

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/2000/CU
Applicant Mr P J Whyman Hill Farm Methwold Road Whittington Kings Lynn PE33 9RX	Received 07 October 2003 Location Hill Farm Methwold Road Whittington Parish Northwold

Details Change of use to livery yard,rural workshops and equestrian shop

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site details of the construction, drainage and surfacing of any parking/turning area shall be submitted to and agreed in writing by the Borough Planning Authority.
- 3) Prior to the commencement of the development hereby permitted the first 5 metres of the access with the B1106 shall be improved and surfaced with bonded material, to the satisfaction of the Borough Planning Authority.
- 4) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the development hereby permitted shall be used only for equestrian related products and for no other use within Class A1 of the said Order.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that any parking/turning area is satisfactorily laid out.
- 3) In the interests of highway safety.
- 4) The use of the development for any other purpose within the said Class is likely to give rise to conditions detrimental to residential amenity and would require further consideration by the Borough Planning Authority.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/2000/CU

Local Plan

Policy 8/7: Development in the countryside

Policy 9/29: Planning applications: general considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
09 December 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

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APPEAL LODGED

APP/V2635/A/03/1135299

16/12/03

APPEAL DISMISSED 12/5/04

Agent Mr P A Sykes
1 St Marys Close
Watton
Norfolk
IP25 6DS

Ref. No. 2/03/1999/O

Received 07-OCT-2003

Location Adjacent 49 Main Road
Parish Methwold

Applicant Mrs J A Griffen
2 Feltwell Road
Methwold Hythe
Thetford
IP26 4QJ

Details Site for construction of bungalow and garage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1 The Development Plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry, organised recreation or tourist facilities or the expansion of existing institutions. No such essential need has been indicated to exist and the proposal is consequently contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2 The proposed development, if permitted would establish an undesirable precedent for similar proposals in respect of other land in the vicinity, to the further detriment of the character and appearance of the countryside.

Jeffrey Cooke
Head of Planning
on behalf of the Council
07-NOV-2003

Checked by:

DEVELOPMENT SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200
Fax: (01553) 616652
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e-mail: borough.planning@west-norfolk.gov.uk

NOTICE OF DECISION - GRANT OF PLANNING PERMISSION

Mr & Mrs J Fysh
15 Church Street
King's Lynn
Norfolk
PE30 5EB

Reference No: 2/03/1998/F

Application
Registered: 7 October 2003

Parish: Snettisham

Details: **Retention of caravan and shed at Fordview 33-34 Shepherds Port Road Snettisham**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The caravan hereby approved shall only be occupied between 1 April and 30 September in any calendar year.
2. At no time shall more than 1 caravan be stationed on the site.

The Reasons being:

1. To ensure that the use of the site and occupation of the caravan is restricted to holiday use only as permanent occupation is inappropriate in this location as the site is within a high flood risk area.
2. To ensure that the occupants are safe in the event of extreme flooding.

NOTE

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan (2008), the remaining saved policies from the Norfolk Structure Plan, 1999, and the saved policies from the King's Lynn & West Norfolk Local Plan, 1998, so far as they are material to the application, to national policy guidance & statements, and to all other material considerations. In this particular case, the following were specific reasons for approving this application:

The proposal has no material impact upon the visual amenity of the area and, subject to a condition restricting occupancy, would not lead to a material increase in the level of flood risk to which occupants of the development would be exposed. The proposal therefore conforms to PPS1 and PPS25.

In approving the application the following Development Plan Policies and national planning policy guidance and statements were identified as being particularly relevant to the proposal:

NATIONAL GUIDANCE

PPS1 - "Delivering Sustainable Development" (2005) sets out overarching policies on the delivery of sustainable development through the operation of the planning system and contains advice on design considerations.

PPS25 - "Development and Flood Risk" (2006) provides advice on land-use planning and flooding considerations.

EAST OF ENGLAND PLAN

Policy SS1: Achieving Sustainable Development - The strategy seeks to bring about sustainable development by applying the guiding principles of the UK Sustainable Development Strategy 2005, the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All:

Policy WAT4: Flood Risk Management - States that the priorities are to defend existing properties from flooding and locate new development where there is little or no risk of flooding.

PLANNING POLICIES

The Norfolk Structure Plan (1999) contains the following policies that are relevant to this application:

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

OTHER GUIDANCE



Executive Director, Development Services
On behalf of the Council
30 March 2010

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

The case officer who dealt with this application was Mr S Ashworth, telephone number 01553 616417.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1997/F
Applicant	Mr & Mrs Smith 65 Shepherds Port Road Snettisham Norfolk	Received	07-OCT-2003
		Expiring	01-DEC-2003
Agent	Mr M C Smith 21 Melrose Drive Fletton Peterborough	Location	65 Shepherds Port Road
		Parish	Snettisham
Details	Continued standing of holiday home		
		Fee Paid	£ .00

Withdrawn
19.10.04

PLANNING PERMISSION

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Agent	J A Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No.	2/03/1996/F
		Received	07 October 2003
		Location	Fen Edge 2 Church Lane
		Parish	Southery
Applicant	Dr & Mrs R W Heighton Fen Edge 2 Church Lane Southery Downham Market PE38 0NE		
Details	Extension to dwelling and detached garage		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 December 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/6: Conserving locally important landscapes.

Policy 4/21: Built Environment Areas.

Policy 8/7: Development in the countryside.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

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Agent	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Ref. No.	2/03/1995/F
		Received	06 October 2003
		Location	83 Leziate Drove Pott Row
Applicant	Mr C Spragg 83 Leziate Drove Pott Row King's Lynn Norfolk	Parish	Grimston

Details **Extension to motor workshop**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The premises shall not be occupied before 0800 hours or after 1800 hours on Mondays to Fridays or 0800 hours to 1300 hours on Saturdays, nor at any time on Sundays or statutory holidays.
- 3) No vehicles shall be worked upon except when it is entirely parked within the building hereby approved.
- 4) No paint spraying or body shop repairs shall take place within any part of the site.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the amenities of the occupiers of nearby residential properties.
- 3) In the interests of the amenities of the occupiers of nearby residential properties.
- 4) In the interests of the amenities of the occupiers of nearby residential properties.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 8/7: Development in the Countryside
Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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Agent	SJA Design 10 Iveagh Close Dersingham Norfolk PE31 6YH	Ref. No. 2/03/1994/F
		Received 06 October 2003
		Location 18 Rainsthorpe
		Parish Kings Lynn
Applicant	Mr V Moyse 18 Rainsthorpe South Wootton King's Lynn Norfolk PE30 3UF	
Details	First floor extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

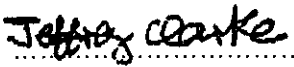
Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/22: Built Environment Areas

Policy 9/29: Planning applications: general considerations


.....
Head of Planning
on behalf of the Council
24 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	D H Williams 72A Westgate Hunstanton King's Lynn Norfolk	Ref. No. 2/03/1993/F
		Received 06 October 2003
		Location 1 Erpingham Court
		Parish Hunstanton
Applicant	Mr & Mrs Prendergast 1 Erpingham Court Hunstanton King's Lynn Norfolk	

Details Two storey and single storey extension to dwelling

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design

Policy ENV.13: Historic Buildings, Archaeology and the Historic Landscape.

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Application: General Considerations.

Cont/....

Jeffrey Clarke

Head of Planning
on behalf of the Council
18 November 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1992/F
Applicant	Mr D Craig Brewhouse Farm Wild Hill Hatfield Herts AL9 6DS	Received	06-OCT-2003
Agent		Expiring	30-NOV-2003
		Location	42 South Beach
		Parish	Heacham
Details	Retention of caravan and shed		
		Fee Paid	£ .00

WITHDRAWN
07.12.04

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1991/F
Applicant	Mrs D F Rogers 38 Devonshire Avenue Long Eaton Nottingham NG10 2EP	Received	06-OCT-2003
		Expiring	30-NOV-2003
Agent		Location	2 South Beach
		Parish	Heacham
Details	Retention of holiday caravan		
		Fee Paid	£ .00

Withdrawn
Oct-04

PLANNING PERMISSION

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Agent	Richard Powles 11 Church Croft Castle Rising King's Lynn Norfolk PE31 6BG	Ref. No. 2/03/1990/F	Received 06 October 2003
		Location 1 Briar Close	Parish Grimston
Applicant	Mr & Mrs Goldsmith 1 Briar Close Grimston Norfolk		
Details	Conservatory extension to dwelling		

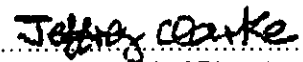
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.


Head of Planning
on behalf of the Council
10 November 2003

Checked by: 

Cont'd...

2/03/1990/F

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV12 - Design

Local Plan

Policy 4/21 – Built Environment Areas

Policy 9/29 – Planning applications: general considerations

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Agent	SJA Design 10 Iveagh Close Dersingham Norfolk PE31 6YH	Ref. No.	2/03/1989/F
		Received	06 October 2003
		Location	Rydal Sandy Lane
Applicant	Mr R Waterson Lynn Arms PH The Street Syderstone Norfolk PE31 8SD	Parish	Docking
Details	Single storey extension to bungalow		

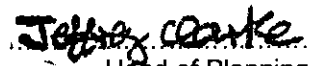
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
06 November 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy ENV.12: Design.

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1988/F
Applicant	M Smith & J Judge Jop-Lyn Massingham Road Castle Acre King's Lynn Norfolk	Received	06-OCT-2003
Agent	Helen Breach Norfolk House Newton Road Castle Acre King's Lynn Norfolk PE32 2AZ	Expiring	30-NOV-2003
		Location	Jop-Lyn Massingham Road
Details	Single storey extension to dwelling	Parish	Castle Acre
		Fee Paid	£ 110.00

Hiltaran 14.11.03.

REFUSAL OF PLANNING PERMISSION

Notice of decision

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Agent	B Burnett 21 Shelduck Drive Snettisham King's Lynn Norfolk PE31 7RG	Ref. No. 2/03/1987/IF
		Received 06 October 2003
		Location Pear Tree Cottage Silt Road
		Parish Nordelph
Applicant	Mr & Mrs Dix Pear Tree Cottage Silt Road Nordelph Norfolk PE38 0BW	
Details	Retention of existing shed	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above **as revised by plans received 10 November 2003** for the following reasons:

- 1) The shed, by virtue of its siting, design and materials of construction is a prominent and incongruous building which is harmful to the character and appearance of the Conservation Area. The development is therefore contrary to the provisions of Policy 4/12 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998 and Policies ENV12 and 13 of the Norfolk Structure Plan (1999).

Jeffrey Clarke

Head of Planning
on behalf of the Council
09 December 2003

Checked by: *NW*.....

NOTE: When refusing this application, the Development Control Board also resolved that enforcement action should be taken, if necessary, to remove the unauthorised development. The unauthorised development should be removed. If it is not, the Council's Enforcement Team will be in contact with you shortly.

PLANNING PERMISSION

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Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1986/CU Received 06 October 2003 Location Rear of 90 Sluice Road Parish Denver
Applicant	Mr & Mrs R Covell 90 Sluice Road Denver Downham Market Norfolk	
Details	Standing of temporary residential caravan for use by family member during construction of extension	


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) This permission shall expire on 31 October 2004, and unless on or before that date application is made for an extension of the period of permission and such application is approved
 - (a) the approved building shall be removed from the application site;
 - (b) the use hereby permitted shall be discontinued;
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

The Reason being:

- 1) To enable the Borough Planning Authority to monitor the impact of the development on the amenities of the locality.


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Head of Planning
on behalf of the Council
29 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1985/F
Applicant	G Palmer 26 Shepherds Port Snettisham Norfolk PE31 7RB	Received	06-OCT-2003
		Expiring	30-NOV-2003
Agent	G Palmer 5 Donegal Close Peterborough PE4 7TH	Location	26 Shepherds Port
		Parish	Snettisham
Details	Retention of holiday caravan, store and wc		
		Fee Paid	£ .00

*Withdrawn
20.03.06*

PLANNING PERMISSION

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Agent**Ref. No. 2/03/1984/D**

Applicant Mr Williamson
10 Vong Lane
Pott Row
King's Lynn
Norfolk

Received 06 October 2003

Location Adjacent to 27 St Andrews Lane
Parish Congham

Details Construction of dwelling house and garage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site a sample panel of the brick and chalk proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 4) The first floor window on the east elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.
- 5) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking shall be provided in accordance with the approved plan surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specified use.
- 6) Before the commencement of any development, a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 7) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 & 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Cont/...

2/03/1984

- 4) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 5) In the interests of highway safety.
- 6) To prevent the increased risk of pollution to the water environment.
- 7) To prevent the increased risk of pollution to the water environment.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/2: Built Environment Areas

Policy 9/29: Planning applications: general considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
10 December 2003

Checked by:

NOTICE OF DECISION

PLANNING SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

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GRANT OF PLANNING PERMISSION

Hastoe Housing Association Ltd
c/o David Futter Associates Ltd
Arkitech House
35 Whiffler Road
Norwich
Norfolk
NR3 2AW

Reference No: 2/03/1983/F

Validated: 3 October 2003

Parish: Brancaster

Details: **Construction of 4 flats at Land between Robin Cottage and The Corner Lodge Main Road Brancaster**

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. Prior to the occupation of any dwelling on the site the area of car parking associated with that dwelling shall be laid out and surfaced to the satisfaction of the Local Planning Authority and shall at all times be retained and made available for that purpose only.
3. Details of eastern boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and such work should be implemented before occupation of any dwelling on site.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the prior written consent of the Local Planning Authority.

