

# TYDD ST GILES PARISH COUNCIL

***Parrock View, 358 High Road, Newton-in-the-Isle, PE13 5HS***

Tel 01945 870083 ~ Mobile 07932 191050 ~ Email [clerk@tyddstgilesparishcouncil.org.uk](mailto:clerk@tyddstgilesparishcouncil.org.uk)

Clerk D Gibbs

4th April 2025

## **To Members of the Public and Press**

You are invited to attend a meeting of the Planning Committee of Tydd St Giles Parish Council, which will be held in the Community Centre on **Wednesday 9<sup>th</sup> April 2025 at 4.00pm**, for the purpose of transacting the following business.

Yours sincerely

*D Gibbs*

Clerk/Proper Officer

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## **A G E N D A**

All members are reminded that they need to declare any personal or prejudicial interest and reason before an item discussed at this meeting, under the Model Code of Conduct Order 2001 No 3576.

### **010/24 Apologies for Absence**

*To receive and consider apologies for absence on behalf of those members not present.*

### **011/24 Planning Applications**

*To consider the following planning applications and agree the Council's response:*

- a) *F/YR22/0368/F - The siting of 48 x leisure holiday homes, erection of a bird hide, and formation of a lake and extension to existing lake - Tydd St Giles Golf and Leisure Centre, Kirkgate, Tydd St Giles*
- b) *F/YR25/0239/RM - Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR24/0034/O (Erect up to 2 x dwellings and the formation of an access (outline application with matters committed in respect of access)) - Land North of Windy Willows, Church Lane, Tydd St Giles*
- c) *F/YR25/0256/F - Erect 1 x dwelling and garage - Land North of Hollingworth House, fronting Cats Lane, Tydd St Giles*

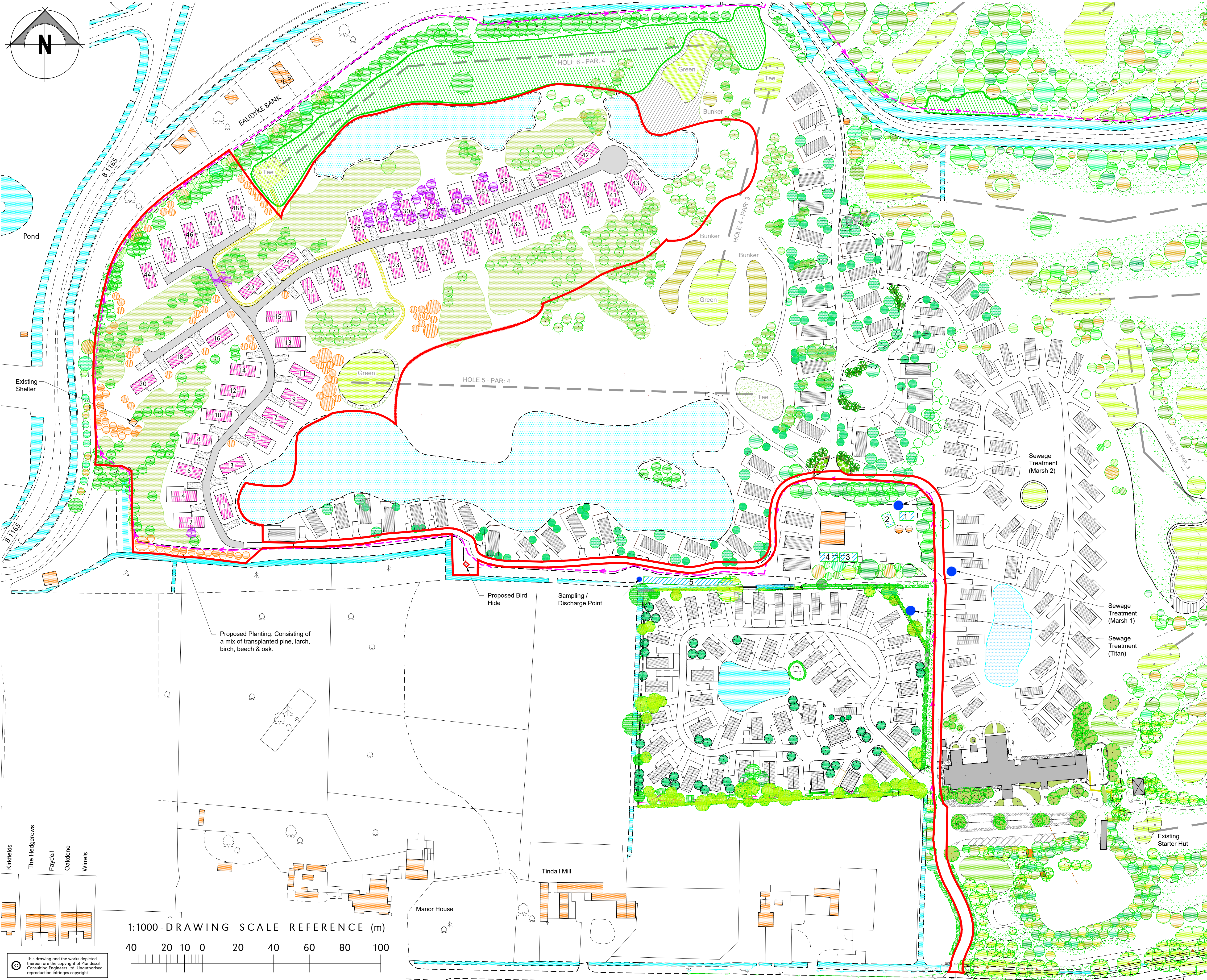
### **012/24 Update on Recent Planning Applications**

*To receive an update on applications considered at previous meetings.*

### **013/24 Other Planning Matters**

*To consider any other matters within the remit of the Planning Committee.*





GENERAL NOTES:

1. All dimensions noted are in metres unless stated otherwise.
2. All levels to be above Ordnance Survey Datum defined levels (A.O.Dm) unless noted otherwise.
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5. PDC Engineering to be immediately notified of any suspected omissions or discrepancies.
6. This drawing is to be read in conjunction with all other relevant documents relating to the project.

48 Lodges

KEY:	
	Proposed Lodge - Phase 4 (48No.)
	Trees To Be Removed (Replanted on Site)
	Proposed Bird Hide
	Proposed Tree Planting
	Wildflower Meadow Planting
	Existing Nature Trail Permissive Path
	Reed Beds (#1, #2, #3, #4 & #5)
	Treatment Plants (2No. Marsh & 1No. Titan)
	Proposed Site Boundary (52,865m² / 5.286ha)
	Proposed Footpath (Golf Course Access)
	Proposed Asphalt Surfacing
	Proposed Permeable Surfacing (Parking)

ISSUED FOR CLIENT REVIEW

A	28-02-25	MJP	JA	Lodge Positions, Road Alignment, Turning Radius' After Client Feedback
0	21-02-25	-	JA	First Issue
Rev	Date	Rev By	Chkd	Description

**pdc** PLANNING DESIGN CIVIL

Units T6 & T7 Snetterton Business Park  
Harling Road Snetterton Norfolk NR16 2JU  
Telephone: (01953) 452001  
E-mail: [pdc@pdcengineering.co.uk](mailto:pdc@pdcengineering.co.uk) [www.pdcengineering.co.uk](http://www.pdcengineering.co.uk)  
PDC Engineering a Plandescil Ltd Company

civil • structural • environmental • surveying

Client  
Tydd St. Giles Golf & Leisure

Project  
Tydd St. Giles Golf Club  
Proposed Leisure Home  
Development

Drawing Title  
Proposed Site Plan Sketch  
Phase 4 - 2025

Scale	U.N.O.	Date	Drawn By
1:1000 (A1)		February 2025	MJP
Drawing No.	27293/SK25	Rev	A

