

Chief Executive:
ALAN PASK
Head of Legal and Committee Services:
PETER MELLOR

BPO

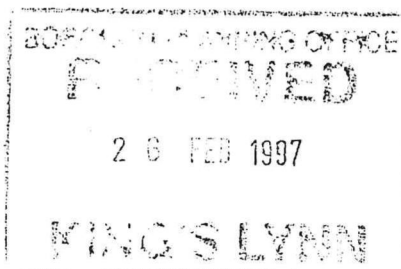
My Ref: T30/1/JC
Your Ref:
Please ask for: Mrs Chapman
Ext: 2276



**LEGAL AND
COMMITTEE
SERVICES**

King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX
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Mr T A Wiles
Sunnyholme
57 Church Road
Emneth
Wisbech, Cambs.



25th February 1997

Dear Sir,

Town and Country Planning (General Permitted Development) Order 1995
Direction made under Article 4(1): Land to the north of Whiteacres, Elmside, Emneth, Wisbech, Cambs.

This letter is to give you notice that the Secretary of State for the Environment has, on 11th February 1997, approved the above-mentioned Direction. The Direction will come into force today, 25th February 1997.

A copy of the Secretary of State's letter is attached.

Yours faithfully,


for Head of Legal and Committee Services

Encl

cc **Borough Planning Officer** and Land Charges

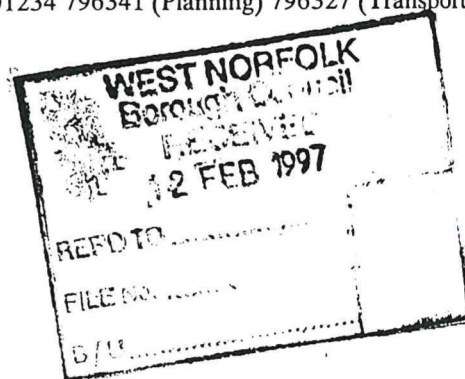




GOVERNMENT OFFICE
FOR EASTERN REGION

Heron House 49-53 Goldington Road Bedford MK40 3LL
Telephone 01234 79 or 01234 79 Fax 01234 796341 (Planning) 796327 (Transport)

Head of Legal and Committee Services
King's Lynn and West Norfolk Borough Council
King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX



Our ref: E1/V2635/2/8/04

Your ref: T30/1/JC/MJC

11 February 1997

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995**

**DIRECTION UNDER ARTICLE 4(1) - LAND WEST OF WHITEACRES, ELMSIDE,
EMNETH, NORFOLK**

1. I am directed by the Secretary of State for the Environment to refer to your letter of 20 September 1996, enclosing a Direction made under Article 4(1) of the above Order which restricts development falling within Class A of part 5 of Schedule 2 of the above Order in respect of the land to the north of Whiteacres, Elmside, Emneth, Norfolk.
2. The Council's reasons for making the Direction have been carefully considered together with plans and photographs. An officer of the Department has visited the site and the Ministry of Agriculture Fisheries and Food has been consulted.
3. It is the Secretary of State's policy to approve the withdrawal of permitted development rights, granted to land and property owners by Parliament under Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, only in exceptional circumstances. The Secretary of State notes that the site in question comprises 2 hectares of flat land which is grassed over, and sparsely planted with plum trees at centres which could accommodate caravans between them. On three sides the site is enclosed by cypress hedges of varying height. The land around the site is used for agriculture and for low key industrial purposes. The area contains residential properties along with glasshouses and storage containers said to contain fireworks. The site is approached by a single grassed track about 13.5 metres wide, which runs alongside an open drainage channel. The track is served from Elmside, a winding lane lacking pedestrian footways. The junction of the track with the lane occurs on a bend where visibility is restricted.

4. The Secretary of State notes that Policy T1 of the adopted Norfolk Structure Plan indicates that development generating higher volumes of traffic will not be permitted where residential amenity will be impaired or where the local highway network is unsuitable to cater for increased traffic movements. There is no adopted local plan for the area. However, Inset Map 110 of the deposited King's Lynn and West Norfolk Local Plan shows the site outside the village boundary for Emneth and in the countryside.