The Reasons being:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity and to ensure that the car parking areas are maintained in a good condition.
3. In the interests of visual and residential amenity.
4. In the interests of the appearance of the estate.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

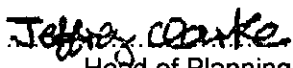
In approving the application the relevant Development Plan Policies were identified as follows:

Structure Plan

Policy CS1: Providing for sustainable development
Policy H8: Housing in the countryside
Policy ENV1: Overall strategy
Policy ENV2: Landscape: protection of designated areas
Policy ENV12: Design

Local Plan

Policy 4/5: Conserving Nationally Designed Landscapes
Policy 4/9: Conserving Ancient Monuments and Sites of Archaeological importance
Policy 4/10: Conserving areas of archaeological interest - evaluation
Policy 4/11: Conserving areas of archaeological interest - recording
Policy 8/8: New dwellings in the countryside
Policy 9/2: Affordable housing in rural areas
Policy 9/29: Planning applications: general considerations


Head of Planning
On behalf of the Council
13 July 2004

Checked by:

Notes

1. This application has been determined in accordance with the application and plans submitted as amended by plan and letter received 16 September 2003 and 15 January 2004.
2. This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

The case officer who dealt with this application was Miss J Wells, telephone number 01553 616232.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Greg Saberton Design 11 Springhead Lane Ely Cambs CB7 4QY	Ref. No. 2/03/1982/F
		Received 03 October 2003
		Location 1 Hundred Foot Bank
		Parish Welney
Applicant	Mr and Mrs A Coggins 1 Hundred Foot Bank Welney Wisbech Cambs	

Details First floor and single storey extensions to dwelling

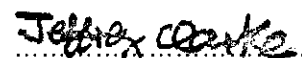
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
29 October 2003

Checked by:

NOTE: Please find attached letter dated 17 October 2003 from the Environment Agency.

To: NPS Property Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

PARTICULARS OF PROPOSED DEVELOPMENT

Location : Denver P C Primary School
Proposal : Classroom Extension
Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the 30 September 2003, as set out by Drawing Nos: 0001 and 0002.

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. Within one year of the occupation of the classroom extension hereby permitted a School Travel Plan shall be proposed and submitted for approval to the Country Planning Authority and thereafter implemented.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. To ensure the proper development of the site.

Continued...

The following policies and proposals in the development plan(s) referred to below are relevant to this decision:

Norfolk Structure Plan 1999

Policy CS 1 – Supports the vitality of urban and rural communities

Policy TP – Supports Travel Plans

Policy ENV 12 – Seeks high standard of design

Borough Council of King's Lynn and West Norfolk Local Plan 2003

Policy SS 23 – Seeks to conserve quality of built environment

Dated this 19 day of November 2003

Signed:



**for Director of Planning and Transportation
Norfolk County Council**

NOTE:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Applicant	Agent	Ref. No.	Received	Expiring	Location	Parish	Details	Fee Paid
Urban	Mrs F Unwin The Old Rectory Moulton Newmarket Suffolk CB8 8SG		2/03/1980/F	03-OCT-2003	27-NOV-2003	Cliffords 44 South Beach	Heacham	Continued siting of mobile home	£ .00

Withdrawn

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Martin Hall Associates 7a Oak Street Fakenham NR21 9DX	Ref. No.	2/03/1979/F
		Received	03 October 2003
Applicant	Mr and Mrs Wagg 22 Back Street Harpley Kings Lynn PE31 8TO	Location	22 Back Street
		Parish	Harpley

Details **Extensions to dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coake
Head of Planning
on behalf of the Council
10 November 2003

Checked by: *[Signature]*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV12 - Design

Local Plan

Policy 4/21 – Built Environment Areas
Policy 9/29 – Planning applications: general conditions

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Martin Hall Associates 7a Oak Street Fakenham NR21 9DX	Ref. No. 2/03/1978/LB
		Received 03 October 2003
Applicant	Abacus Hotels Ltd White Lion House 20 Station Street Swaffham PE37 7LH	Location Knights Hill Hotel Parish Castle Rising
Details	Construction of 20 bed garden apartment and meeting room and laundry room extension to coach house	

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design

Local Plan

Policy 4/19: Development in the Setting of a Listed Building

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations



Head of Planning
on behalf of the Council
26 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Martin Hall Associates 7a Oak Street Fakenham NR21 9DX	Ref. No. 2/03/1977/F
		Received 03 October 2003
Applicant	Abacus Hotels Ltd White Lion House 20 Station Street Swaffham PE37 7LH	Location Knights Hill Hotel Parish Castle Rising
Details	Construction of 20 bed garden apartment and meeting room and laundry room extension to coach house	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Prior to the occupation of the accommodation hereby approved the associated extended parking area shall be provided as per the approved plan and surfaced in a manner previously agreed by the Borough Planning Authority.
- 4) The accommodation hereby approved shall be used as short-term lets not exceeding 6 months and shall not be used as separate units of permanent accommodation.
- 5) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 6) The trees shown on the approved plan to be retained shall be protected from damage before and during construction works by the erection of fencing positioned at the furthest extent of the canopy plus 1 metre or half the height of the tree whichever is the greater or such other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:
 - (a) 1.2 metre high chestnut paling to BS 1722 Part 4 securely mounted on 1.2 metre high timber posts driven firmly into the ground.

Cont/....

- (b) 2.4 metre high heavy duty hoarding securely mounted on scaffold poles.
- (c) some other means which shall previously have been agreed in writing by the Borough Planning Authority.

At no time shall the area within the fence be used for storage of any sort and have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Authority.

- 7) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 8) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, shall be submitted and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To ensure adequate parking provision within the site to cater for the increased level of accommodation.
- 4) To ensure that there is no security of tenure which would create permanent accommodation in this countryside location which would be contrary to planning policy.
- 5) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 6) In the interests of visual amenity and to ensure the retention of trees and hedgerows which make a significant contribution to the local environment and which will enhance the appearance of the development.
- 7) To prevent the increased risk of pollution to the water environment.
- 8) To ensure a satisfactory method of surface water drainage.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design

Local Plan

Policy 4/19: Development in the Setting of a Listed Building

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations



.....
Head of Planning
on behalf of the Council
26 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Scotia Design Associates Ltd The Bungalow Hall Road Walpole Highway Wisbech Cambs	Ref. No.	2/03/1976/F
		Received	02 October 2003
		Location	Hamlin Way Hardwick Narrows
		Parish	Kings Lynn
Applicant	Bond Properties UK Ltd Galleon Rookery Road Clenchwarton Kings Lynn		
Details	Construction of 3 industrial units (Class B1, B2 and B8)		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding details shown on the approved plans, before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any operations on the site, a scheme for the landscaping, at a scale of not less than 1:500 and showing a north point of the development, shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include hedge planting along the southern boundary. Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 4) Notwithstanding details shown on the approved plans prior to commencement of any development on the site, full details of the boundary treatment including location shall be submitted to and agreed in writing with the Borough Planning Authority and shall be implemented in accordance with the details agreed.
- 5) Notwithstanding details shown on the approved plans, prior to commencement of any development on site, the parking and service area layout shall be submitted to and agreed in writing with the Borough Planning Authority. The layout shall include the removal of the second parking bay in front of Unit 2. The development shall be implemented in accordance with the details agreed.

Cont/....

2/03/1976/F

- 6) Prior to commencement of any development on site, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 7) No materials, goods or waste shall be stacked or stored in the open on the site without the prior written agreement of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 4) In the interests of visual amenity.
- 5) In the interests of highway safety.
- 6) To prevent the increased risk of water pollution to the environment.
- 7) In the interests of visual amenity.


Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations


.....
Head of Planning
on behalf of the Council
03 December 2003

Checked by:

Notes:

- i) Please note that the hedge along the southern boundary removed prior to the submission of the planning application is required to be replanted as stipulated in Condition 2.
- ii) Please find attached letter dated 17 October from the Environment Agency.
- iii) Please find attached letter dated 15 October from the Internal Drainage Board.
- iv) Please find attached letter dated 15 October 2003 from Transco

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Kenneth Bush Evershed House 23-25 King Street Kings Lynn PE30 1DU	Ref. No.	2/03/1975/O
		Received	02 October 2003
		Location	Poplar Tree Farm Bailey Lane
Applicant	Mr J Taylor Poplar Tree Farm Clenchwarton Kings Lynn	Parish	Clenchwarton
Details	Site for construction of bungalow		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The development plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry organised recreation or tourist facilities or the expansion of existing institutions. No such essential need has been indicated to exist and the proposal is consequently contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The construction of a bungalow in this location would result in the unacceptable consolidation of existing sporadic development which would unacceptably undermine the character and appearance of this rural area. As such the proposal is contrary to Policies ENV1 and ENV4 of the Norfolk Structure Plan 1999.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1974/CU
Applicant Mr P G King 40 Northgate Hunstanton Norfolk	Received 02 October 2003 Location 40 Northgate Parish Hunstanton
Details	Change of use from residential to guest house and extension of vehicular access

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 5.11.03 subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The rear garden shall be retained as garden and shall not be used at any time as car parking for the guest house hereby approved.
- 3) Notwithstanding the approved plans and prior to any use of the front garden as a parking area, full details of any parking layout (shown on plans at a scale of not less than 1:200) shall be submitted to and agreed in writing by the Borough Planning Authority. The agreed details shall be implemented and thereafter retained.

The Reason being:

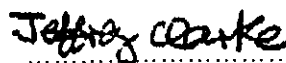
- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities of the occupiers of nearby residential properties in accordance with policy 9/29 of the Borough Council of King's Lynn and West Norfolk Local Plan.
- 3) In the interests of highway and pedestrian safety in accordance with policy 9/29 of the Borough Council of King's Lynn and West Norfolk Local Plan.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

4/12: Development in Conservation Areas
4/21: Built Environment Areas


Head of Planning
on behalf of the Council
21 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1972/F**

Applicant Albanwise Ltd
Hill Farm
Estate Office
Barton Bendish
Norfolk
PE33 9DN

Received 02 October 2003

Location Land to the front of
Barton Bendish Hall
Fincham Road
Parish Barton Bendish

Details **Creation of field access**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The access shall be used for agricultural purposes only.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1971/CU
Applicant Mrs J Bastone 115-117 Gaywood Road King's Lynn Norfolk	Received 02 October 2003 Location 117 Gaywood Road Parish Kings Lynn

Details Siting of static caravan

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) This permission shall expire on 30 November 2008, and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the approved caravan shall be removed from the application site
 - (b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.
- 2) The caravan hereby approved shall only be occupied by a member of the proprietor of the guest house family or their dependants and shall neither be let for guest accommodation nor occupied as a separate unit of accommodation.
- 3) The caravan hereby approved shall be positioned in such a way that the main lounge area is to the northern end and the majority of the windows face west.
- 4) The caravan shall not be separated or sub-divided from the guest house/residence in any way.

The Reasons being:

- 1) To enable the Borough Planning Authority to monitor the impact of the development on the amenities of the locality.
- 2) To reduce the potential for disturbance to occupants of neighbouring residential properties by virtue of increased noise and general disturbance in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) To reduce the potential for over-looking and consequence in loss of privacy to neighbouring residential properties in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 5) To ensure the caravan is accommodation ancillary to the main guest house/residence and not a separate residential unit which in this location would not be acceptable. This is to accord with Policies 9/6 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Cont/....

2/03/1971/CU

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations



.....
Head of Planning
on behalf of the Council
24 November 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1970/F
Applicant	Mrs G Johnson 19 St Peters Street Stamford Lincs PE9 2PQ	Received	02-OCT-2003
		Expiring	26-NOV-2003
Agent		Location	52 North Beach
		Parish	Heacham
Details	Retention of garage and caravan		
		Fee Paid	£ .00

Withdrawn
18/3/5

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Bennett and Co The Old Shop The Street Sporle Kings Lynn PE32 2DR	Ref. No.	2/03/1969/F
		Received	02 October 2003
		Location	Field Barn Melrose Farm
		Parish	Shouldham
Applicant	A C Hipperson Melrose Farm Shouldham Kings Lynn		
Details	Construction of 4 grain storage bins, grain drier and plant building		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/6: Important local landscape.

Policy 9/29: Planning Application: General Considerations.


.....
Head of Planning
on behalf of the Council
20 January 2004

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE	Ref. No. 2/03/1968/F
		Received 02 October 2003
		Location Greyfriars Tower Gardens
Applicant	BCKLWN Kings Court Chapel Street Kings Lynn Norfolk PE30 1EX	Parish Kings Lynn
Details	Re-siting of entrance gates	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 8 December 2003 under cover of letter dated 4 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development full details of the colour scheme to be applied to the gates shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) The works hereby permitted shall be implemented in all respects only in accordance with the details submitted with the application unless agreed in writing by the local planning authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To preserve the character of Greyfriars Tower, which is a Grade I Listed Building and a Scheduled Ancient Monument and the Conservation Area in which it is in accordance with Policy ENV.13 of the Norfolk Structure Plan 1999 and Policies 4/9, 4/12 and 4/19 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) To define the terms of the consent.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.13: Historic Buildings, Archaeology and the Historic Landscape

Cont/....