Kirkfields  
The Hedges  
Faydell  
Oakdene  
Wirrels

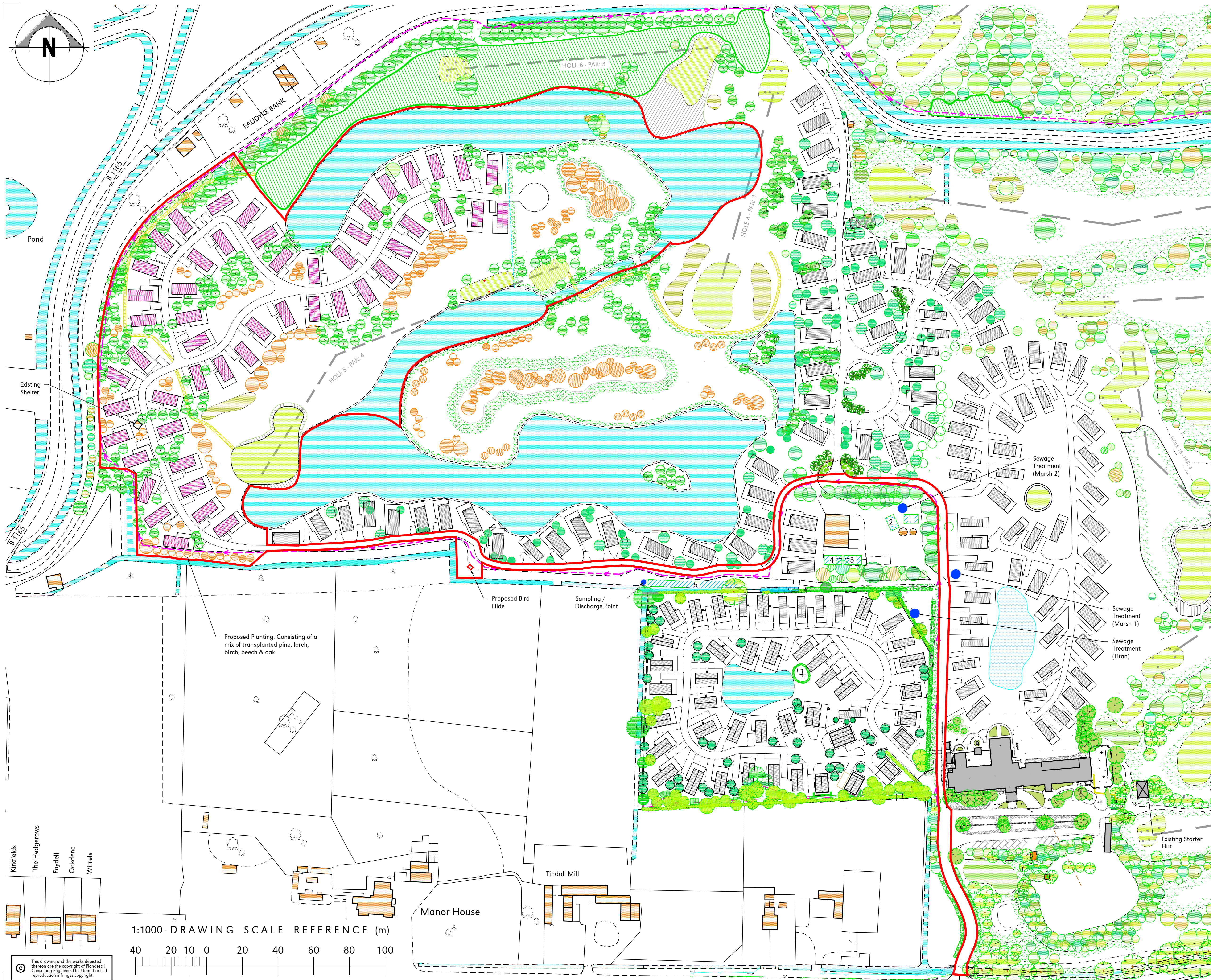
Manor House  
Tindall Mill

1:1000-DRAWING SCALE REFERENCE (m)

40 20 10 0 20 40 60 80 100

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  5. Plandescil Ltd. to be immediately notified of any suspected omissions or discrepancies.
  6. This drawing is to be read in conjunction with all other relevant documents relating to the project.
  7. All setting out to be coordinated by the Contractor and to be checked onsite prior to construction.
  8. Refer to Plandescil Ltd. drawing 27293/005 Proposed Site Master Plan.

# 51 Lodges

KEY:

	Proposed Lodge - Phase 4 (51No.)
	Proposed Footpath
	Proposed Bird Hide
	Proposed Tree Transplants
	Wildflower Meadow Planting
	Existing Nature Trail Permissive Path
	Reed Beds (#1, #2, #3, #4 & #5)
	Treatment Plants (2No. Marsh & 1No. Titan)
	Proposed Site Boundary (52,865m² / 5.286ha)

## FOR PLANNING

E	22-07-22	MJP	OAJ	Amendment Based On Client Feedback
D	09-03-22	MJP	OAJ	Site Boundary Amended & Planting
C	28-02-22	MJP	OAJ	Site Boundary Amended
B	23-11-21	MJP	OAJ	Turning Circle Added
A	19-10-21	JA	OAJ	Red Line Boundary Amendment
O	02-09-21	-	OAJ	First Issue
Rev	Date	Rev By	Chkd	Description

plandescil  
consulting engineers

Connaught Road Attleborough Norfolk NR17 2BW  
Telephone: (01953) 452001 Fax: (01953) 456955  
Email: pdc@plandescil.co.uk www.plandescil.co.uk

