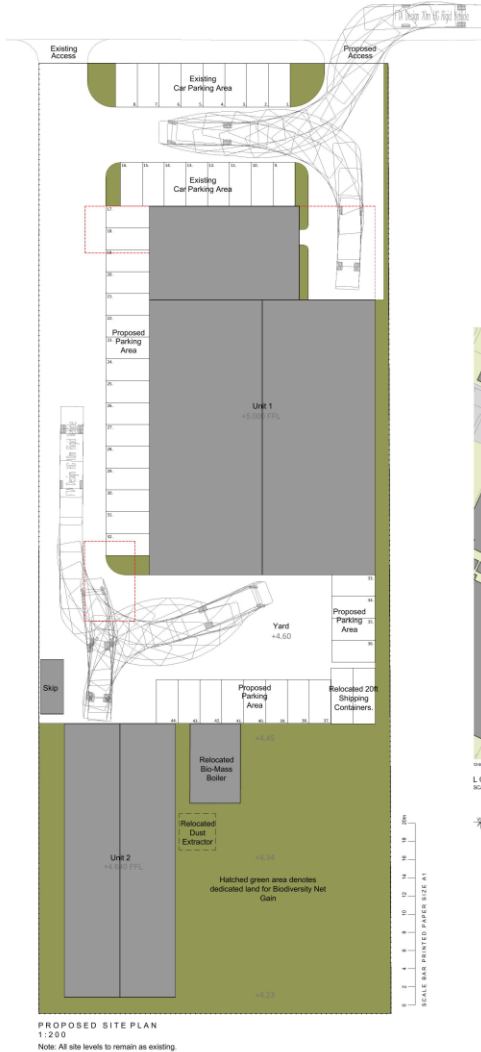
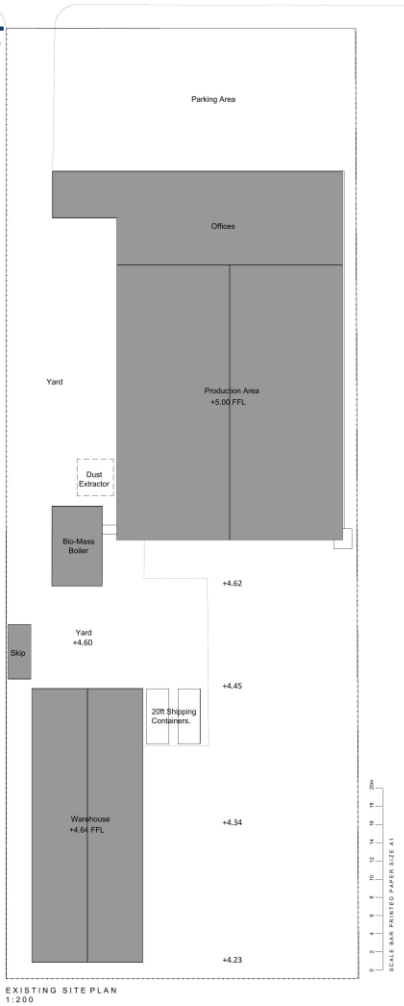
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24/01488/F





1:1000 Scale Plan of the Proposed Site at 100m Interval. Location Number 1000000



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The information contained in this document is intended for the use of the client and is not to be used for any other purpose. The client is responsible for the accuracy of the information provided and for the use of the information. The information is provided on an 'as is' basis and is not to be used for any other purpose. The information is provided on an 'as is' basis and is not to be used for any other purpose.

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Issue	10/10/2024
2	Revised Site Plan	10/10/2024
3	Final Issue	10/10/2024



View south/west at the existing parking area and front of the building.



Front elevation of existing building.



Existing east side elevation.





View north/west





Front elevation and side access to rear of site.



Western side elevation and rear access.



View north looking at existing side elevation and access.



View of existing dust extractor and biomass boiler room with flue.

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Slide
No.118



Rear warehouse as existing.





Biomass boiler and flue as existing.



Rear elevation of main existing building.



Rear yard and containers with existing warehouse.



Overgrown area to rear of site.



Overgrown area to rear of site.

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Foster and Gamko

Howdens - Kings Lynn
Kitchen Furniture Sho

Existing aerial view.