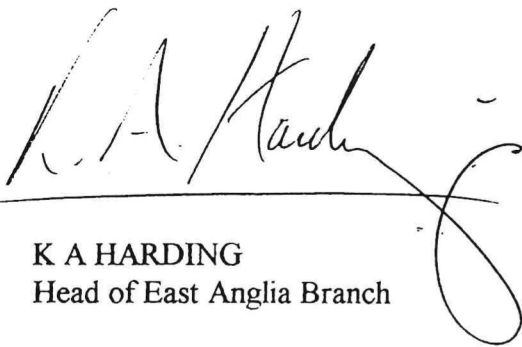
5. The Secretary of State notes that the track is narrow and there is evidence from representations made by residents that increased activity and vehicle movements could create noise and general disturbance and impair residential amenity.

6. The Secretary of State is satisfied from the evidence that the use of the site as a caravan site for seasonal workers would have a detrimental effect on the local amenity. He also considers that because of the restricted visibility at its access point, the use of the site for such purposes could also prejudice highway safety. He therefore accepts that the Council have demonstrated the need to restrict permitted rights and to bring the use under the scope of planning control.

7. For the reasons given above, the Secretary of State, in exercise of his powers under Article 5(1) of the General Permitted Development Order (GDPO), has decided to approve this Direction made under Article 4 (1), and I return herewith one copy endorsed accordingly.

8. The Council's attention is drawn to the provisions of Article 5(11), (12), (13) and (15) of the GDPO, which relate to the service or publication of notice of the Direction.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K A Harding', is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

K A HARDING
Head of East Anglia Branch

BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995****DIRECTION MADE UNDER ARTICLE 4(1)**

WHEREAS the Council of the Borough of King's Lynn and West Norfolk being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land to the north of Whiteacres, Elmside, Emneth being the land shown shaded on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

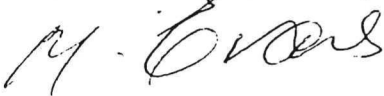
NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

SCHEDULE

The use of land, other than a building, as a caravan site, being development comprised within Class A of Part 5 of Schedule 2 to the said Order and not being development comprised within any other Class.

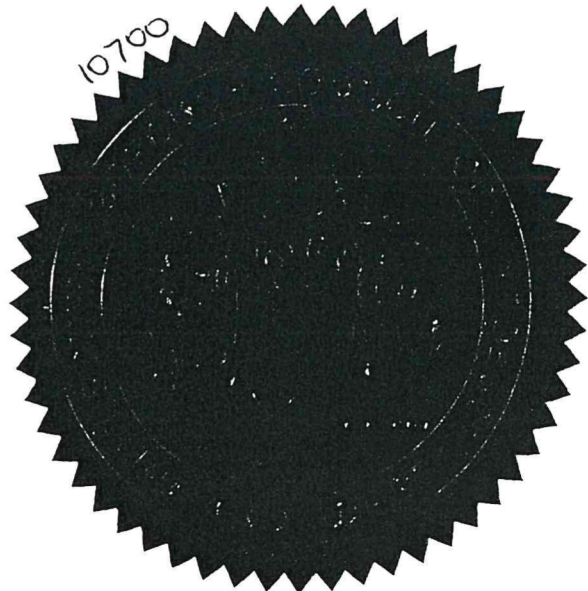
Given under the Common Seal of the Borough Council of King's Lynn and West Norfolk
dated this Eighteenth day of September 1996

The Common Seal of the Council was
affixed to this Direction in the presence of


Mayor



Duly Authorised Signatory



The Secretary of the Environment
hereby certifies that the following is true.

K. A. Hawk

Signed by Secretary
of the Secretary of
State

11 FEBRUARY 1997

600/ART4/011

DIRECTION UNDER ARTICLE 4 (1)

Town & Country Planning (General Permitted Development)
Order 1995

BOROUGH PLANNING

King's Court, Chapel Street
King's Lynn, Norfolk, PE30 1EX
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A plan showing site at:

LAND TO THE NORTH OF WHITEACRES, ELMSIDE, EMMETH

Ref: 2/27

Traced From: TF 4906

Date: 23 JULY 1996

Scale: 1:1250