civil / structural / environmental / surveying

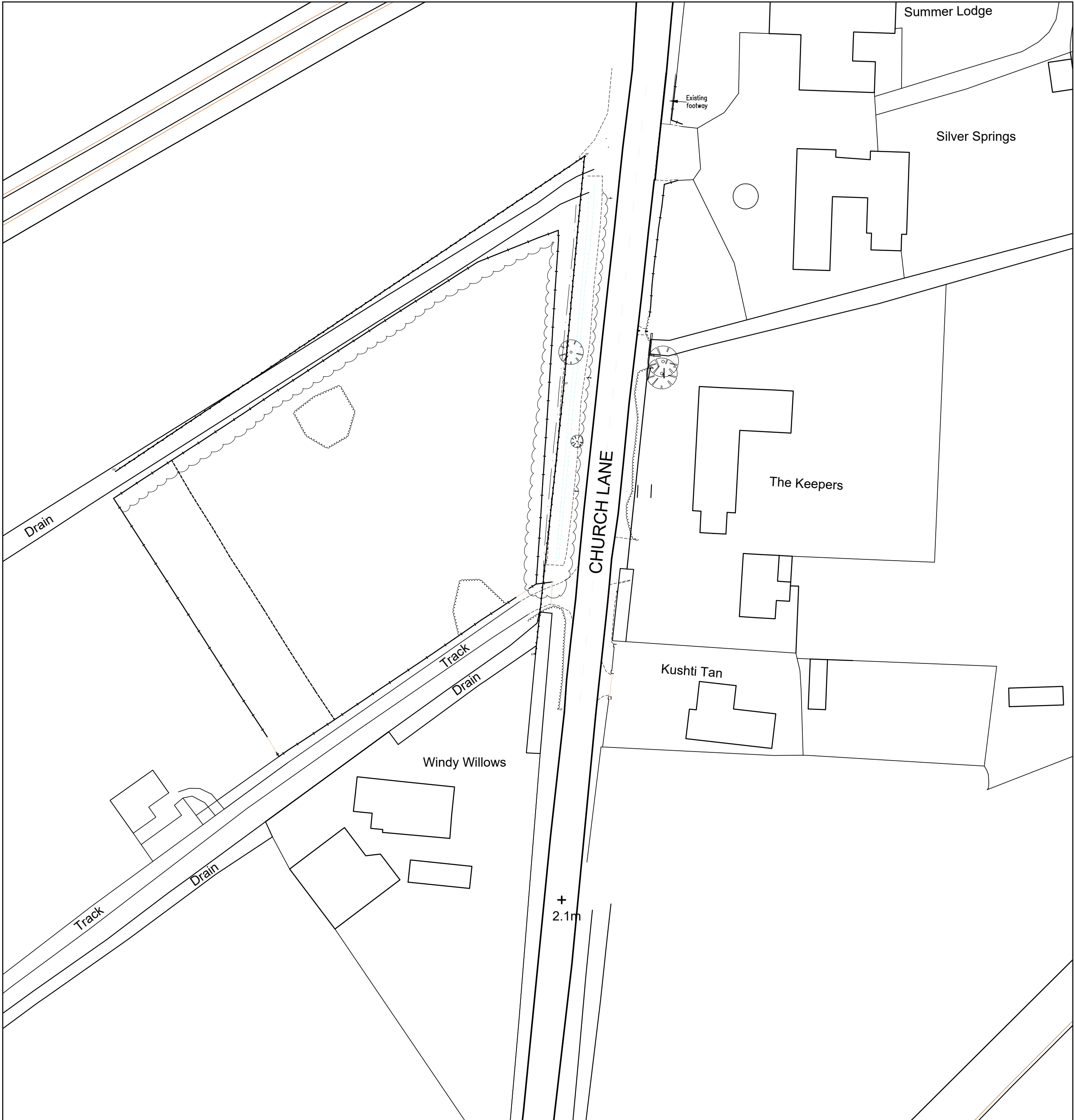
Client  
Tydd St. Giles Golf & Leisure

Project  
Tydd St. Giles Golf Club  
Proposed Leisure Home  
Development

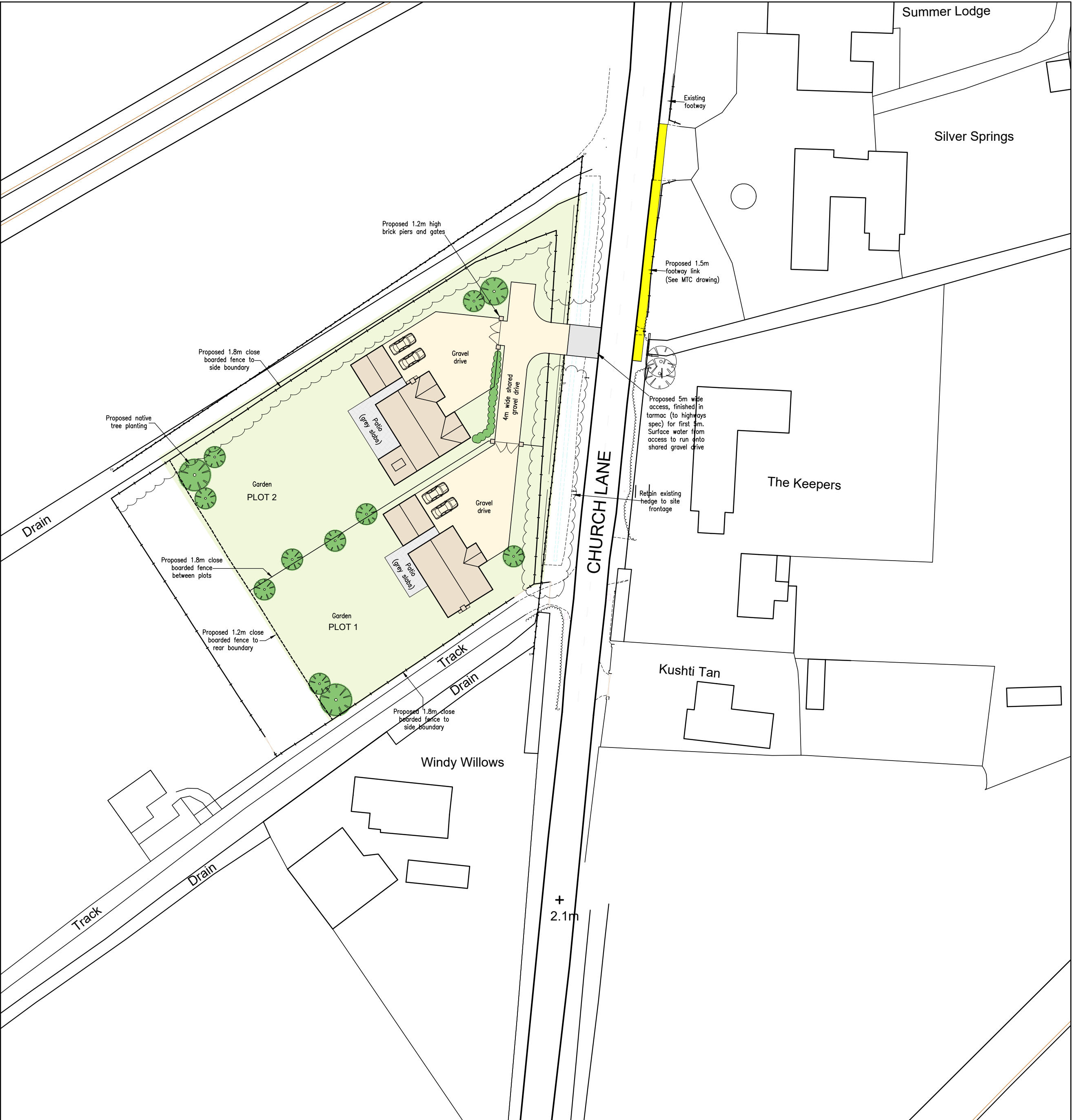
Drawing Title  
Proposed Site Plan  
Phase 4

Scale	U.N.O.	Date	Drawn By
1:1000(A1)		August 2021	MJP
Drawing No.	27293/007	Rev	E

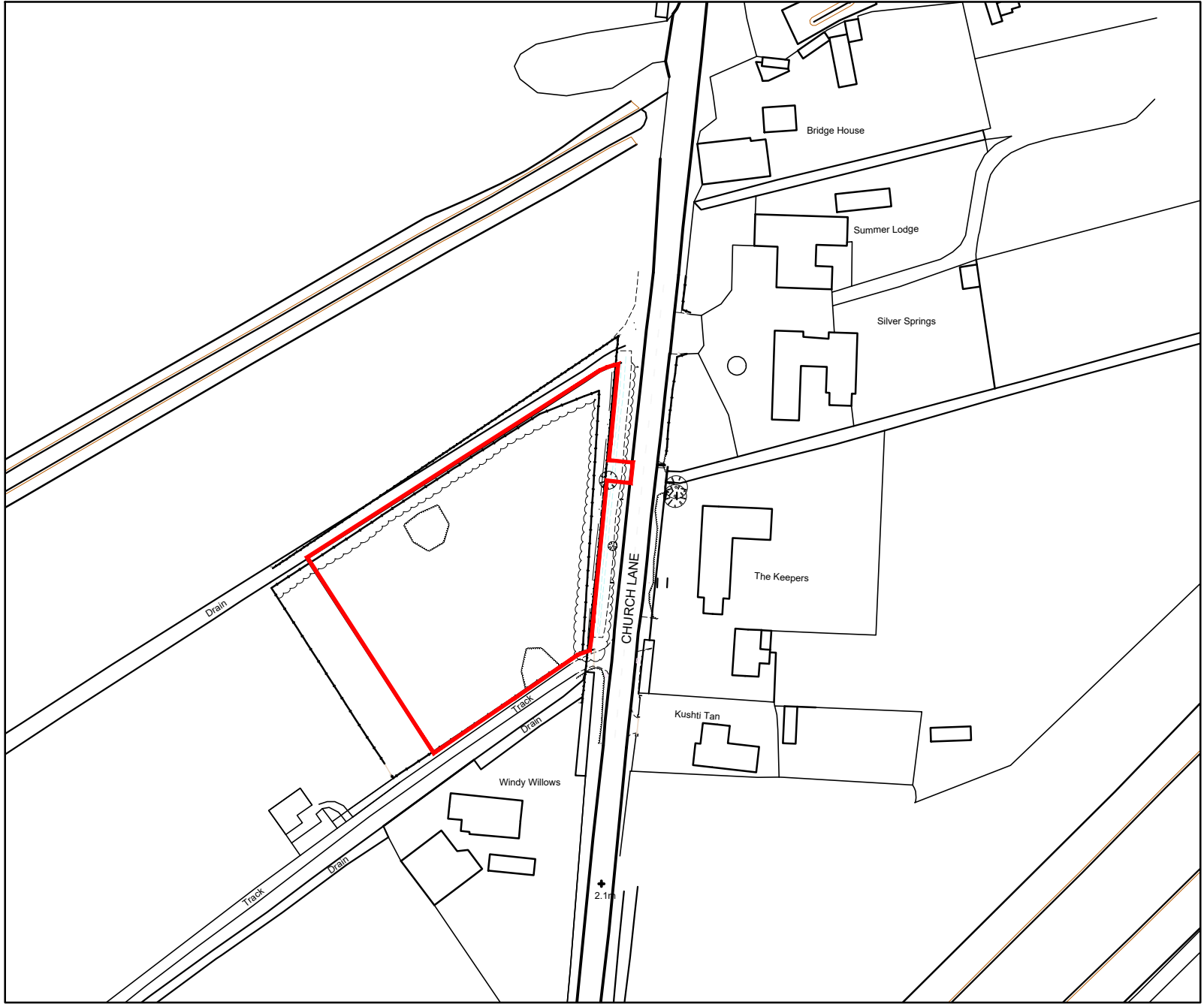




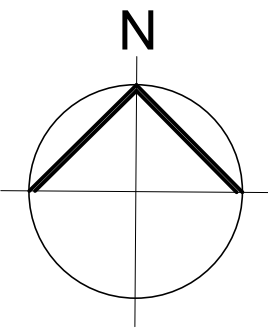
Existing Site Plan 1:500



Proposed Site Plan 1:500



Location Plan 1:1250



Proposed Street Scene 1:200

A+

REVISIONS

**PHA**

**PETER HUMPHREY ASSOCIATES**

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TELEPHONE: 01945 466966  
E-MAIL: info@peterhumphrey.co.uk  
WEB: www.peterhumphrey.co.uk

CLIENT

MR C VICK

PROJECT

PROPOSED 2No. DWELLINGS

SITE

BUILDING PLOTS NORTH OF:  
WINDY WILLOWS  
CHURCH LANE  
TYDD ST GILES  
PE13 5LG

DRAWING

PLANNING DRAWING 3 - SITE/LOCATION

JOB NO.	PAPER SIZE	DATE
7154/03B	A1	MAR 2025

Notes:

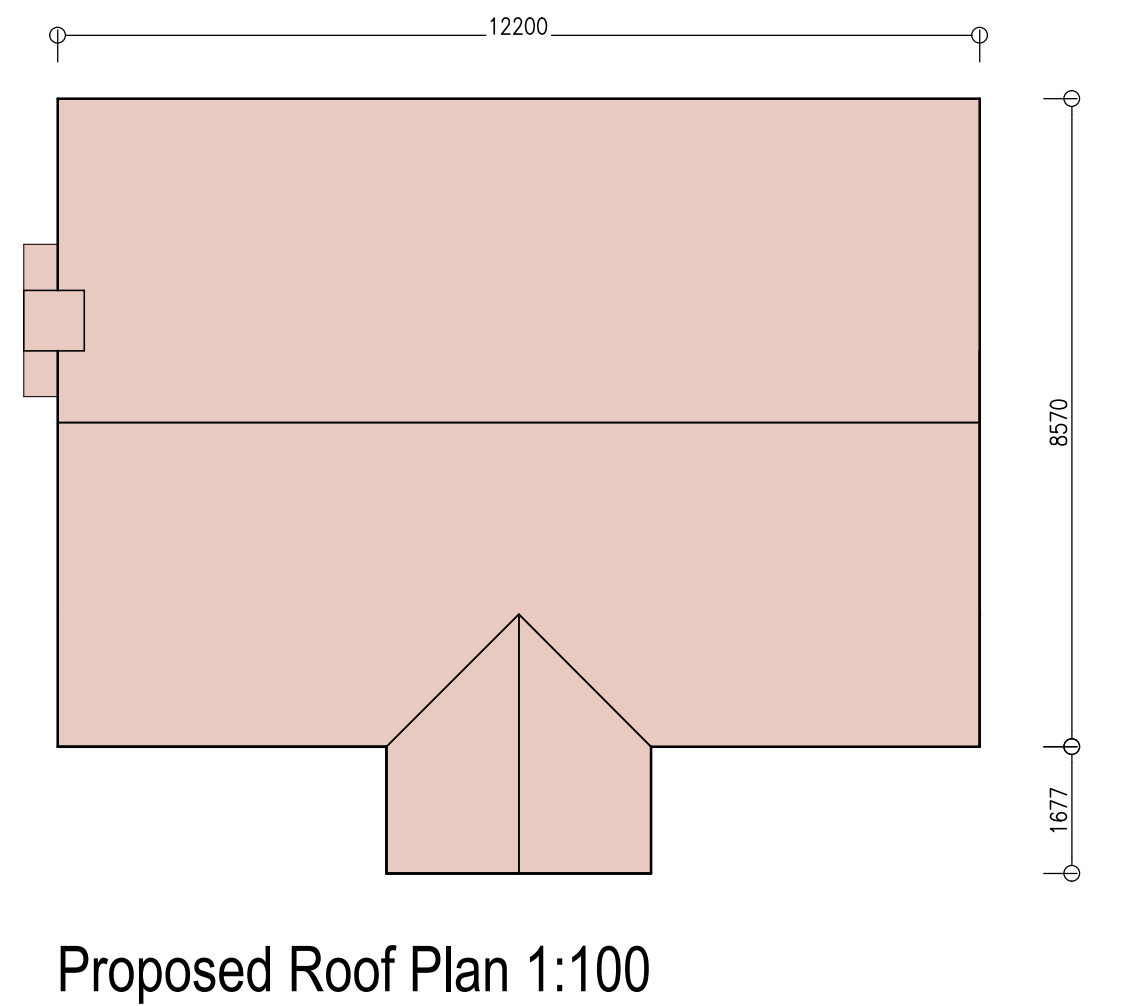
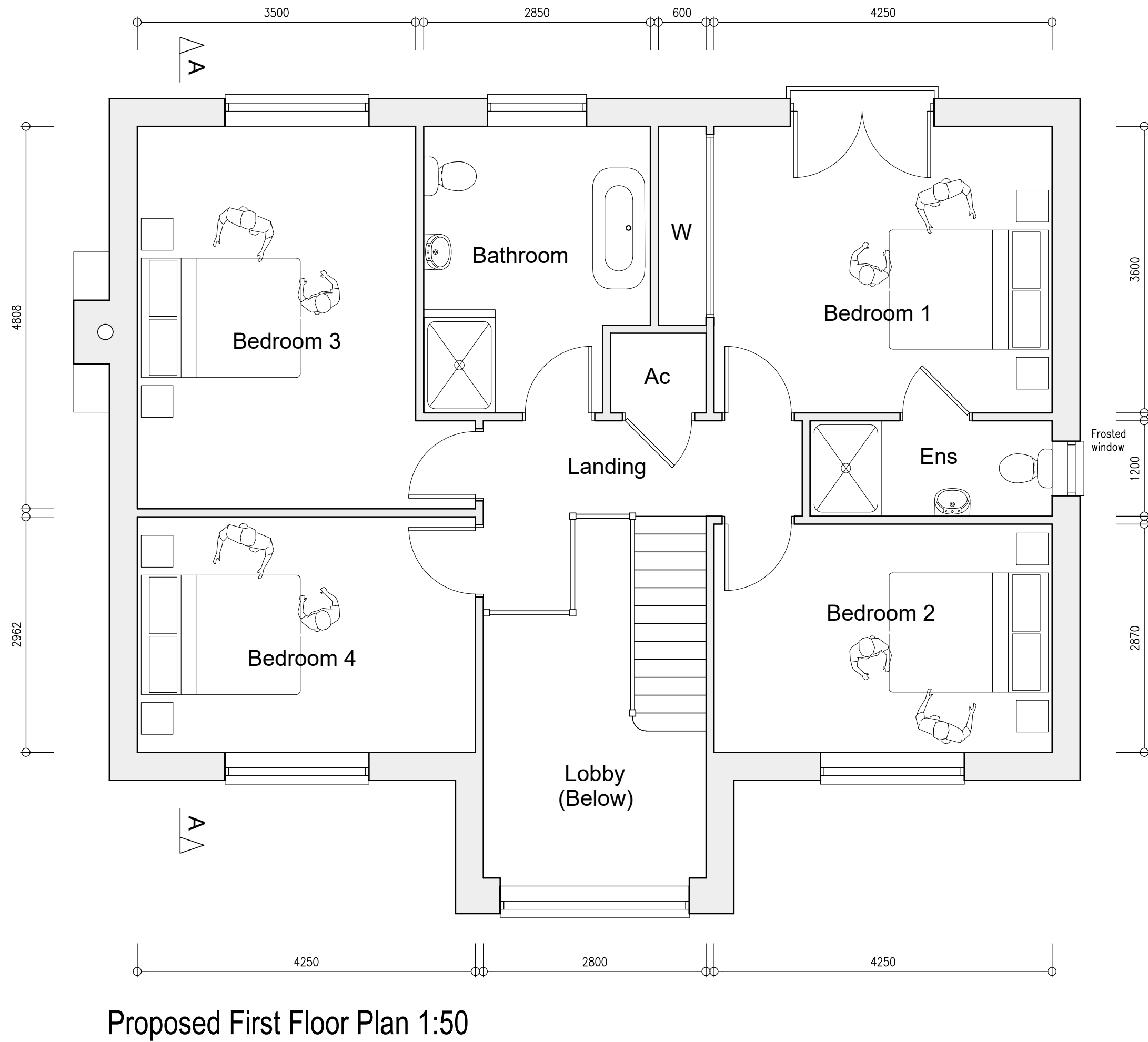
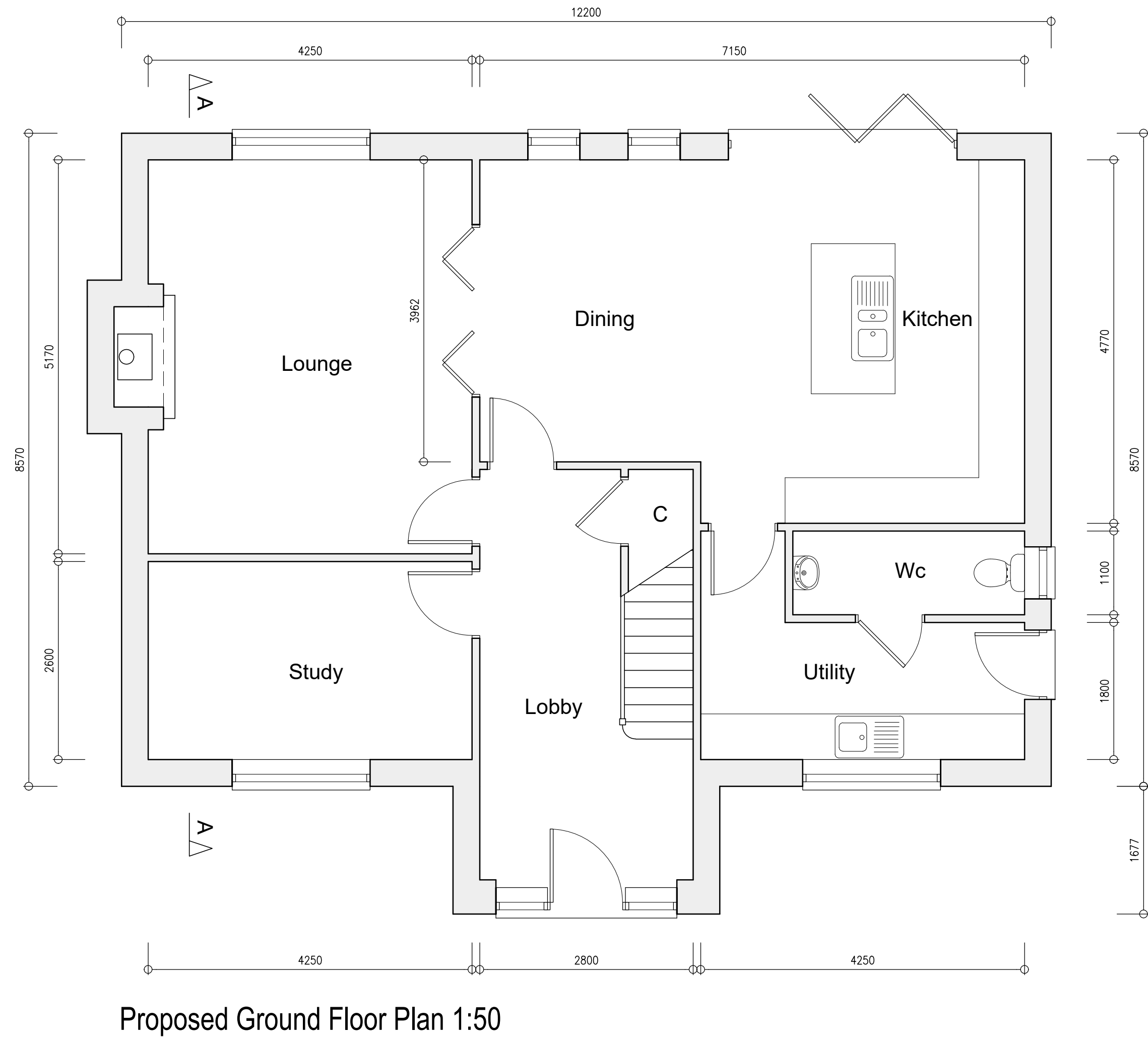
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The Construction (Design and Management) Regulations 2015:

Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.