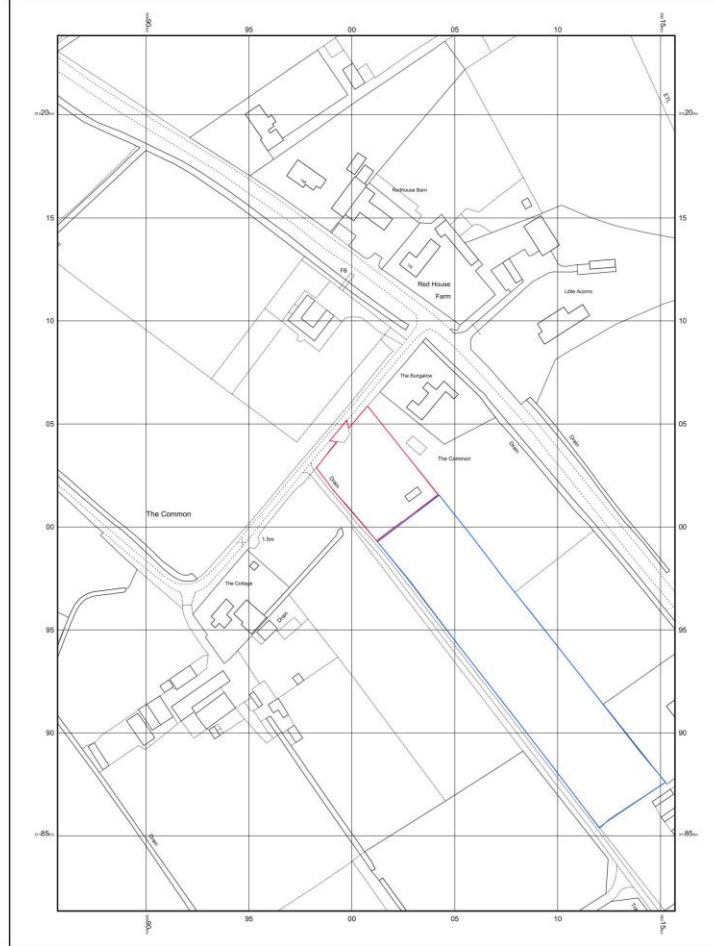
24/01561/F



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CGR01001 road
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LOCATION PLAN



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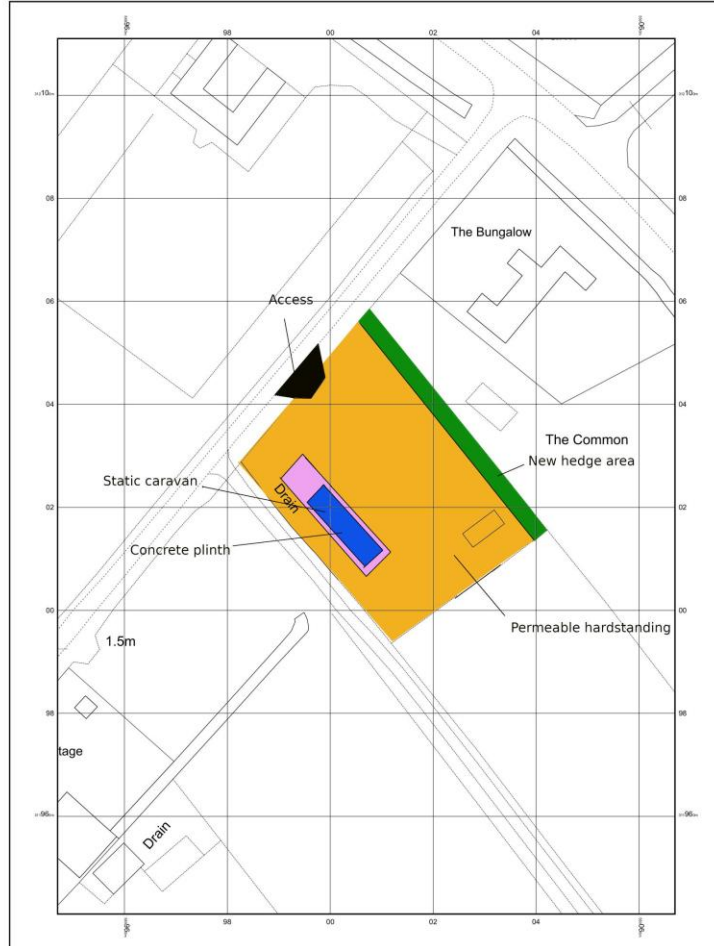
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BLOCK PLAN PROPOSED

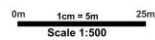


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No.128









View along Common Road South (Looking northeast)







Application site





Application site



24/01561/F

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