2/03/01968/F

Local Plan

Policy 4/9: Conserving Ancient Monuments and Sites and Archaeological Importance

Policy 4/12: Development in Conservation Areas

Policy 4/19: Development in the Setting of a Listed Building



.....
Head of Planning
on behalf of the Council
09 February 2004

Checked by:

Note: Please find attached letter from English Heritage dated 28 October 2004.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

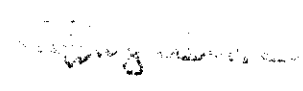
Agent	Ref. No. 2/03/1967/O
Applicant P W R Blake Merolees Elmhurst Drive South Wootton King's Lynn	Received 02 October 2003 Location Merolees Elmhurst Drive Parish South Wootton

Details Site for construction of one chalet bungalow

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The proposed development, if permitted, would be detrimental to the amenities currently enjoyed by the occupiers of nearby and adjacent residential properties, by virtue of additional noise and disturbance created through extra traffic movements, contrary to the provisions of Policy 9/29 of the King's Lynn and West Norfolk Local Plan.


.....
Head of Planning
on behalf of the Council
23 February 2004

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1966/F
Applicant Mr J Sawyer 37 Fendyke Road Emneth Wisbech PE14 8BA	Received 01 October 2003 Location 37 Fendyke Road Parish Emneth
Details	Erection of stables for private use

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the stables and garage building hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 3) Manure heaps should not be placed within 10 metres of any residential property.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.
- 3) In the interests of residential amenity of nearby occupiers.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy CS.7: Development in the Countryside

Policy ENV.1: Overall Strategy

Policy ENV.4: Landscape: Protection of Countryside

Local Plan

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations

Cont/....

2/03/1966/F

Jeffrey Coates
.....
Head of Planning
on behalf of the Council
24 November 2003

Checked by:

Note: Please find attached letter dated 10 October 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent		Ref. No. 2/03/1965/CU
Applicant	D Harmston & D Kinchin Fairview Cottage Birchfield Road Nordelph Norfolk PE38 0BP	Received 01 October 2003 Location Fairview Cottage Birchfield Road Parish Nordelph

Details **Change of use of outbuilding to commercial candle making workshop and office**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The premises shall only be used between the hours of 0830 hours and 1800 hours and at no time on Sundays or Bank Holidays without the written consent of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities of the adjoining occupiers.

Reasons for Grant of Permission


The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations


.....
Head of Planning
on behalf of the Council
08 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk PE31 6BG	Ref. No.	2/03/1964/F
		Received	01 October 2003
		Location	Tall Trees 13 Priory Lane
		Parish	South Wootton
Applicant	Mr & Mrs Picton Tall Trees 13 Priory Lane South Wootton King's Lynn Norfolk		
Details	Conservatory extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke
Head of Planning
on behalf of the Council
18 November 2003

Checked by:

NOTICE OF DECISION

DEVELOPMENT SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

Minicom: (01553) 616705

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

GRANT OF OUTLINE PLANNING PERMISSION

Tudor Homes
c/o Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Reference No: 2/03/1963/O

Validated: 1 October 2003

Parish:

Details: **Site for construction of residential development (modified scheme) at Clenchwarton Road West Lynn King's Lynn**

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
2. Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
3. This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
4. No works shall commence on the site until such time as detailed plans of the roads, footways, sewers, cycleways, foul and surface water drainage have been submitted to and agreed in writing with the Borough Planning Authority and the development shall be implemented in accordance with the details agreed.
5. No works shall be carried out on roads, footways, cycleways, foul and surface water sewers other than in accordance with the specifications of the Borough Planning Authority.
6. Before any dwelling is first occupied, the roads, footways and cycle ways shall be constructed to base course surfacing level from the dwelling to the adjoining County road in accordance with details approved in writing by the Borough Planning Authority.
7. Prior to the first occupation of the development hereby permitted a visibility splay measuring 4.5m x 120m shall be provided to each side of the access where it meets Clenchwarton Road and such splays shall thereafter be maintained free of obstruction exceeding 0.225m above the level of the adjacent carriageway.

8. Prior to the first occupation of the development hereby permitted a footpath measuring 2.0m wide shall be provided on the blue land along the Clenchwarton Road frontage from the western site boundary to the existing footpath at the eastern site boundary.
9. Prior to occupation of the 100th dwelling utilising the Clenchwarton Road entrance an emergency access shall be provided on the blue land linking to Clenchwarton Road to the satisfaction of the Borough Planning Authority
10. Prior to the commencement of any development on the site full details of wheel washing and vehicle cleaning facilities shall be submitted to and agreed in writing with the Borough Planning Authority and such facilities shall be implemented in accordance with the details agreed.
11. Prior to the commencement of any development a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
12. Should contamination be encountered during the groundworks or construction this must be brought to the attention of the Borough Planning Authority immediately and a suitable remediation strategy outlined and agreed in writing with the Borough Planning Authority prior to the commencement of further development.
13. The details of the layout of the site, required to be submitted as reserved matters, shall incorporate a scheme for the landscaping of the development. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority. Any plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the following planting season, with plants of the same species and size.
14. In addition to any general landscaping/amenity requirements, estate open spaces at a standard of not less than 20 sq m per dwelling shall be provided. These areas shall form an integral part of the estate layout and landscaping scheme, having good footpath links. The areas shall be laid out and constructed to the satisfaction of the Borough Planning Authority within 12 months of the commencement of building operations or such longer period as may be agreed in writing. The areas and equipment shall thereafter be retained for that purpose only.
15. The detailed layout required to be submitted as reserved matters shall provide for play areas on the site to the satisfaction of the Borough Planning Authority.
16. Before the start of the development hereby approved full details of the long-term maintenance arrangements for the open spaces and play areas on the estate shall be submitted to and approved in writing by the Borough Planning Authority. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to the specific arrangements and timing with a named contractor and/or local residents organisations.
17. No development shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a scheme of investigation which has been submitted to and agreed in writing with the Borough Planning Authority. In addition, development shall not take place within the site until a formal legal contract with an archaeological contractor has been submitted to and agreed in writing with the Borough Planning Authority. Such a contract will deal with all the details contained in the approved detailed written scheme of investigation including post-excavation assessment, analysis, archiving and publication of results.
18. Prior to the occupation of any dwelling or another period to be agreed in writing with the Borough Planning Authority, fire hydrants shall be provided to the written satisfaction of the Borough Planning Authority.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the prior consent of the Borough Planning Authority.
20. Before any construction commences a noise insulation scheme shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall specify:

- (i) How noise levels inside the residential properties shall not exceed 40dB(A)(60 min LAEQ) in any habitable room between 0700 and 2300 hours and 30 dB(A)(5 min LAEQ) in any bedroom between 2300 and 0700 hours measured or calculated with the windows closed and the trickle vents open;
- (ii) How noise levels within the gardens of the residential premises on the site shall not exceed 55 dB(A)(60 min LAEQ).

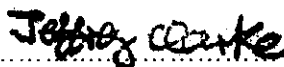
The Reasons being:

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and the landscaping of the site, in the interests of amenity and road safety, in accordance with Policy 9/29 of the Local Plan.
3. This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and the landscaping of the site, in the interests of amenity and road safety, in accordance with Policy 9/29 of the Local Plan.
4. To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy 9/29 of the Local Plan.
5. To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy 9/29 of the Local Plan.
6. To ensure satisfactory development in accordance with Policy 9/29 of the Local Plan
7. In the interests of highway safety in accordance with Policy 9/29 of the Local Plan.
8. In the interests of highway safety in accordance with Policy 9/29 of the Local Plan.
9. In the interests of highway safety in accordance with Policy 9/29 of the Local Plan.
10. To prevent extraneous material being deposited on the highway in accordance with Local Plan Policy 9/29.
11. To protect the amenity of future occupiers of the site in accordance with Policy 9/22 of the Local Plan.
12. To protect the amenity of future occupiers of the site in accordance with Policy 9/22 of the Local Plan.
13. To ensure that the development is properly landscaped in the interests of visual amenity of the locality, in accordance with Policy 9/29 of the Local Plan.
14. In the interests of the appearance of the estate in accordance with Policy 9/29 of the Local Plan.
15. To ensure a satisfactory development and to ensure a satisfactory environment for residents in accordance with Policy 9/29 of the Local Plan.
16. To ensure long term maintenance arrangements in the interests of the appearance of the estate in accordance with Policy 9/29 of the Local Plan.
17. To enable a proper archaeological survey of the site to be carried out and items of interest recorded in accordance with Policies 4/10 and 4/11 of the Local Plan.
18. To ensure the satisfactory provision of fire hydrants on the site in accordance with Policies 9/24 and 9/29 of the Local Plan.
19. In the interests of the appearance of the estate, in accordance with Policy 9/29 of the Local Plan.
20. To protect the amenities of future occupiers of the proposed dwellings.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

In approving the application the relevant Development Plan Policies were identified as follows:


Head of Development
On behalf of the Council
15 May 2006

Checked by:

Notes

1. Please see letter dated 27 January 2004 from the Environment Agency
2. Please see letter dated 17 December 2003 from the Internal Drainage Board
3. Please see letter dated 12th November 2003 from Anglian Water
4. Please see letter dated 23 October 2003 from Norfolk Constabulary.
5. This application has been determined in accordance with the application and plans submitted as amended by letter dated 11 December 2003 and plan (Rev A), letter dated 13 January 2004 and Traffic Assessment and letter dated 29 January 2004 and Flood Risk Assessment.
6. This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

The case officer who dealt with this application was Mr D Parkin, telephone number 01553 616468.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1962/F
Applicant	Mr C Sharp 2 Church Road Emneth Nr Wisbech Cambs	Received	01-OCT-2003
		Expiring	25-NOV-2003
Agent		Location	Plot 116 The Beach
		Parish	Snettisham
Details	Continued siting of caravan		
		Fee Paid	£ .00

WITHDRAWN
08-12-04

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1961/F
Applicant	Mrs E J Fletcher Ebenezer Cottage Watery Lane King's Lynn Norfolk PE32 1BQ	Received	01-OCT-2003
		Expiring	25-NOV-2003
Agent		Location	61 The Beach

Parish Snettisham

Details Continued siting of caravan and shed

Fee Paid £ .00

Withdrawn 3/3/04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent David Trundle Design Services
White House Farm
Tilney All Saints
King's Lynn
Norfolk
PE34 4RU

Ref. No. 2/03/1960/F

Received 01 October 2003

Location 6 Nursery Way
Pott Row

Parish Grimston

Applicant Mr & Mrs Hunt
6 Nursery Way
Pott Row
King's Lynn
Norfolk
PE32 1DQ

Details Single storey extension to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

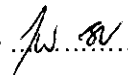
Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
10 November 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Local Plan

Policy 4/21 – Built Environment Areas
Policy 9/29 – Planning applications: general considerations

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Signs by Morrell Tarran Way South Tarran Industrial Estate Moreton Wirral CH46 4TP	Ref. No. 2/03/1959/LB Received 01 October 2003 Location 37 High Street Parish Kings Lynn
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Applicant MM02
Chester Road
Preston Brook
Runcorn
WA7 3QA

Details Illuminated fascia sign and non-illuminated projecting sign

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as modified by plans received 24 November 2003 and letter dated 21 November 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/12: Development in Conservation Areas

Policy 4/16: Alteration to Listed Buildings: Preservation of Character

Policy 4/21: Built Environment Areas

Policy 9/34: Advertisements



.....
Head of Planning
on behalf of the Council
24 November 2003

Checked by:

Note: The projecting sign as erected does not correspond with the approved plans and should be removed, and replaced by the approved signage as soon as possible.