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CLIENT  
MR C VICK

PROJECT  
PROPOSED 2No. DWELLINGS

SITE  
BUILDING PLOTS NORTH OF:  
WINDY WILLOWS  
CHURCH LANE  
TYDD ST GILES  
PE13 5LG

DRAWING  
PLANNING DRAWING 1 - PLOT 1

JOB NO.	PAPER SIZE	DATE
7154/01C	A1	MAR 2025

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Proposed Front Elevation 1:100

Proposed Side Elevation 1:100

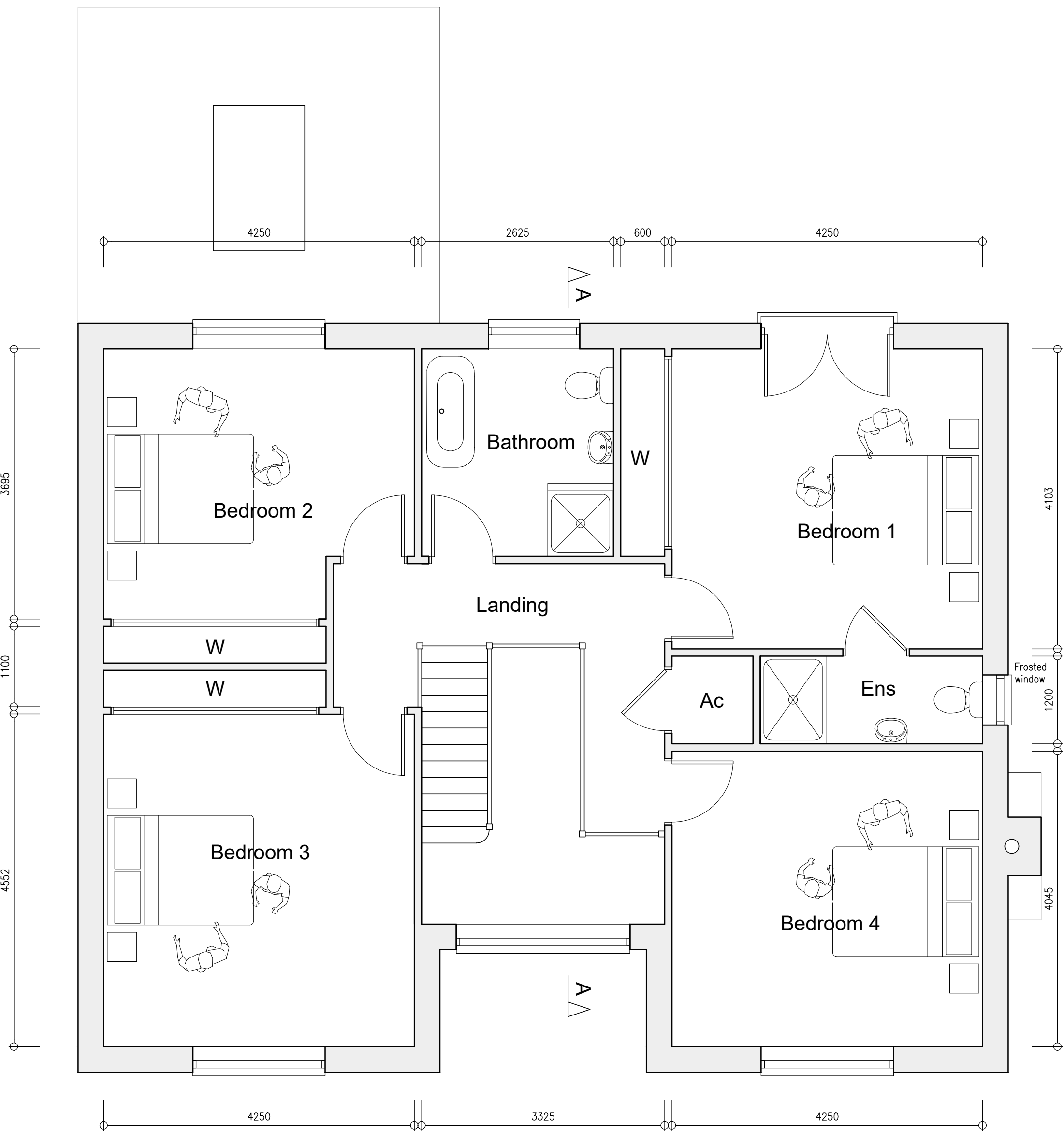
Proposed Rear Elevation 1:100

Proposed Side Elevation 1:100

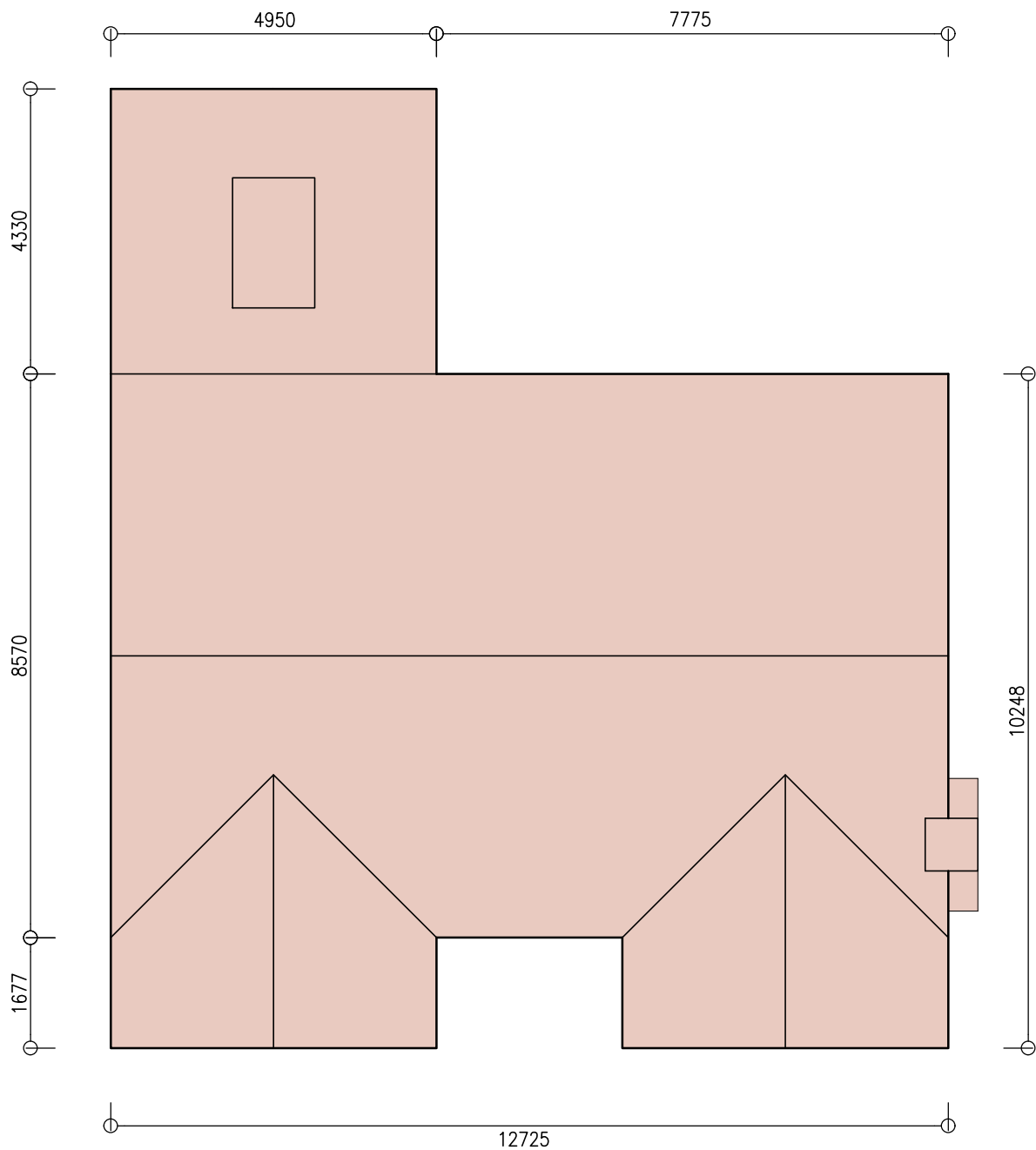
**MATERIALS SCHEDULE:-**  
Bricks: Vondersonden  
Flemish Antique facing  
bricks.  
Roof Tiles: Crest Double  
Pan Tiles, Rustic Red  
roof tiles.  
Windows/Doors:  
Cream UPVC casement.



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Roof Plan 1:100

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CLIENT  
MR C VICK

PROJECT  
PROPOSED 2No. DWELLINGS

SITE  
BUILDING PLOTS NORTH OF:  
WINDY WILLOWS  
CHURCH LANE  
TYDD ST GILES  
PE13 5LG

DRAWING  
PLANNING DRAWING 2 - PLOT 2

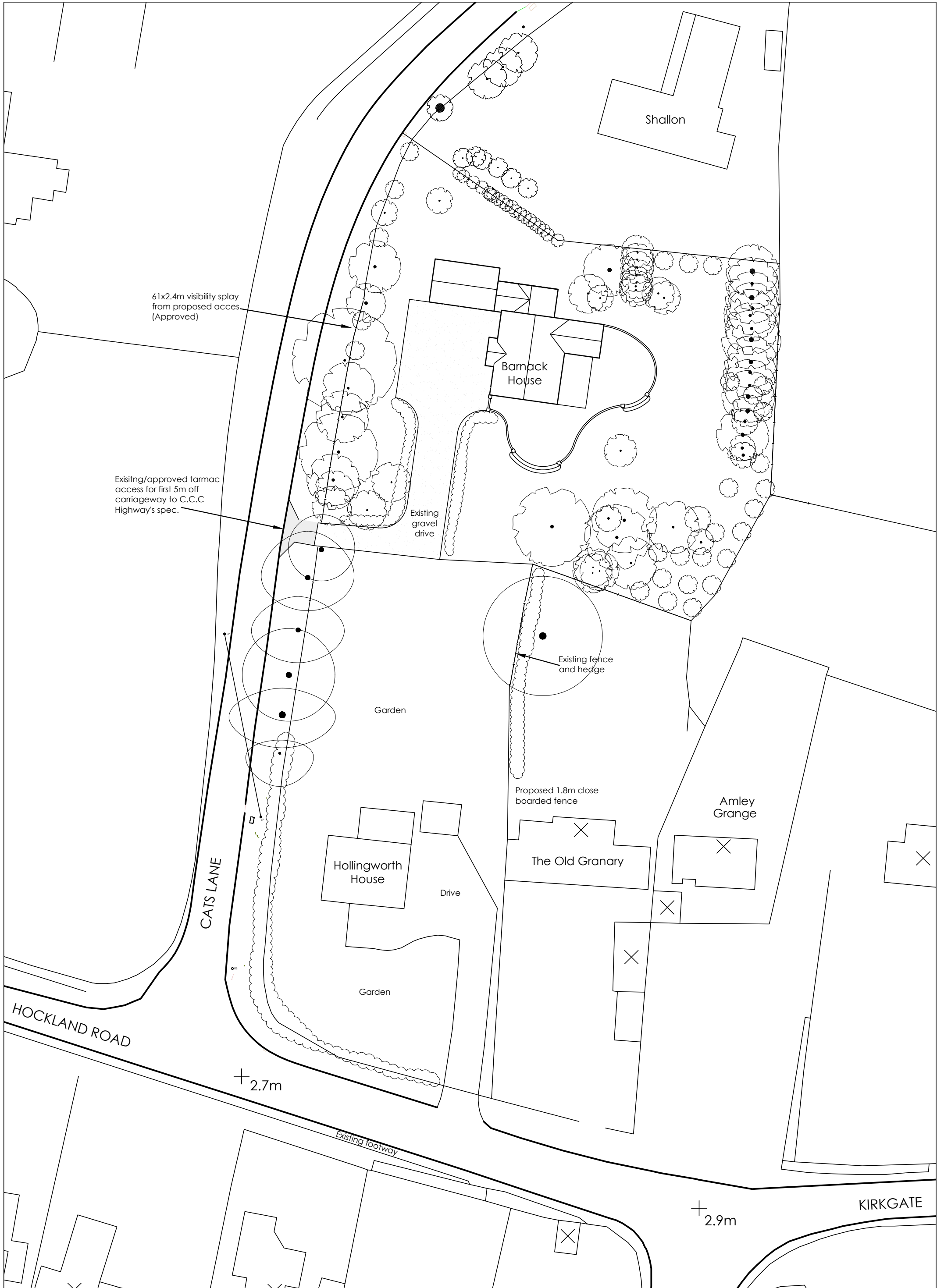
JOB NO. 7154/02C	PAPER SIZE A1	DATE MAR 2025
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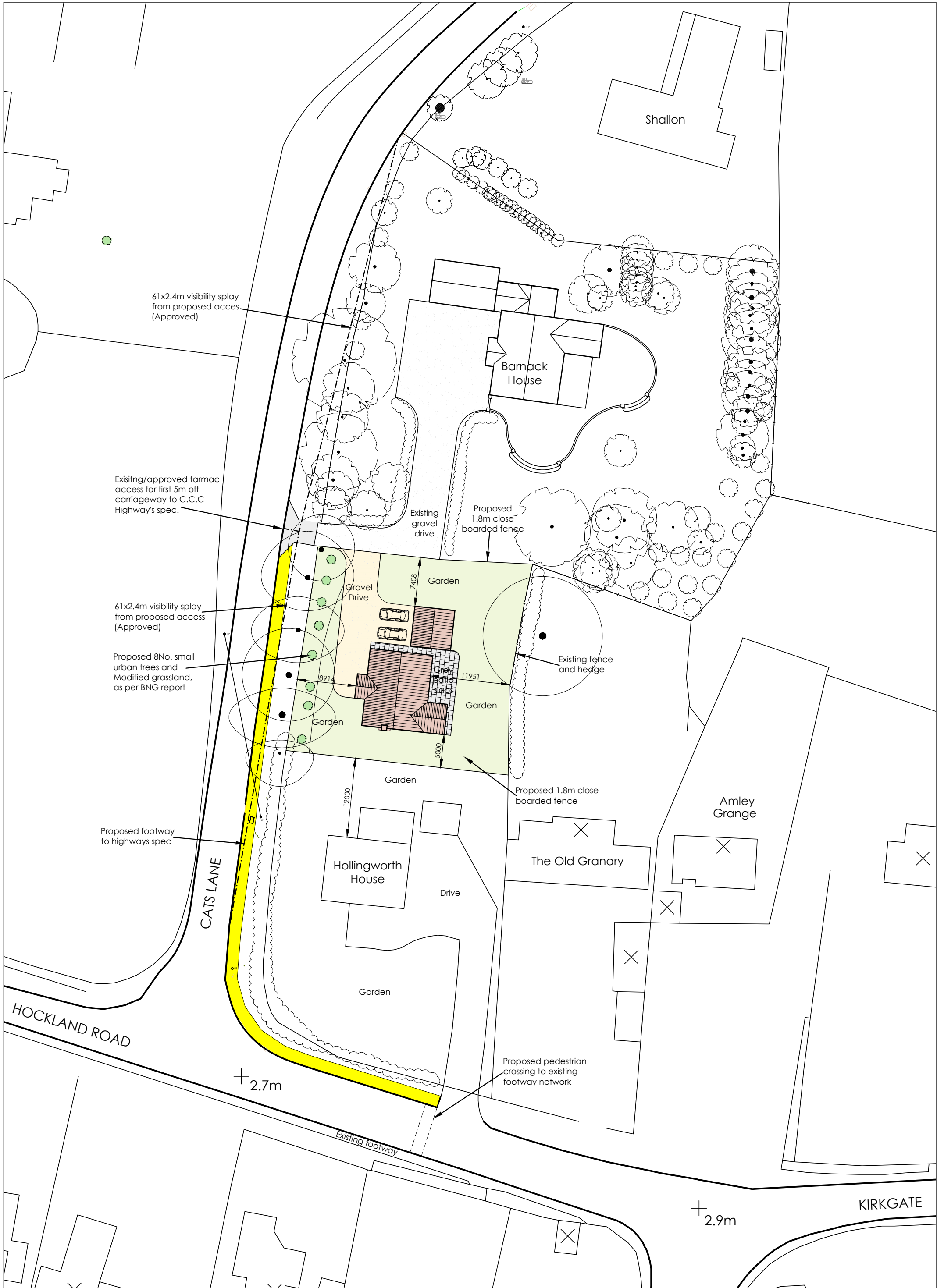
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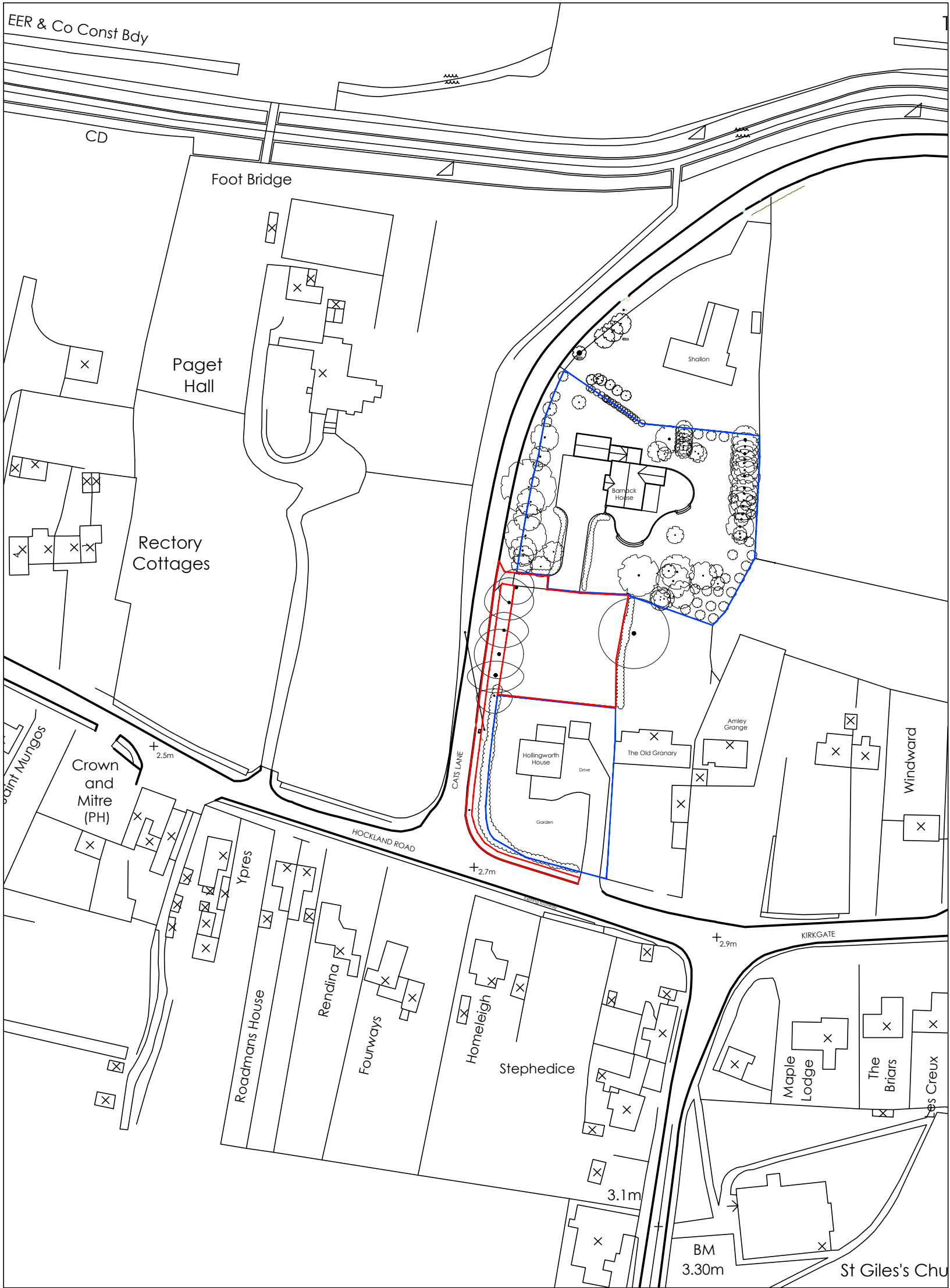