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Signs by Morrell Tarran Way South Tarran Industrial Estate Moreton Wirral CH46 4TP	Ref. No. 2/03/1958/A
		Received 01 October 2003
		Location 37 High Street
		Parish Kings Lynn

Applicant MM02
Chester Road
Preston Brook
Runcorn
WA7 3QA

Details Illuminated fascia and non-illuminated projecting sign

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **as modified by plans received 24 November 2003 and letter dated 21 November 2003 and subject to compliance with the Standard Conditions set out overleaf.**

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/12: Development in Conservation Areas

Policy 4/16: Alteration of Listed Buildings: Preservation of Character

Policy 4/21: Built Environment Areas

Policy 9/34: Advertisements



.....
Head of Planning
on behalf of the Council
24 November 2003

Checked by:

Note: This approval is retrospective. The hanging sign as installed does not comply with the approved plans and should be removed.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1957/F
Applicant	T R Lidgard 208 Smeeth Road Marshland St James Norfolk PE14 8JB	Received	01-OCT-2003
		Expiring	25-NOV-2003
Agent		Location	40 North Beach
		Parish	Heacham
Details	Retention of caravan and bunker		
		Fee Paid	£ .00

Withdrawn
4.1.05

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1956/F
Applicant C K Lai 1 Centre Point Fairstead King's Lynn Norfolk	Received 01 October 2003
	Location 1 Centre Point Parish Kings Lynn

Details Installation of extraction flue

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 23 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Noise levels at the site boundaries shall not exceed 51dB(A) Leq (60 mins) between 7am and 11pm and 51dB(A) Leq (5 mins) between 11pm and 7am measured at the site boundary in accordance with BS142/97.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In order to protect the amenities of occupiers of nearby properties, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
06 January 2004

Checked by:

Note: Please contact the Council's Environmental Protection Unit with regard to Condition 2 and to the specification of the internal installation of the extraction system.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1955/F
Applicant	BCKLWN Kings Court Chapel Street King's Lynn Norfolk PE30 1EX	Received	01-OCT-2003
		Expiring	25-NOV-2003
Agent	BCKLWN Property Services Manager	Location	Seagate Touring Caravan Site South Beach Road
		Parish	Hunstanton
Details	Continued use of land for standing of holiday caravans		
		Fee Paid	£ 110.00

Withdrawn

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Border Oak Design & Construction Ltd Kingsland Sawmills Kingsland Leominster Herefordshire HR6 9SF	Ref. No. 2/03/1954/D
		Received 02 October 2003
		Location Land east of 33A Well Creek Road
		Parish Outwell
Applicant	Mr A J Old 3 Edward House Royal Earlswood Park Redhill Surrey RH1 6	

Details Construction of 3 houses and garages

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission **subject to compliance with the following additional conditions:**

- 1) Notwithstanding the submitted information, the specific details relating to external materials to be used in the construction of each dwelling hereby approved shall be submitted to and approved by the Borough Planning Authority in writing.
- 2) Prior to the first occupation of the development hereby permitted a 2 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's Baldwins Drove roadside frontage. The parallel visibility splay shall thereafter be maintained free from any obstruction exceeding 1 metre above the level of the adjacent highway carriageway.
- 3) Prior to the first occupation of the development hereby permitted the proposed access, on-site parking and turning area shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

The Reasons being:

- 1) In the interests of the appearance of the development and the area in general.
- 2) In the interests of highway safety.
- 3) To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

Jeffrey Clarke

Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Cont'd...

Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/01/1663/O.

Note – Please find attached letter dated 10.10.03 from the Environment Agency.

Note – Please find attached letter dated 21.10.03 from the Middle Level Commissioners.

Note - This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at West Area Office, Poplar Avenue, Saddlebow, King's Lynn PE34 3AQ Telephone 01553 778000.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy H7: Housing in 'other' villages

Policy ENV/12: Design

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	M Gibbons 22 Collins Lane Heacham King's Lynn Norfolk	Ref. No.	2/03/1953/F
		Received	30 September 2003
		Location	3 Earl Close
		Parish	Dersingham
Applicant	T P Hannabuss 3 Earl Close Dersingham Norfolk		
Details	Extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design.

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke
Head of Planning
on behalf of the Council
17 November 2003

Checked by: *[Signature]*

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1951/F
Applicant	Mr K Jermyn 45 Crofton Road Ipswich IP4 4QP	Received	30-SEP-2003
		Expiring	24-NOV-2003
Agent		Location	100 The Beach
		Parish	Snettisham
Details	Retention of holiday caravan and shed		
		Fee Paid	£ .00

WITHDRAWN

09 / 12 / 04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr C R Lewis St Edmunds House 10 Northgate Hunstanton King's Lynn Norfolk	Ref. No. 2/03/1950/F
		Received 30 September 2003
		Location 3 Church Close
		Parish Hunstanton
Applicant	Mrs J Oliver 3 Church Close Hunstanton King's Lynn Norfolk PE36 6BE	

Details **Creation of vehicular access**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Only the 3 metre section of wall shown in the approved plan shall be removed to create the vehicular access hereby approved. The other areas of wall along the frontage shall be retained as existing.
- 3) Within one month of the wall being removed, the access and parking areas shall be laid out and constructed in accordance with details that shall have previously been agreed in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent and in the interests of the character and appearance of the conservation area in accordance with Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) To ensure a satisfactory layout and access into the site, in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

2/03/1950/F

Local Plan

Policy 4/12: Development in Conservation Areas

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
21 November 2003

Checked by:

Note:

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Ref. No. 2/03/1949/F
		Received 30 September 2003
		Location 5 Rosecroft
		Parish South Wootton
Applicant	Mr & Mrs R Barton 5 Rosecroft South Wootton King's Lynn Norfolk	
Details	Extension and alteration to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke....
Head of Planning
on behalf of the Council
18 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Paul Strickland Sureplan (Norfolk) Ltd P O Box 3047 Norwich NR4 7WQ	Ref. No.	2/03/1948/F
		Received	30 September 2003
		Location	The Chestnuts Salts Road
Applicant	Mr J Partridge The Chestnuts Salts Road West Walton Wisbech PE14 7EJ	Parish	West Walton

Details **First floor extension to dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1947/F
Applicant	Mr & Mrs Bunting 51 Greyfriars House Hillington Square King's Lynn Norfolk PE30 5HX	Received	30-SEP-2003
		Expiring	24-NOV-2003
Agent	J Bunting Dixon The Limes Station Road Burstton Diss IP22 5UB	Location	Julyn 41A Bank Road Shepherdsport
		Parish	Snettisham
Details	Continued siting of caravan		
		Fee Paid	£ .00

Withdrawn
22/11/04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Michael E Nobbs Viking House 39 Friars Street King's Lynn Norfolk PE30 5AW	Ref. No. 2/03/1946/F
		Received 30 September 2003
		Location Seleta Winch Road
		Parish Gayton
Applicant	Coparek Ltd School Road Middleton King's Lynn Norfolk	

Details Construction of house and garage after demolition of existing bungalow

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
05 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas

Policy 8/9: Replacement dwellings in the countryside

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Greg Garland The Old School Burnham Market Kings Lynn PE31 8HL	Ref. No.	2/03/1945/CU
		Received	03 October 2003
		Location	Wallington Hall
		Parish	Runcion Holme
Applicant	Mr and Mrs A Luddington Wallington Hall Runcion Holme Kings Lynn PE33 0EP		

Details **Conversion of outbuilding to dwelling**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 4) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.

Cont'd...

2/03/1945/CU

- 3) To protect the amenity of future occupiers of the site.
- 4) To protect the amenity of future occupiers of the site.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 8/6:

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Ref. No. 2/03/1944/F
		Received 29 September 2003
		Location 11A Goshold Park Bullock Road Hay Green
Applicant	Mrs & Mrs Aldin 22 Saddlebow Caravan Park King's Lynn Norfolk PE34 3RA	Parish Terrington St Clement

Details Construction of residential dayroom and facilities building

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of a dayroom and facilities building hereby approved shall be as ancillary accommodation to the residential mobile homes occupying the site, and shall not be occupied as a separate residential unit.
- 3) Before the start of any development on the site, full details of all external facing and roofing materials to be used in the construction of the dayroom building shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicants' need for additional accommodation and to clarify the terms of this permission.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	A Parry Delamere Limne Kiln Road Gayton King's Lynn PE32 1QT	Ref. No.	2/03/1943/F
		Received	29 September 2003
		Location	Lynn Road
		Parish	West Rudham
Applicant	Lynconstruct Ltd Mill Field Mill Road Chalfont St Giles Bucks		

Details Construction of dwelling house

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Reasons for Grant of Permission


The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy H.7: Housing in 'Other' Villages

Local Plan

Policy 4/21: Built Environment Areas
Policy 9/29: Planning Applications – General Considerations


Head of Planning
on behalf of the Council
23 December 2003

Checked by:

Note: The vehicle access shown on the plans does not line up with the lowered kerbs on site and may need to be amended accordingly.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1942/F
Applicant	Mr T H Asker 51A Broad Street Stamford Lincs	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent	Mr J Goodliffe Pingle Barn Newstead Lane Belmsthorpe Stamford Lincs	Location	43 The Beach
		Parish	Snettisham
Details	Continued standing of caravan and toilet shed		
		Fee Paid	£ .00

Withdrawn 9.5.05

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1941/F
Applicant	Mrs M Benstead c/o Agent	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent	David Heading 2 Park Road St Ives Cambs PE27 5JR	Location	Risdene 15 Shepherds Port
		Parish	Snettisham
Details	Continued standing of two caravans and four sheds		
		Fee Paid	£ .00

WITHDRAWN
08-12-04

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Perspective Signs Ltd Riverside Industrial Park Wimerstoad Road Ipswich IP2 8JX	Ref. No.	2/03/1940/A
		Received	29 September 2003
		Location	Wickes St Nicholas Park Edward Benefer Way
Applicant	Wickes Building Supplies Wickes House 120-138 Station Road Harrow Middlesex HA1 2QB	Parish	Kings Lynn
Details	Illuminated shop signs		

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **as amended by plans received on 16th October 2003 and by plans received 17 December 2003 under cover of letter dated 15 December 2003 and subject to compliance with the Standard Conditions set out overleaf and the following additional condition:**

1. The level of illumination of the illuminated sign shall not exceed 600 cd/m², and no part of the source of the illumination shall be directly visible to users of the adjacent public highway.

The Reason being:

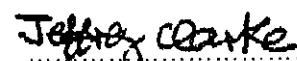
1. In the interests of highway safety.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

- 9/29: Planning applications; general considerations
9/34: Advertisements


Head of Planning
on behalf of the Council
17 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No.	2/03/1939/F
		Received	29 September 2003
		Location	The Old Smithy Chapel Lane
Applicant	Mr & Mrs S Cooper The Old Smithy Chapel Lane Methwold Norfolk	Parish	Methwold
Details	Extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan number 0636.A dated 21 November 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

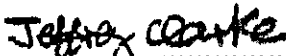
- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/29: Planning Applications: General Considerations.


Head of Planning
on behalf of the Council
24 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1938/F**

Applicant P W Unsworth
10 Waterside
Ryhall
Stamford
Lincs

Received 29 September 2003

Location 60 Westgate
Parish Hunstanton

Details Alteration to shop front to create separate entrance to first floor flat

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the approved plans, before the start of any development full details of all the external building materials, including details of any paint colours or timber treatment shall be submitted to and agreed in writing by the Borough Planning Authority, and then implemented as agreed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Reasons for Grant of Permission

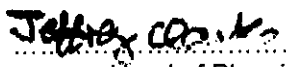
The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.


.....
Head of Planning
on behalf of the Council
18 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Fenland Design Torn Acres 33 Lynn Road Dersingham Norfolk PE31 6JY	Ref. No. 2/03/1937/F
		Received 29 September 2003
		Location 11 Bank Road
		Parish Dersingham

Applicant Mr & Mrs D J Mountain
11 Bank Road
Dersingham
Norfolk
PE31 6HW

Details Construction of detached garage/potting shed

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage/potting shed shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

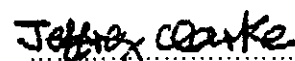
Structure Plan

Policy ENV.12: Design

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations


Head of Planning
on behalf of the Council
17 December 2003

Checked by: 

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1936/F
Applicant	Mr & Mrs Coker West Hall Cottage Sedgeford Hunstanton Norfolk	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Location	West Hall Cottage
		Parish	Sedgeford
Details	First floor extension to dwelling		
		Fee Paid	£ 110.00

Withdrawn
11.11.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1935/F
Applicant	Mrs V Day 1 Canons Field Wheathampstead Herts AL4 7HA	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent		Location	51 South Beach
		Parish	Heacham
Details	Retention of caravan and cloakroom		
		Fee Paid	£ .00

Withdrawn

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1934/F
Applicant	Thomas Construction Ltd Marea Lodge Marea Meadows Heacham Norfolk	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent	D P Wadlow 35 High House Station Road Heacham Norfolk PE31 7HP	Location	Land adjoining 26 Collins Lane
		Parish	Heacham
Details	Construction of house and garage (amended design)		
		Fee Paid	£ 220.00

WITHDRAWN

5.12.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1933/F
Applicant	Mr & Mrs J Norkett 93 Shepherds Port Snettisham Norfolk	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent	Mr & Mrs J Norkett 50 Canterbury Way Thetford Norfolk IP24 1EA	Location	93 Shepherds Port
		Parish	Snettisham
Details	Retention of caravan		
		Fee Paid	£ .00

*Withdrawn
20.10.04*

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1932/F
Applicant	Mr D A J Pell 114 High Street Landbeach Cambs CB4 8DT	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent		Location	9 Shepherds Port
		Parish	Snettisham
Details	Continued standing of one caravan and 2 huts		
		Fee Paid	£ .00

WITHDRAWN
07.12.04

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1931/F
Applicant	Mr D Sayer c/o Agent	Received	29-SEP-2003
		Expiring	23-NOV-2003
Agent	David Heading 2 Park Road St Ives Cambs PE27 5JR	Location	70 The Beach
		Parish	Snettisham
Details	Continued use of site for standing of one caravan, WC and store building		
		Fee Paid	£ .00

WITHDRAWN
08.12.04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Mimicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix and Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Ref. No. 2/03/1930/F
		Received 29 September 2003
		Location The Old Forge Creake Road
		Parish Burnham Market
Applicant	Mr A Priest 17 Chapel Lane Ringstead King's Lynn Norfolk PE36 5JX	

Details Extensions and alterations to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.
- 4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Cont/.....