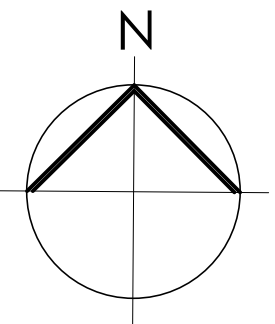
Existing Site Plan 1:500



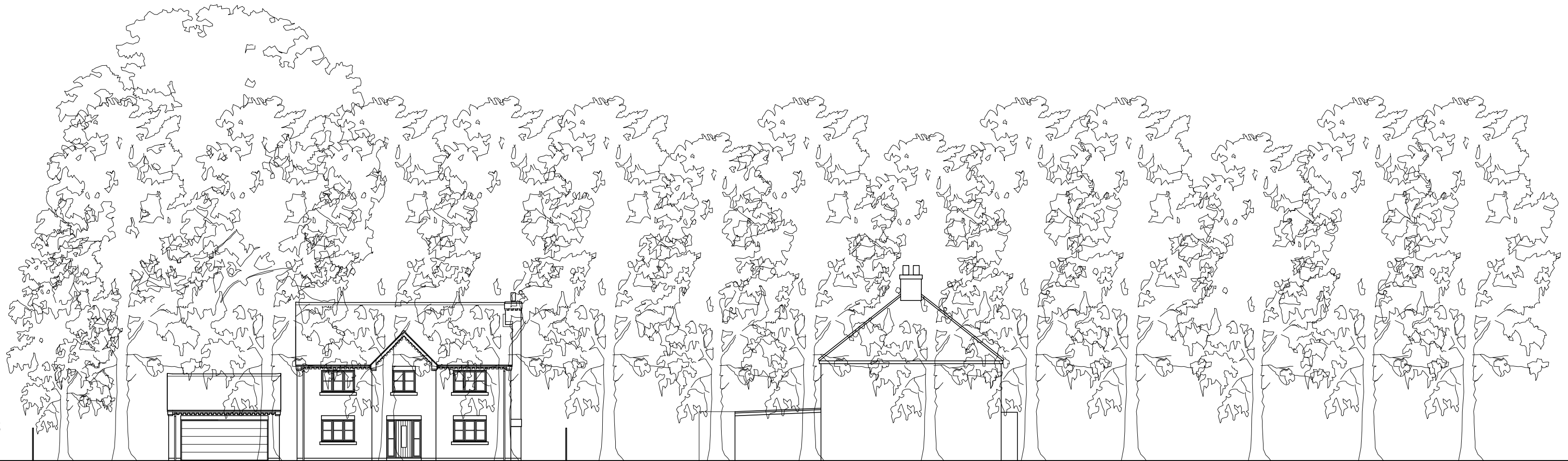
Proposed Site Plan 1:500



Location Plan 1:1250



Proposed Street Scene 1:200



A -  
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CLIENT  
MR B DAWSON

PROJECT  
PROPOSED DWELLING

SITE  
LAND NORTH OF HOLLINGWORTH HOUSE  
HOCKLAND ROAD, FRONTING CATS LANE  
TYDD ST GILES  
CAMBS  
PE13 5LE

DRAWING  
PLANNING DRAWING 1

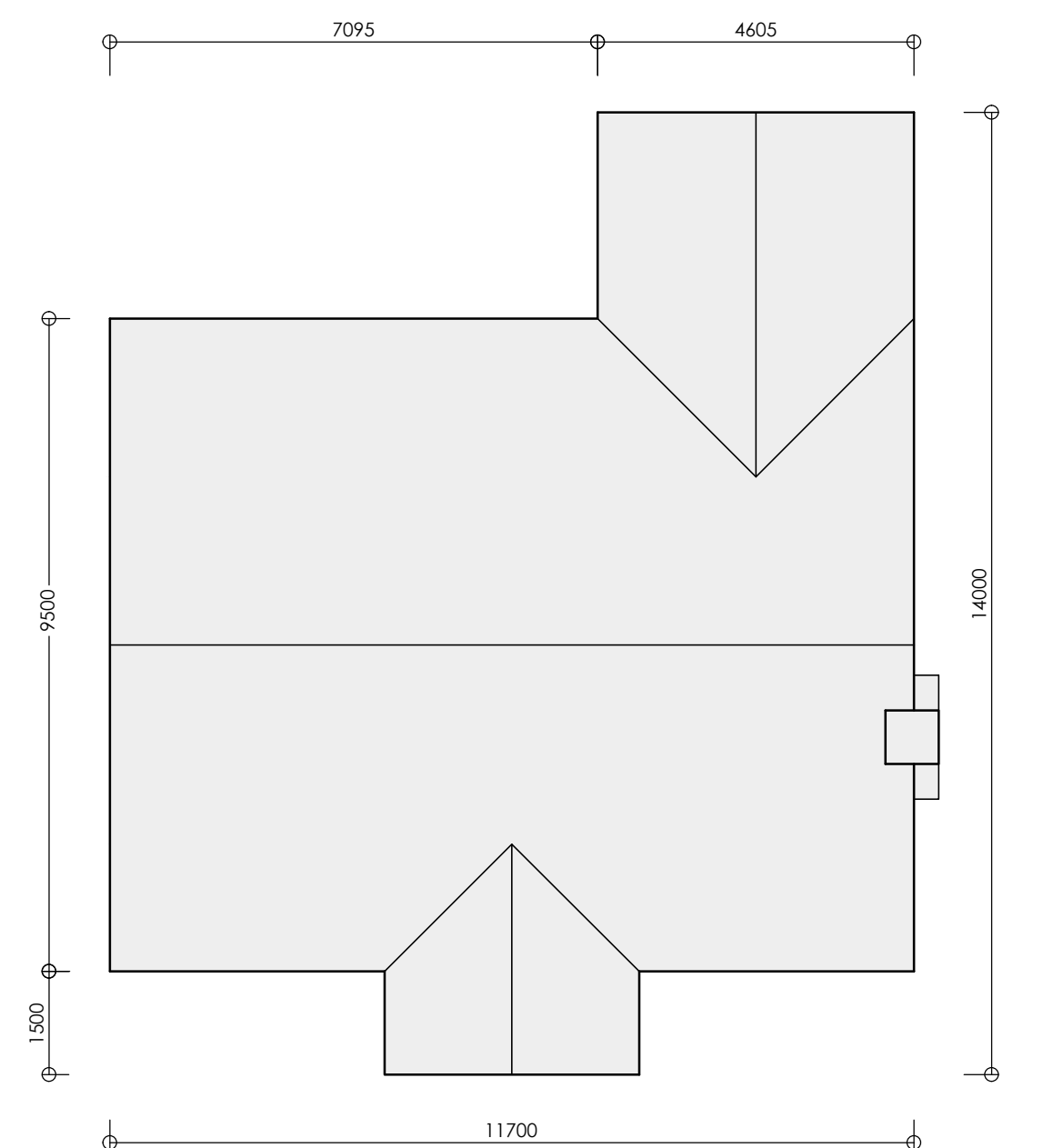
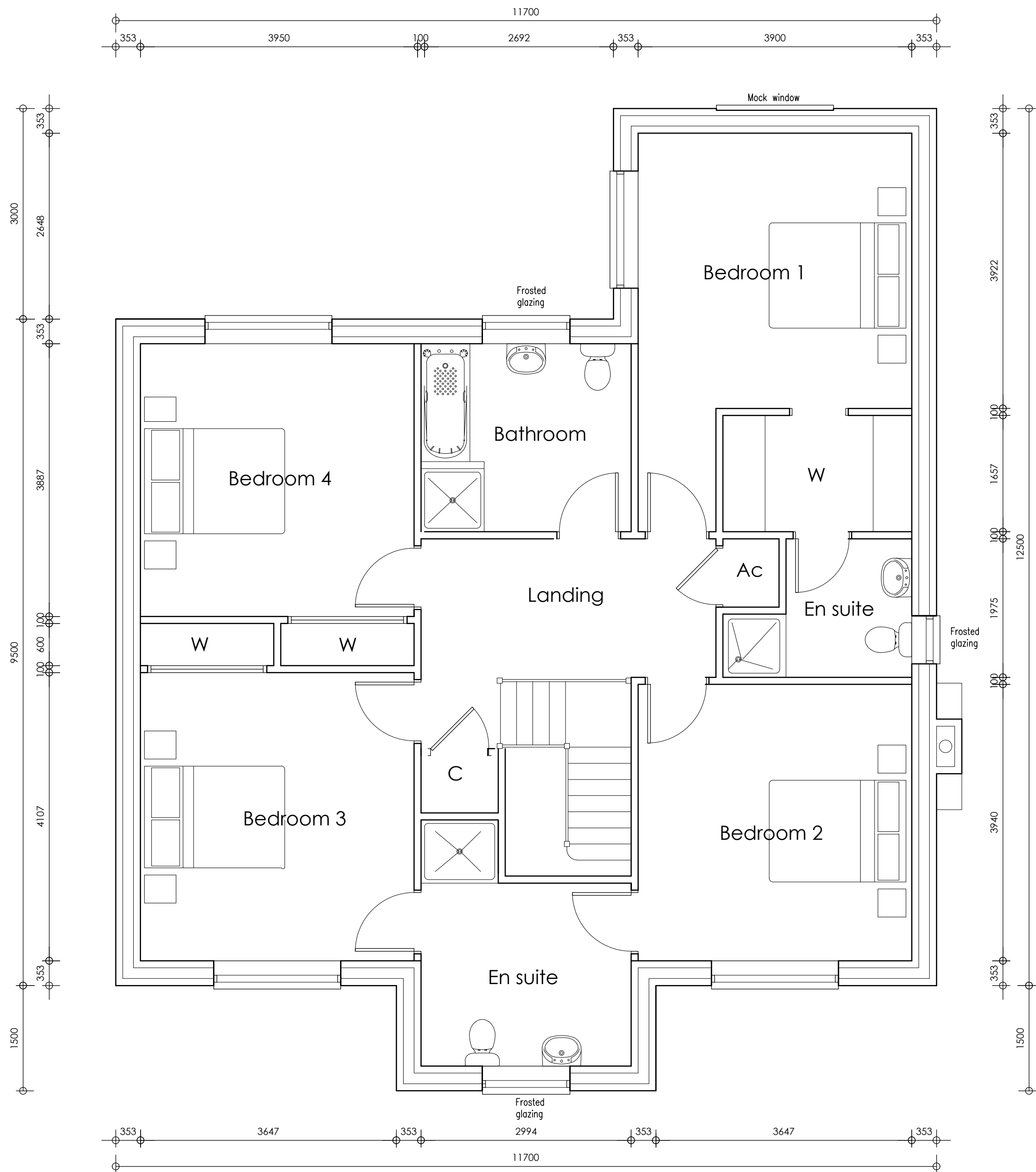
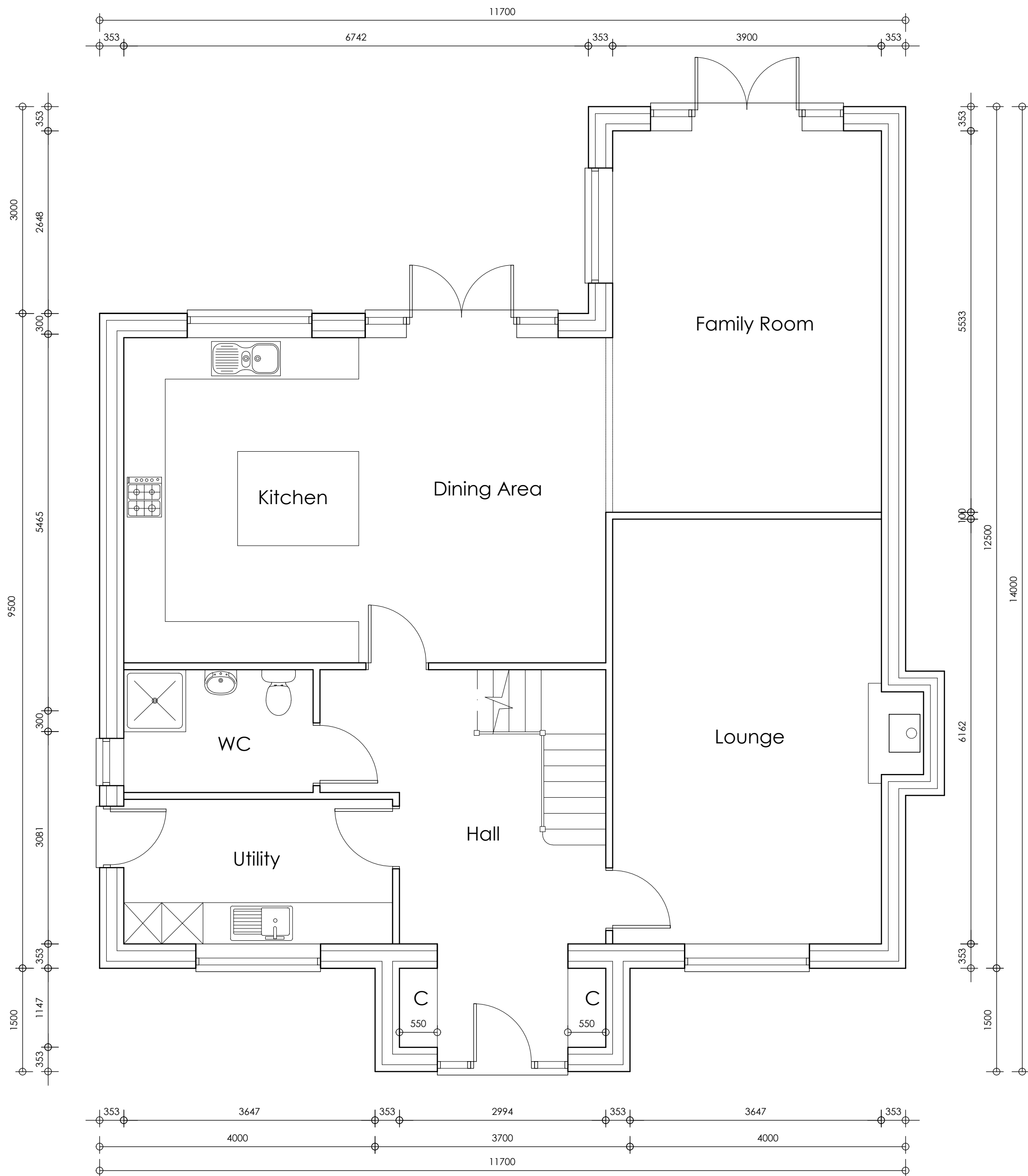