2/03/1930/F

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design

Local Plan

Policy4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
14 November 2003

Checked by: *[Signature]*

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Anglian Home Improvements Conservatory Admin P O Box 65 Norwich NR6 6EJ FAO Mr S Dickerson	Ref. No. 2/03/1929/F Received 29 September 2003 Location 20 Wheatley Drive Parish North Wootton
Applicant	Mr & Mrs Watts 20 Wheatley Drive Norton Wootton King's Lynn Norfolk PE30 3QQ	
Details	Conservatory extension to front of dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Coates
.....
Head of Planning
on behalf of the Council
18 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Tuckley Chester Design Ltd Unit 9 Bell Plantation Watling Street Towcester Northants	Ref. No.	2/03/1928/F
		Received	29 September 2003
		Location	Plot 48 Land off Lynn Road
Applicant	Persimmon Homes (Emids) Ltd Persimmon House Napier Place Orton Wistow Peterborough	Parish	Downham Market

Details **Construction of dwelling (amended design)**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 6.10.03 and plan (Dwg 2162/P48/CON) received 8.10.03 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the amended dwelling type on Plot 48 approved under planning consent reference No 2/03/0121/D and in all other respects shall be subject to the conditions imposed under that permission.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the permission and to ensure that the general requirements for the development of the estate remain applicable.

Jeffrey Conke
Head of Planning
on behalf of the Council
05 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	South Wootton Design Service Honeypot Cottage Barrack Yard Winch Road Gayton Norfolk	Ref. No. 2/03/1927/F
		Received 26 September 2003
		Location Karmor School Road
		Parish Marham
Applicant	Mr & Mrs Dann Karmor School Road Marham Norfolk	
Details	Construction of garage	


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
24 October 2003

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1926/O
Applicant Mr Clark & Miss Henson Lynton Lynn Road Walton Highway Wisbech Cambs	Received 26 September 2003 Location Land south of Lynton Lynn Road Walton Highway Parish West Walton

Details **Site for construction of dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) The dwelling hereby permitted shall be of two-storey construction and shall be designed in sympathy with existing development adjacent to the site.
- 5) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Borough Planning Authority in consultation with the Highway Authority to illustrate the following
 - (i) Access arrangements including a maximum gradient of 1: 12.
 - (ii) Parking provision in accordance with adopted standard.
 - (iii) On-site turning facilities.
- 6) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

Cont/....

- 7) Prior to work commencing, details of a noise insulation scheme should be submitted to and approved by the Borough Planning Authority in writing. The scheme shall specify:
 - (a) How noise levels inside the residential property would not exceed 40dB(A) (60 min L_{Aeq}) in any habitable room between 0700 and 2300 hours, 30 dB(A) (5 min L_{Aeq}) in any bedroom between 2300 and 0700 measured or calculated with the windows closed and trickle vents open.
 - (b) How noise levels within the garden of the property will not exceed 55 dB(A) 60 min L_{Aeq} .
- 8) A scheme for the prevention of flooding and disposal of surface water from the development should be submitted to the Planning Authority for approval prior to the commencement of any works and the authorised scheme should be so implemented.
- 9) Prior to the commencement of development, the existing drain traversing the site shall be piped and filled to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of the street scene.
- 5) In the interests of highway safety.
- 6) To protect the future occupiers of the site.
- 7) In the interests of the residential amenities of future occupiers.
- 8) To prevent loss of amenity of neighbouring occupiers due to inadequate land drainage capacity.
- 9) To ensure a suitable form of development.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

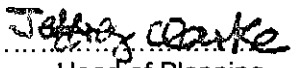
Policy 8/7: Housing in other villages.

Local Plan

Policy 4/21: Built Environment Area Type D.

Policy 8/1 : New Housing in villages.

Policy 9/29 : Planning considerations: general considerations.


.....
Head of Planning
on behalf of the Council
20 January 2004

Checked by:

- Notes:**
- (i) Please find attached letter dated 10 October 2003 from the Environment Agency.
 - (ii) The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

DEVELOPMENT SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200
Fax: (01553) 616652
DX: 57825 KING'S LYNN
e-mail: borough.planning@west-norfolk.gov.uk

NOTICE OF DECISION - GRANT OF PLANNING PERMISSION

Mr I J Ayres
127 Icknield Way
Luton
Beds
LU3 2BX

Reference No: 2/03/1925/F

Application
Registered: 26 September 2003

Parish: Snettisham

Details: **Retention of caravan and shed at 32 Shepherds Port Road Snettisham**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The caravan hereby approved shall only be occupied between 1 April and 30 September in any calendar year.
2. At no time shall more than 1 caravan be stationed on the site.

The Reasons being:

1. To ensure that the use of the site and occupation of the caravan is restricted to holiday use only as permanent occupation is inappropriate in this location as the site is within a high flood risk area.
2. To ensure that the occupants are safe in the event of extreme flooding.

NOTE

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the East of England Plan (2008), the remaining saved policies from the Norfolk Structure Plan, 1999, and the saved policies from the King's Lynn & West Norfolk Local Plan, 1998, so far as they are material to the application, to national policy guidance & statements, and to all other material considerations. In this particular case, the following were specific reasons for approving this application:

The proposal has no material impact upon the visual amenity of the area and, subject to a condition restricting occupancy, would not lead to a material increase in the level of flood risk to which occupants of the development would be exposed. The proposal therefore conforms to PPS1 and PPS25.

In approving the application the following Development Plan Policies and national planning policy guidance and statements were identified as being particularly relevant to the proposal:

NATIONAL GUIDANCE

PPS1 - "Delivering Sustainable Development" (2005) sets out overarching policies on the delivery of sustainable development through the operation of the planning system and contains advice on design considerations.

PPS25 - "Development and Flood Risk" (2006) provides advice on land-use planning and flooding considerations.

EAST OF ENGLAND PLAN

Policy SS1: Achieving Sustainable Development - The strategy seeks to bring about sustainable development by applying the guiding principles of the UK Sustainable Development Strategy 2005, the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All:


Policy WAT4: Flood Risk Management - States that the priorities are to defend existing properties from flooding and locate new development where there is little or no risk of flooding.

PLANNING POLICIES

The Norfolk Structure Plan (1999) contains the following policies that are relevant to this application:

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

OTHER GUIDANCE



.....
Executive Director, Development Services
On behalf of the Council
30 March 2010

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

The case officer who dealt with this application was Mr S Ashworth, telephone number 01553 616417.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705

Fax: (01553) 616652

DX: 57825 KING'S LYNN

E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. 2/03/1924/F

Applicant Miss M Barber
37 Craske Lane
Terrington St Clement
King's Lynn
Norfolk

Received 26 September 2003

Location 37 Craske Lane

Parish Terrington St Clement

Details First floor extension to dwelling

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed extension, by virtue of its scale and location, would be likely to have a detrimental impact on the residential amenities of neighbouring occupiers in the form of overshadowing and being overbearing in close proximity to the adjacent dwelling. As such the proposal would fail to comply with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke...
Head of Planning
on behalf of the Council
18 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix and Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Ref. No. 2/03/1923/CU
		Received 26 September 2003
		Location The Old Forge Creake Road
		Parish Burnham Market
Applicant	Mr A Priest 17 Chapel Lane Ringstead King's Lynn Norfolk PE36 5JX	

Details Change of use of former blacksmiths shop to residential annexe

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted and as modified by fax received on 19 November 2003 **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.
- 4) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.

Cont/....

2/03/1923/CU

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design

Local Plan


Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.



.....
Head of Planning
on behalf of the Council
20 November 2003

Checked by: 

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road King's Lynn Norfolk	Ref. No.	2/03/1922/F
		Received	26 September 2003
Applicant	Mr & Mrs Carter Park View Lynn Road Watlington Norfolk	Location	Park View Lynn Road
		Parish	Watlington

Details **Extension and alterations to dwelling**

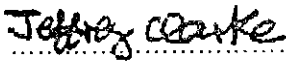
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 22 October 2003 and plan (drawing 227-02B) received 27 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding details shown on the approved plans, before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.


.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

NOTE: Please find attached letter dated 15 October 2003 from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road King's Lynn Norfolk	Ref. No.	2/03/1921/F
		Received	26 September 2003
Applicant	Mr & Mrs Hardingham 55 Corbyn Shaw Road King's Lynn Norfolk	Location	4 Glebe Road
		Parish	Dersingham
Details	Extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coake
.....
Head of Planning
on behalf of the Council
04 November 2003

Checked by: *[Signature]*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	SJA Design 10 Iveagh Close Dersingham Norfolk PE31 6YH	Ref. No.	2/03/1920/F
		Received	26 September 2003
		Location	45 Foundary Lane
		Parish	Ringstead
Applicant	Mr & Mrs N Schofield 45 Foundry Lane Ringstead Norfolk		

Details **Extension and alteration to dwelling**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the northern elevation of the extension permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design

Cont/....

2/03/1920/F


Local Plan

Policy 9/29: Planning Applications: General Considerations

Policy 4/21: Built Environment Areas



.....
Head of Planning
on behalf of the Council
21 November 2003

Checked by: 

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1919/F
Applicant	Mr & Mrs A R Lambert Lime Trees Eastmoor King's Lynn Norfolk PE33 9PY	Received	26-SEP-2003
Agent		Expiring	20-NOV-2003
		Location	Lime Trees Oxborough Road Eastmoor
		Parish	Barton Bendish
Details	Siting of mobile home	Fee Paid	£ 220.00

Wilkison
11/11/03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent BCKLWN - Property Services Mgr
Kings Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Ref. No. 2/03/1918/F

Received 25 September 2003

Location South Promenade
The Green

Parish Hunstanton

Applicant BCKLWN
Kings Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Details Reinstatement of two sets of external steps between The Green and The Promenade

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 10 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development, full details of the colour the railings are to be painted shall be submitted to and approved in writing by the Borough Planning Authority, and then implemented as agreed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the visual amenities of the area.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Karen Bradley Architect
Willow House
Druids Lane
Litcham
King's Lynn
PE32 2TA

Ref. No. 2/03/1917/F

Received 25 September 2003

Location 33 The Birches
Parish South Wootton

Applicant Mr & Mrs Williamson
32 The Birches
South Wootton
King's Lynn
Norfolk
PE30 3JG

Details **Variation of condition 2 of planning permission 2/03/0644/F to allow existing house to remain until new house is completed**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Prior to the occupation of the dwelling approved under planning permission reference 2/02/1577/F or within 6 months of the commencement of building operations in respect of this dwelling, which ever is the sooner, the existing annex shown on the approved plans (to be used as a temporary site facility) shall be demolished and all materials removed from the site.
- 2) This permission relates only to the variation of condition 2 of planning permission reference 2/03/0644/F. All other conditions imposed on the original permission remain in force.

The Reasons being:-

- 1) In the interests of the proper planning and visual amenities of the area.
- 2) To define the terms of this consent.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Smith 57 Main Street Baston Peterborough PE6 9PB	Ref. No.	2/03/1916/F
		Received	25 September 2003
		Location	St Martins C of E School Lynn Road
Applicant	Ely Diocese Bishop Woodford House Barton Road Ely Cambs CB7 4DX	Parish	Shouldham
Details	Temporary siting of mobile classroom		


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) This permission shall expire on 31 October 2006, and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the approved building shall be removed from the application site
 - (b) the use hereby permitted shall be discontinued
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

The Reason being:

- 1) To enable the Borough Planning Authority to monitor the impact of the development on the amenities of the locality.


.....
Head of Planning
on behalf of the Council
24 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1915/F
Applicant	Mrs J M S Pryor 89 London Road Downham Market Norfolk	Received	25-SEP-2003
		Expiring	19-NOV-2003
Agent		Location	59A South Beach
		Parish	Heacham
Details	Continued standing of holiday caravan and hut		
		Fee Paid	£ .00

Withdrawn
21/8/04

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1914/F
Applicant	Mr & Mrs R Hardy 78 Castle Hill Road Tottenhoe Luton Beds LU6 1QG	Received	25-SEP-2003
Agent		Expiring	19-NOV-2003
		Location	Plot 63 Shepherds Port
		Parish	Snettisham
Details	Continued standing of caravan and 2 sheds		
		Fee Paid	£ .00

Withdrawn

23.11.04 .

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1913/F
Applicant	Mrs J M Savage 16 Greenhill Gardens Wombourne Wolverhampton WV5 0JB	Received	25-SEP-2003
		Expiring	19-NOV-2003
Agent		Location	60 The Beach
		Parish	Snettisham
Details	Retention of caravan and hut		
		Fee Paid	£ .00

Withdrawn.

15.11.04.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech
Cambs PE13 4RW

Ref. No. 2/03/1912/F

Received 25 September 2003

Location 81 School Road
Parish Upwell

Applicant Mr M Hanslip
81 School Road
Upwell
Wisbech
Cambs

Details Extension and alterations to form loft conversion


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 20th November 2003 subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
21 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

CS.6 Development in villages
ENV.12: Design

Local Plan

4/12: Development in Conservation Areas
4/21: Built Environment Areas
9/29: Planning applications; general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Steven Wade Architectural Design Goose Lane Farmhouse Thwaite Common Erpingham Norwich NR11 7QG	Ref. No. 2/03/1911/F
		Received 25 September 2003
		Location Tween Cottage The Street
		Parish Syderstone
Applicant	Mr & Mrs Welland Tween Cottage The Street Syderstone Norfolk PE31 8SD	
Details	Single storey rear extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received 13 November 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Type C
Policy 9/29: General Considerations



Head of Planning
on behalf of the Council
20 January 2004

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN

E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1910/F Received 25 September 2003 Location 12 Short Beck Parish Feltwell
Applicant	Robertson Builders Ltd 52 Wilton Road Feltwell IP26 4AY	

Details **Erection of replacement dwelling and outbuilding**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Vehicular access to the adjoining highway shall be limited to the new access only. Any other access shall be permanently closed, and the footway/highway verge reinstated to the satisfaction of the Borough Planning Authority, in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
- 3) Prior to the first occupation of the development hereby permitted the proposed access, on-site parking and turning area shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.
- 3) In the interests of highway safety.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy H7: Housing in "other" villages.

Cont/....

2/03/1910F

Local Plan

Policy 4/20: Built Environment Areas: Areas to Remain Open.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Conke
.....
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Steven Wade Architectural
Design
Goose Lane Farmhouse
Thwaite Common
Erpingham
Norwich NR11 7QG

Ref. No. 2/03/1909/F

Received 25 September 2003

Location Friars Acre
Friars Lane

Parish Burnham Norton

Applicant Mr & Mrs Carling
Friars Acre
Friars Lane
Burnham Norton
PE31 8JA

Details Erection of house and detached garage following demolition of existing bungalow

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the submitted information, full details, including samples where appropriate, of all facing and roofing materials shall be submitted to and approved in writing by the Borough Planning Authority prior to works commencing.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) Details of the boundary fence to the south western boundary of the site shall be submitted to and approved in writing by the Borough Planning Authority and such work shall be implemented before occupation of the dwelling hereby approved.
- 5) On the day on which the dwelling hereby permitted is first occupied for residential purposes, the remainder of the existing dwelling on the application site shall cease to be used or occupied as such and within one month of that day shall be completely demolished and the materials removed from the site.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) The application relates to a replacement of the existing dwelling and the erection of additional extensions and increased floorspace would be contrary to Local Plan Policy.

Cont'd ...

2/03/1909/F

- 4) In the interests of the amenities of the occupiers of nearby residential properties and the visual amenities of the locality.
- 5) The application relates to a replacement of the existing dwelling and it would be inappropriate to retain this following the occupation of the new dwelling as it would be contrary to Local Plan Policy.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 8/9: Replacement dwellings in the countryside

Policy 9/29: Planning applications: general considerations

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Johnson Design Partnership
121 Elliott Road
March
Cambs

Ref. No. 2/03/1908/O

Received 25 September 2003

Applicant Mr P Baty
90 School Road
Tilney St Lawrence
King's Lynn
Norfolk

Location Land east of Mayfield
Main Road

Parish Terrington St John

Details Site for construction of dwelling

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry, organised recreation or tourist facilities or the expansion of existing institutions. No such essential need has been indicated to exist and the proposal is consequently contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The construction of a dwelling in this location would result in the unacceptable consolidation of existing sporadic development which would unacceptably undermine the character and appearance of this rural area. As such the proposal is contrary to Policies ENV1 and ENV4 of the Norfolk Structure Plan 1999.
- 3) The proposed development, if permitted, would establish an undesirable precedent for similar proposals in respect of other land in the vicinity, to the further detriment of the character and appearance of the countryside.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1907/F
Applicant	J & G G Bryant Sunningdale Drovegate Holbeach Drove Spalding Lincs PE12 0PX	Received	25-SEP-2003
		Expiring	19-NOV-2003
Agent		Location	48 The Beach
		Parish	Snettisham
Details	Retention of holiday caravan and shed		
		Fee Paid	£ .00

WITHDRAWN
17. 11. 04.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1906/CU**

Applicant Mike Hastings
58 Sluice Road
Denver
Downham Market
PE38 0DY

Received 25 September 2003

Location 52 Railway Road
Parish Downham Market

Details Change of use of ground floor from A1 (Retail) and A3 (Food and Drink) to A3

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) No takeaway sales shall take place from the premises outside the following times:
 - a) Monday to Thursday 10.30 am – 11.00 pm
 - b) Friday and Saturday 10.30 am – 11.30 pm
 - c) Sunday 10.30 am – 11.00 pm

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the amenities of nearby properties.

Jeffrey Clarke

Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/12: Development in Conservation Areas

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	South Wootton Design Service Honeypot Cottage Winch Road Gayton King's Lynn Norfolk	Ref. No.	2/03/1905/F
		Received	24 September 2003
		Location	Unit Plot 5A Hamlin Way Hardwick Narrows Industrial Estate
Applicant	Lawtronic Ltd Hamlin Way Hardwick Narrows Ind. Estate King's Lynn Norfolk	Parish	Kings Lynn
Details	Construction of light industrial unit		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding details shown on the approved plans, before the start of any development on the site full details of all the external building materials (including colour samples) shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1:500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 4) No materials, goods or waste shall be stacked or stored in the open on the site without the prior written agreement of the Borough Planning Authority.
- 5) Notwithstanding the details shown on the approved plan, prior to the commencement of any development on the site, full details of the access, on-site parking and service areas shall be submitted to and agreed in writing by the Borough Planning Authority. The development shall be implemented in accordance with the details agreed and retained thereafter free from any impediment to that specific use.
- 6) Notwithstanding details shown on the approved plans, the hedge to the south and west boundary of the site shall be retained and shall not be reduced below a height of 2.5 metres without the written consent of the Borough Planning Authority.

Cont/....

2/03/1905/F

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 3) To ensure the development is properly landscaped in the interests of visual amenity of the locality.
- 4) In the interests of visual amenity.
- 5) To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6) In the interests of visual amenity.

Reasons for Grant of Permission

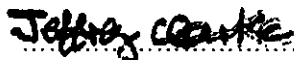
The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.


.....
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 8 October 2003 from Transco.
 - (ii) Please find attached letter dated 10 October 2003 from the Environment Agency.
 - (iii) Please find attached letter dated 15 October 2003 from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/03/1904/F
		Received	24 September 2003
Applicant	Mr & Mrs Legg 12 Little Walsingham Close South Wootton King's Lynn Norfolk	Location	12 Little Walsingham Close
		Parish	South Wootton
Details	Extension and alterations to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 7 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no windows, are to be inserted on the first floor side elevations of the rear extension hereby permitted, without the prior written consent of the Borough Planning Authority having been granted through a specific planning application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the amenities of the occupiers of adjacent residential property, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

To: NPS Property Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

PARTICULARS OF PROPOSED DEVELOPMENT

Location : Terrington St John CP School, School Road, Terrington St John
Proposal : Construction of a disabled toilet and open covered way
Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the 19 September 2003, as set out by Drawing Nos: CM 19125 01, 02 and 03.

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. The proposed facing brick to the development hereby permitted shall match the existing brick in the main school building

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. In the interest of amenity and to ensure the satisfactory development of the site

Continued...

NOTICE OF DECISION

PLANNING SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

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Minicom: (01553) 616705

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

GRANT OF PLANNING PERMISSION

Claybrooke Contracts Ltd
c/o Kenneth Bush
Evershed House
23-25 King Street
King's Lynn
Norfolk
PE30 1DU

Reference No: 2/03/1902/CU

Validated: 24 September 2003

Parish: Walsoken

Details: **Change of use to mixed use comprising vehicle operating centre with associated office and workshop and storage at Claybrook Park Broad End Road Walsoken**

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. Within 1 month from the date of this permission, a detailed scheme for revised access arrangements to the site, including the setting back of the access gates, shall be submitted to and approved in writing by the Local Planning Authority. The revised access arrangements shall then be implemented within 2 months from the date of this permission or the final approval of the details whichever is the latter.
3. Within 2 months from the date of this permission, details of a scheme for acoustic screening to be provided to the boundaries of the site shall be submitted to and approved by the Local Planning Authority. This scheme shall be implemented in full within 2 months from the date of this approval and shall thereafter be permanently retained.

The Reasons being:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To enable vehicles accessing the site to stop off the highway in the interests of highway safety and the amenities of the locality, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.
3. In the interests of the amenities of neighbouring residents, in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

In approving the application the relevant Development Plan Policies were identified as follows:

Structure Plan

Policy CS8: Infrastructure, services and amenities
Policy EC1: Overall strategy for the economic development
Policy EC4: Economic development - rural areas
Policy EC6: Economic development - countryside
Policy ENV1: Overall strategy
Policy ENV4: Landscape: protection of countryside

Local Plan

Policy 8/7: Development in the countryside
Policy 8/5: Change of use of rural buildings
Policy 9/29: Planning applications: general considerations

Jeffrey Clarke

.....
Head of Planning
On behalf of the Council
18 November 2004

Checked by:

The case officer who dealt with this application was Mrs J Jaques, telephone number 01553 616226.

PNOTICE OF DECISION

PLANNING SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

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DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

*amended
decision*

GRANT OF PLANNING PERMISSION

Claybrooke Contracts Ltd
c/o Kenneth Bush
Evershed House
23-25 King Street
King's Lynn
Norfolk
PE30 1DU

Reference No: 2/03/1902/CU
Validated: 24 September 2003
Parish: Walsoken

Details: **Change of use to mixed use comprising vehicle operating centre with associated offices and workshop and facilities, and storage, sorting and distribution of building/construction materials and vehicles and trailers, plant and equipment at Claybrooke Park Broad End Road Walsoken**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. Within 1 month from the date of this permission, a detailed scheme for revised access arrangements to the site, including the setting back of the access gates, shall be submitted to and approved in writing by the Local Planning Authority. The revised access arrangements shall then be implemented within 2 months from the date of this permission or the final approval of the details whichever is the latter.
3. Within 2 months from the date of this permission, details of a scheme for acoustic screening to be provided to the boundaries of the site shall be submitted to and approved by the Local Planning Authority. This scheme shall be implemented in full within 2 months from the date of this approval and shall thereafter be permanently retained.

The Reasons being:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To enable vehicles accessing the site to stop off the highway in the interests of highway safety and the amenities of the locality, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.
3. In the interests of the amenities of neighbouring residents, in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the

basis of the submitted information the application is hereby approved subject to the conditions specified above.

In approving the application the relevant Development Plan Policies were identified as follows:

Structure Plan

Policy CS8: Infrastructure, services and amenities
Policy EC1: Overall strategy for the economic development
Policy EC4: Economic development - rural areas
Policy EC6: Economic development - countryside
Policy ENV1: Overall strategy
Policy ENV4: Landscape: protection of countryside

Local Plan

Policy 8/7: Development in the countryside
Policy 8/5: Change of use of rural buildings
Policy 9/29: Planning applications: general considerations

Jeffrey Clarke

.....
Head of Planning
On behalf of the Council
18 November 2004

Checked by:

The case officer who dealt with this application was Mrs J Jaques, telephone number 01553 616226.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1901/F
Applicant	Mr G Pratt 3 Orchard Close off Field Lane Gaywood King's Lynn PE30 4AX	Received	24-SEP-2003
		Expiring	18-NOV-2003
Agent	Richard C F Waite 34 Bridge Street King's Lynn Norfolk PE30 5AB	Location	Cresswell Street
		Parish	Kings Lynn
Details	Construction of dwelling		
		Fee Paid	£ 220.00

Wickham

25.11.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Zenith Conservatories 2 Caler Close Sweetbriar Road Norwich NR3 2BW	Ref. No.	2/03/1900/F
		Received	24 September 2003
Applicant	Mr D Batterbee 171 Ivy Cottage Lynn Road Roydon King's Lynn PE32 1AQ	Location	171 Ivy Cottage Lynn Road Roydon
		Parish	Grimston Roydon
Details	Construction of porch		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
04 November 2003

Checked by: *[Signature]*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 9/29: Planning applications: general considerations.

Policy 4/21: Built Environment Areas.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1899/F
		Received 24 September 2003
		Location 1 Taylors Row Barroway Drove
		Parish Stow Bardolph
Applicant	Mr & Mrs J G Cooper 1 Taylors Row Barroway Drove Downham Market Norfolk	
Details	Erection of self-contained residential annexe	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted and modified by letter and plans from agent dated 21 November 2003 and **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of accommodation ancillary to the main dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.
- 3) The first floor window in the south-eastern gable of the annexe hereby approved, shall be fitted with obscured glass and be maintained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicants need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.
- 3) To prevent overlooking in the interests of the residential amenity of adjoining neighbours.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1899/F

Local Plan

Policy 4/6: Area of Important Landscape Quality.

Policy 8/7: New development in the Countryside.

Policy 9/29: Planning applications: General considerations.