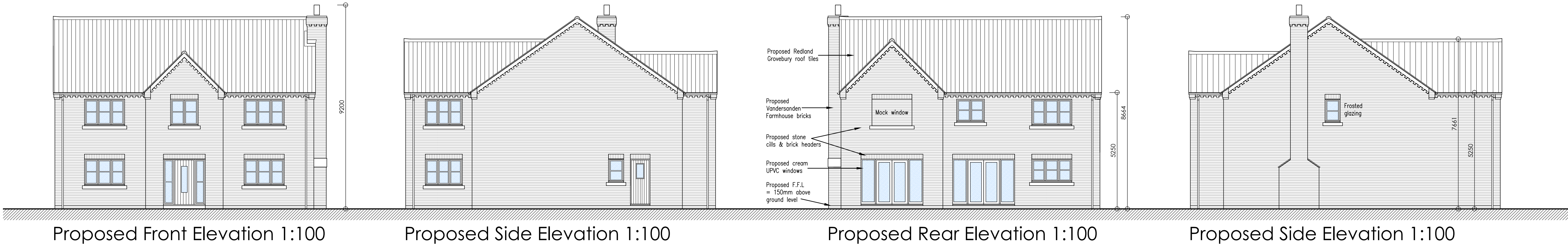
JOB NO. 7140/01J	PAPER SIZE A1	DATE JAN 2025
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A - REVISIONS		
JOB NO.	PAPER SIZE	DATE
7140/02B	A1	JAN 2025
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CLIENT  
MR B DAWSON

PROJECT  
PROPOSED DWELLING

SITE  
LAND NORTH OF HOLLINGWORTH HOUSE  
HOCKLAND ROAD, FRONTING CATS LANE  
TYDD ST GILES  
CAMBS  
PE13 5LE

DRAWING  
PLANNING DRAWING 2

**PHA**

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ASSOCIATES**

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