Jeffrey Clarke

Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	J A Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No. 2/03/1898/F
		Received 24 September 2003
		Location 46 The Grove Pott Row
		Parish Grimston
Applicant	Mr & Mrs C Goddard 46 The Grove Pott Row King's Lynn Norfolk PE32 1DG	
Details	Extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
31 October 2003

Checked by: *fw*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues, it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk	Ref. No. 2/03/1897/F
		Received 24 September 2003
		Location 39 Shelduck Drive
		Parish Snettisham
Applicant	Mr & Mrs J Walker 39 Shelduck Drive Snettisham Norfolk	
Details	Extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plan received on 24th October 2003 subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Cooke
Head of Planning
on behalf of the Council
10 November 2003

Checked by: *[Signature]*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

ENV.12: Design

Local Plan

4/21: Built Environment Areas

9/29: Planning applications; general considerations

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1896/F
Applicant	Mr M Lane 8 Heather Field Walpole Road Cambridge CB1 3TL	Received	24-SEP-2003
		Expiring	18-NOV-2003
Agent		Location	45 Bank Road
		Parish	Snettisham
Details	Retention of 2 caravans and shed		
		Fee Paid	£ .00

Withdrawn

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1895/F
Applicant	Mr J R Blow The Old Forge Marston Grantham NR32 2JH	Received	24-SEP-2003
		Expiring	18-NOV-2003
Agent		Location	134 The Beach
		Parish	Snettisham
Details	Retention of holiday caravan		
		Fee Paid	£ .00

Withdrawn
20/10/04

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1894/F
Applicant	Miss S M Tilson 3 Trenowath Place King's Lynn Norfolk PE30 1EN	Received	24-SEP-2003
		Expiring	18-NOV-2003
Agent		Location	78 The Beach
		Parish	Snettisham
Details	Continued standing of holiday caravan and retention of timber platform and shed		
		Fee Paid	£ .00

Withdrawn
12/11/04.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Architectural Design S J Thrower 3 Newgate Road Tydd St Giles Wisbech Cambs PE13 5LH	Ref. No. 2/03/1893/F
		Received 24 September 2003
		Location 61 Church Drove
		Parish Outwell
Applicant	Mr & Mrs Beart 61 Church Drove Outwell Wisbech Cambs	
Details	Extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

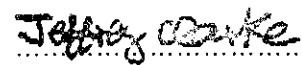
Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Note – Please find attached letter dated 23.10.03 from the Middle Level Commissioners.


.....
Head of Planning
on behalf of the Council
24 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	Ref. No. 2/03/1892/CU
		Received 24 September 2003
		Location Site adjacent to Lowside Lodge Lowside Upwell
Applicant	Mr R Crawford Lowside Lodge Lowside Upwell Wisbech Cambs	Parish Upwell
Details	Conversion of barn to dwelling and erection of a double garage	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995, or any order re-enacting or revoking such order, no development within Schedule 2, Part 1, Classes A – E shall be carried out unless granted permission by the Borough Planning Authority on a specific application.
- 5) Prior to the commencement of development, and notwithstanding the submitted details, full details relating to the means of access to the site shall be submitted to and approved by the Borough Planning Authority in writing. Prior to the occupation of the dwelling, the approved means of access shall be constructed to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.

Cont'd...

2/03/1892/CU

- 4) In the interests of the visual amenity of the Conservation Area in which it is located.
- 5) In the interests of highway safety and to ensure satisfactory access provision.

Jeffrey Clarke

Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Note – Please find attached letter dated 3 October 2003 from the Environment Agency.

Note – Please find attached letter dated 23 October 2003 from the Middle Level Commissioners.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/12: Development in Conservation Areas

Policy 4/20: Built Environment Areas: areas to remain open

Policy 8/1: New housing in villages

Policy 8/6: Change of use of rural buildings

Policy 9/29: Planning applications: general considerations

Norfolk Structure Plan 1999

Policy ENV.12: Design

Policy ENV.13: Historic buildings, archaeology and the historic landscape.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	Ref. No. 2/03/1891/F
		Received 24 September 2003
		Location 38 Downham Road
		Parish Outwell
Applicant	Mr A Drew 38 Downham Road Outwell Wisbech Cambs	
Details	Two storey extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 10.10.03 and facsimile received 24.10.03 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coates
Head of Planning
on behalf of the Council
27 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1890/F**

Applicant Reg Foreman
42 Pilot Street
King's Lynn
Norfolk

Received 24 September 2003

Location 42 Pilot Street
Parish Kings Lynn

Details Installation of upvc windows

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter received 14 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of the window style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.



Head of Planning
on behalf of the Council
17 November 2003

Checked by:

NOTICE OF DECISION

DEVELOPMENT SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

Minicom: (01553) 616705

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

REFUSAL OF PLANNING PERMISSION

Mr E J Child
5 Hall Drive
North Runcton
King's Lynn
Norfolk
PE33 0QW

Reference No: 2/03/1889/F

Validated: 24 September 2003

Parish: Snettisham

Details: **Continued standing of one holiday caravan at 62 Shepherds Port Snettisham**

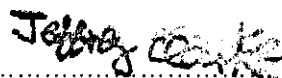
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

1. The development lies in an area that is at risk of tidal flooding. On the basis of the information provided, the applicant has not demonstrated that the risk posed by flooding to occupants of the caravan can be adequately managed. The proposal is therefore contrary to Local Plan policy 9/20 and to advice in PPG25 'Planning and Flood Risk'.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby refused subject to the reasons specified above.


Head of Development
On behalf of the Council
25 November 2005

Checked by:

The case officer who dealt with this application was Mr D Parkin, telephone number 01553 616468.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1888/F
Applicant	Mr & Mrs Lockwood 47 West End Northwold Norfolk IP28 5LE	Received	24-SEP-2003
		Expiring	18-NOV-2003
Agent	Helen Breach Norfolk House Newton Road Castle Acre King's Lynn Norfolk PE32 2AZ	Location	47 West End
		Parish	Northwold
Details	Construction of one dwelling		
		Fee Paid	£ 220.00

W. H. H. H. H.

17/2/04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No. 2/03/1887/F
		Received 23 September 2003
		Location Phase 3 Stowfields Development off Short Drove
Applicant	Halcyon Homes Norfolk Ltd New Commonwealth Building Railway Road Downham Market Norfolk	Parish Downham Market
Details	Construction of 9 dwellings	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan (drawing 1511/LO(90)03B) received 5 December 2003 and letter and plan (drawing 0624.1.AB) received 17 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority. The development shall be implemented in accordance with the details agreed.
- 3) The screen walls/fences shown on the approved plans shall in each case be constructed/erected prior to the occupation of the dwellings to which they relate, in materials which shall have previously been agreed in writing by the Borough Planning Authority. The development shall be implemented in accordance with the details agreed.
- 4) Before the start of any operations on the site, including site clearance, a scheme for the landscaping (including hard landscaping), at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 5) Prior to commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Cont/....

- 6) Prior to the commencement of development a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed in writing with the Borough Planning Authority prior to further development.
- 7) No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and agreed in writing by the Borough Planning Authority in consultation with the Highways Authority.
- 8) No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Borough Planning Authority in consultation with the Highway Authority.
- 9) Before any dwelling is first occupied the road and footway shall be constructed to binder course level from that dwelling to the adjoining County road in accordance with details to be agreed in writing with the Borough Planning Authority in consultation with the Highway Authority.
- 10) No works shall commence on site until the details of Wheel Washing facilities associated with the proposal have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Such facilities shall be implemented in accordance with the details agreed,
- 11) Notwithstanding the provisions of Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the south west elevation of Units 12 and 16 adjacent to Ash Close and the north east elevation of Unit 15 without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity in accordance with Policy 9/29 of the Local Plan.
- 3) In the interests of the privacy and amenity of the occupiers of the properties to which the screens relate and also the general appearance of the estate in accordance with Policy 9/29 of the Local Plan.
- 4) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality in accordance with Policy 9/29 of the Local Plan..
- 5) To prevent the increased risk of flooding and/or pollution of the water environment in accordance with Policies 9/21 and 9/29 of the Local Plan.
- 6) To ensure the site is satisfactorily decontaminated and available for use for residential development in accordance with Policy 9/22 of the Local Plan.
- 7) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy 9/29 of the Local Plan.
- 8) To ensure satisfactory development of the site and to ensure estate roads are constructed to an adoptable standard in accordance with Policy 9/29 of the Local Plan.
- 9) To ensure satisfactory development of the site in accordance with Policy 9/29 of the Local Plan.
- 10) To prevent extraneous material being deposited on the highway in accordance with Policy 9/29 of the Local Plan.
- 11) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property in accordance with Policy 9/29 of the Local Plan.

2/03/1887/F

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy H.2: Housing Densities

Policy H.4: Housing in Towns – 'Rural Centres'


Local Plan

Policy 4/21: Built Environment Areas

Policy 9/21: Protection of floodplains

Policy 9/22: Development of Contaminated Sites

Policy 9/29: Planning Applications – General Considerations


Head of Planning
on behalf of the Council
19 December 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 6 November 2003 from the Environment Agency.
 - (ii) Please find attached letter dated 15 October 2003 from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Anglian Home Improvements
Conservatory Admin Dept
P O Box 65
Norwich
NR6 6EJ
FAO Mr S Dickerson

Ref. No. 2/03/1886/F

Received 23 September 2003

Location 36 Corbyn Shaw Road
Parish Kings Lynn

Applicant Mr & Mrs A Slaine
36 Corbyn Shaw Road
King's Lynn
Norfolk
PE30 4UL

Details Conservatory extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21 – Built Environment Areas
Policy 9/29 – Planning applications: general considerations

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1885/F
Applicant	S L Rooth 32 Hunstanton Road Heacham King's Lynn Norfolk PE31 7HH	Received	23-SEP-2003
		Expiring	17-NOV-2003
Agent		Location	21 South Beach

Parish	Heacham
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Details	Continued use of site for standing of 2 caravans
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Fee Paid	£ .00
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*Withdrawn
16/8/04*

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1884/F
Applicant	R Richardson 45 Kings Walden Rise Stevenage Herts SG2 0JY	Received	23-SEP-2003
		Expiring	17-NOV-2003
Agent		Location	31 Shepherds Port Road
		Parish	Snettisham
Details	Retention of holiday caravan, store and wc		
		Fee Paid	£ .00

Withdrawn

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1883/F
Applicant	Mr R E Fayers 4 Grimston Road South Wootton King's Lynn Norfolk PE30 3HU	Received	23-SEP-2003
		Expiring	17-NOV-2003
Agent		Location	57 The Beach

Parish Snettisham

Details Continued standing of caravan, shed, conservatory and decking

Fee Paid £ .00

Withdrew 21.11.04.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No.	2/03/1882/F
		Received	23 September 2003
		Location	31/32 Broomsthorpe Road
		Parish	East Rudham
Applicant	Mr & Mrs W Fox 31/32 Broomsthorpe Road East Rudham Norfolk		

Details **Construction of detached garage/garden store**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 13 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the surface material for the approved access shall be submitted to and approved in writing by the Borough Planning Authority.
- 4) Prior to the occupation of the building hereby approved a hedge shall be planted along the north eastern boundary of the site, the species of which shall previously have been agreed by the Borough Planning Authority in writing. This shall then be allowed to grow to, and subsequently be retained at, a height of not less than 1.5 metres. Any plants which die shall be replaced in the following planting season, with plants of the same species.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 4) In the interests of the visual amenities of the locality.

Cont/....

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

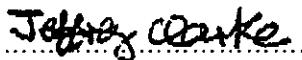
Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/20: Built Environment Areas: Areas to Remain Open.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.


.....
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No. 2/03/1881/F
		Received 23 September 2003
		Location 42 Station Road
		Parish Clenchwarton
Applicant	Mr & Mrs C Cross 42 Station Road Clenchwarton King's Lynn Norfolk	
Details	Extension to dwelling and construction of detached double garage	

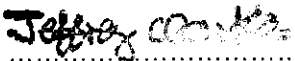
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.


.....
Head of Planning
on behalf of the Council
24 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1880/CU**

Applicant I J Taylor
37 Ferry Road
Clenchwarton
King's Lynn
Norfolk

Received 23 September 2003

Location Rear of 37 Ferry Road
Parish Clenchwarton

Details Continued use of land as garden land for the building of a yacht


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) This permission shall expire on 31 May 2004, and unless on or before that date application is made for an extension of the period of permission and such application is approved
 - (a) the use hereby permitted shall be discontinued
 - (b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

The Reason being:

- 1) The permanent change of use of the land would be unacceptable and contrary to policy.


.....
Head of Planning
on behalf of the Council
24 October 2003

Checked by:

Note: The Applicant is advised that a series of temporary permissions have been approved to enable a specific project to be completed within a short timescale. Given the apparent lack of progress on the project and the Applicant's apparent intention to dispose of the yacht, it is unlikely that further permissions would be considered acceptable to the Borough Planning Authority.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	JM Ess Building Design Consultant 42 Brow of the Hill Leziate King's Lynn Norfolk PE32 1EN	Ref. No. 2/03/1879/F Received 23 September 2003 Location 21 St James Street Parish Kings Lynn
Applicant	Boldero's Hair Company 21 St James Street King's Lynn Norfolk PE30 5DA	
Details	Demolition of existing single storey extension and construction of new enlarged extension	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of the roofing materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the window and rooflight style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.
- 4) Before the start of any development on the site full details of the bricks, together with bond style and mortar colour, shall be submitted to and approved by the Borough Planning Authority..

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1879/F

Structure Plan

Policy ENV.13: Historic Buildings, Archaeology and the historic landscape.

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/16: Alteration of Listed Buildings - Preservation of Character.

Policy 4/17: Alteration of Listed Buildings - Evaluation/Recording.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
14 November 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	JM Ess Building Design Consultant 42 Brow of the Hill Leziate King's Lynn Norfolk PE32 1EN	Ref. No. 2/03/1878/LB Received 23 September 2003 Location 21 St James Street Parish Kings Lynn
Applicant	Boldero's Hair Company 21 St James Street King's Lynn Norfolk PE30 5DA	
Details	Demolition of existing single storey extension and construction of new enlarged extension	

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of the roofing materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the window and rooflight style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.
- 4) Before the start of any development on the site full details of the bricks, together with bond style and mortar colour, shall be submitted to and approved by the Borough Planning Authority..

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1878/LB

Structure Plan

ENV.13: Historic Buildings, Archaeology and the Historic Landscape.

Local Plan


Policy 4/12: Development in Conservation Areas.

Policy 4/16: Alteration of Listed Buildings – Preservation of Character.

Policy 4/17: Alteration of Listed Buildings – Evaluation/Recording.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.


.....
Head of Planning
on behalf of the Council
14 November 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1877/SU
Applicant	Department of Works & Pensions c/o Agent	Received	23-SEP-2003
		Expiring	17-NOV-2003
Agent	CHQ Partnership Tannery House 23 High Street Baldock Herts SG7 6BE	Location	Lovell House St Nicholas Street
		Parish	Kings Lynn
Details	Installation of air handling unit and associated ductwork		
		Fee Paid	£ .00

Deemed consent

10.11.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Jim Bettison Market Place Burnham Market Norfolk PE31 8HD	Ref. No.	2/03/1876/F
		Received	23 September 2003
		Location	Braemar Main Road Brancaster Staithe
Applicant	Richard E Loose Braemar Main Road Brancaster Staithe Norfolk	Parish	Brancaster
Details	Extension and alterations to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning
on behalf of the Council
04 November 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent Ian J M Cable
The Sidings
3 Park Lane
Downham Market
Norfolk

Ref. No. 2/03/1875/F

Received 23 September 2003

Location 29 Bridge Street

Parish Downham Market

Applicant M Rolph
37 Bridge Street
Downham Market
Norfolk

Details Alterations to ground and first floor of building

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site, full details of the door style, step and header treatment shall be submitted to and agreed in writing with the Borough Planning Authority and the development shall be implemented in accordance with the details agreed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	A P Construction Services Carrara House Livermere Road Great Barton Bury St Edmunds Suffolk IP31 2SB	Ref. No. 2/03/1874/CU
		Received 22 September 2003
		Location Duchy Farm Broad Drove Wissington
Applicant	G S Shropshire & Sons Abbey Farm West Dereham Norfolk	Parish Methwold
Details	Conversion and extension of existing agricultural building for agricultural student accommodation (seasonal)	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the building for student accommodation shall be limited to workers employed on the adjacent agricultural land on which the existing building is sited.
- 3) The proposed accommodation shall only be used from 1 May to 30 October in any year.
- 4) If at any time there shall be no further requirement for temporary residential accommodation the building and its extension shall revert to agricultural use unless an alternative use is granted planning permission by the Borough Planning Authority on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2,3&4) The residential accommodation applied for is only acceptable in conjunction with an agricultural enterprise, and any independent residential use would be contrary to policies designed to restrict residential development in the Countryside.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1874/CU

Local Plan

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations



.....
Head of Planning
on behalf of the Council
26 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/03/1873/CU
		Received	22 September 2003
		Location	Flint House Farm, Flint House Road Lots Bridge Three Holes
Applicant	Jesse Scott Ltd Mellowstones Outwell Wisbech Cambs	Parish	Upwell

Details **Conversion of barns to form dwelling with garage and store**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plans received 5.11.03 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) The re-roofing of the buildings shall be carried out utilising salvaged materials from the existing buildings.
- 5) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions, roof alterations or detached buildings to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 7) Prior to work commencing full details of all boundary treatment to the site shall be submitted to and approved by the Borough Planning Authority in writing.

Cont'd...

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.
- 4) In the interests of the visual amenities of the locality.
- 5) In the interests of residential and visual amenity.
- 6) In the interests of the amenities and appearance of the area in general.
- 7) In the interests of the amenities and appearance of the area in general.

Jeffrey Cooke

Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Note – Please find attached letter dated 21.10.03 from Middle Level Commissioners.

Note – Please find attached letter dated 3.10.03 from the Environment Agency.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

ENV.12 - Design

Local Plan

8/6 – Change of use of rural buildings

9/29 – Planning applications; general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1872/F**

Applicant Mr C Langley
7 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NW

Received 22 September 2003

Location 7 Feltwell Road
Parish Southery

Details New driveway and access to highway

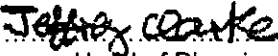
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Vehicular access to the adjoining highway shall be limited to the new access only. Any other access shall be permanently closed, and the footway/highway verge reinstated to the satisfaction of the Borough Planning Authority concurrently with the bringing into use of the new access.
- 3) Prior to the commencement of the first use hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.
- 3) To ensure satisfactory access into the site.


Head of Planning
on behalf of the Council
13 November 2003

Checked by:

Cont/....

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications. General Considerations.

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road King's Lynn Norfolk	Ref. No.	2/03/1871/LB
		Received	22 September 2003
Applicant	Mr Holt 8 Kensington Road King's Lynn Norfolk PE30 4AT	Location	3 Saturday Market Place
		Parish	Kings Lynn

Details Alterations to form cafe and 4 no. dwellings

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development, full details of all doors and windows that are to be repaired or replaced, including style, reveal, cill and header treatment, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented.
- 3) Prior to commencement of development, full details of all doors and windows that are to be repaired or replaced, including all external building materials shall be submitted to an approved in writing by the Local Planning Authority. Said details shall include, inter alia, the brick type, bond style and mortar colour, which shall match that of the existing buildings. A sample panel shall be erected to confirm the acceptability of the agreed bricks, bond style and mortar colour. The agreed details shall then be implemented.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To ensure that the window details respect the character of the Listed Building and the King's Lynn Conservation Area in accordance with policies 4/12, 4/16 and 4/18 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) To ensure that the window details respect the character of the Listed Building and the King's Lynn Conservation Area in accordance with policies 4/12, 4/16 and 4/18 of the King's Lynn and West Norfolk Local Plan 1998.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1871/LB

Structure Plan

Policy ENV.12: Design

Policy ENV.13: Historic Buildings, Archaeology and the Historic Landscape

Policy T.4: Walking and Cycling

Local Plan

Policy 4/12: Development in Conservation Areas

Policy 4/16: Alteration of Listed Buildings

Policy 4/18: Change of use of Listed Buildings

Policy 4/21: Built Environment Type C

Policy 5/3: King's Lynn Retail Zone (Secondary Sub-division) – A3 uses

Policy 9/29: Planning Applications, General Considerations

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road King's Lynn Norfolk	Ref. No.	2/03/1870/CU
		Received	22 September 2003
Applicant	Mr Holt 8 Kensington Road King's Lynn Norfolk PE30 4AT	Location	3 Saturday Market Place
		Parish	Kings Lynn
Details	Alterations to form cafe and 4 no. dwellings		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to occupation of the residential units hereby permitted, full details of the number, type and location of cycle parking spaces, including any structure intended to shelter them, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be constructed and ready for use prior to occupation of the first residential unit hereby permitted.
- 3) Prior to the commencement of development, full details of all doors and windows that are to be repaired or replaced, including style, reveal, cill and header treatment, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented.
- 4) Prior to commencement of development, full details of all external building materials shall be submitted to an approved in writing by the Local Planning Authority. Said details shall include, inter alia, the brick type to be used, bond style and mortar colour, which shall match that of the existing buildings. A sample panel shall be erected to confirm the acceptability of the agreed bricks, bond style and mortar colour. The agreed details shall then be implemented.
- 5) The window on the western elevation annotated with 'form new window in existing door opening' on the plans submitted shall have obscure glazing fitted in the top two panes which shall thereafter be retained as such.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the provision of adequate cycle parking facilities in accordance with policy T.4 of the Norfolk Structure Plan 1999.
- 3) To ensure that the window details respect the character of the Listed Building and the King's Lynn Conservation Area in accordance with policies 4/12, 4/16 and 4/18 of the King's Lynn and West Norfolk Local Plan 1998.

Cont/....

- 4) To ensure that the window and walling details respect the character of the Listed Building and the King's Lynn Conservation Area in accordance with policies 4/12, 4/16 and 4/18 of the King's Lynn and West Norfolk Local Plan 1998.
- 5) To protect the privacy of the occupants of Dwelling Unit 1 on the plans submitted in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.12: Design
Policy ENV.13: Historic Buildings, Archaeology and the Historic Landscape
Policy T.4: Walking and Cycling

Local Plan

Policy 4/12: Development in Conservation Areas
Policy 4/16: Alteration of Listed Buildings
Policy 4/18: Change of use of Listed Buildings
Policy 4/21: Built Environment Type C
Policy 5/3: King's Lynn Retail Zone (Secondary Sub-division) – A3 uses
Policy 9/29: Planning Applications, General Considerations

Jeffrey Clarke.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent B Burnett
21 Shelduck Drive
Snettisham
Norfolk
PE31 7RG

Ref. No. 2/03/1869/F

Received 22 September 2003

Location 2 Wynnes Lane
Parish Clenchwarton

Applicant Mr & Mrs Miles
2 Wynnes Lane
Clenchwarton
Norfolk
PE34 4AT

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning
on behalf of the Council
24 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1868/F
Applicant	Mr P Smith 35 Chase Avenue King's Lynn Norfolk	Received	22-SEP-2003
		Expiring	16-NOV-2003
Agent	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Location	35 Chase Avenue
		Parish	Kings Lynn
Details	Extension and alteration to dwelling		
		Fee Paid	£ 110.00

Withdrawn
15.1.04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	E J Zipfell 70 Green Lane Tottenhill King's Lynn Norfolk PE30 0RZ	Ref. No.	2/03/1867/F
		Received	22 September 2003
		Location	Burnside Lynn Road Setchey
Applicant	Mr A Sandford Burnside Lynn Road Setchey King's Lynn	Parish	Tottenhill
Details	Extension to dwelling		


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 6 October 2003 and plan (drawing Rev B) received 8 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.


.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent B Burnett
21 Shelduck Drive
Snettisham
Norfolk
PE31 7RG

Ref. No. 2/03/1866/F

Received 22 September 2003

Location 20 Seagate Road
Parish Hunstanton

Applicant M & J Services Ltd
Montrose
Crown Hill
Great Dalby
Leics
LE14 2ER

Details Extensions and alterations to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Corrie

Head of Planning
on behalf of the Council
31 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED

12/2/04

APP/U2635/A/04/1140686

16/7/04

APPEAL ALLOWED

Agent D P Wadlow
35 High House
Station Road
Heacham
Norfolk
PE31 7HP

Ref. No. 2/03/1865/F

Received 22 September 2003

Location Land adjoining 26 Collins Lane
Parish Heacham

Applicant Thomas Construction Ltd
Marea Lodge
Marea Meadows
Heacham
Norfolk

Details Retention of existing dwelling and garage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The dwelling by virtue of its scale, disproportionate bulk and appearance is an overbearing, prominent and incongruous feature which has no regard for and is out of harmony with the building characteristics of the locality, damaging the appearance of its built surroundings contrary to Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: When refusing this application, the Development Control Board also resolved that enforcement action should be taken to ensure the dwelling is constructed as approved. The Council's Enforcement Team will therefore be in contact with you shortly.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Miller Mitchell Burley Lane
Ltd
Wensum House
103 Prince of Wales Road
Norwich
Norfolk NR1 1DW

Ref. No. 2/03/1864/F

Received 22 September 2003

Location 1 Austin Street
Parish Hunstanton

Applicant Wherry Housing Association
6 Central Avenue
St Andrews Business Park
Norwich
Norfolk
NR7 0HR

Details **Conservatory extension to dwelling, installation of new windows and doors and retention of UPVC windows**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter from Agent received 17 October 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent D P Wadlow
35 High House
Station Road
Heacham
King's Lynn
Norfolk PE31 7HP

Ref. No. 2/03/1863/F

Received 22 September 2003

Location 50 Dodds Hill
Parish Dersingham

Applicant A Wootton Esq
50 Dodds Hill
Dersingham
King's Lynn
Norfolk
PE31 6LP

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
04 November 2003

Checked by: *[Signature]*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Ian J M Cable
The Sidings
Park Lane
Downham Market
Norfolk
PE38 9RN

Ref. No. 2/03/1862/CU

Received 22 September 2003

Location 14 St Johns Road
Parish Tilney St Lawrence

Applicant C Rayner
Ramensk
30 Mill Road
Magdalen
PE34 3BZ

Details Change of use of workshop/retail unit to residential including alterations

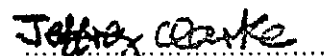
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order). No extensions, porches, roof alterations, or installation of a satellite dish, shall be carried out to the dwelling without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) The residential occupation of the dwelling hereby permitted shall be limited to an employee of the adjoining vehicle repair business occupying the area adjacent the site outlined in blue on the approved plans.
- 4) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage, the likely effect such development could have on occupiers of adjoining properties, and in the interests of the character and appearance of the pump house building.
- 3) In the interests of the residential amenities of the occupier of the new dwelling.
- 4) To protect the amenity of future occupiers of the site.


Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Ref. No. 2/03/1861/F
		Received 22 September 2003
		Location 17 Bullock Road Haygreen
		Parish Terrington St Clement
Applicant	Mrs J Bush & Mr M Ewing 32 Gloucester Road King's Lynn Norfolk PE30 4AB	
Details	Construction of chalet dwelling following demolition of existing dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and amended plans dated 5 November 2003 submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To protect the amenity of future occupiers of the site.
- 4) To enable the Borough Planning Authority to consider such proposals given that this permission has been granted on the basis of Policy 8/9 of the King's Lynn and West Norfolk Local Plan 1998, replacement dwellings.

Cont/....

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 November 2003

Checked by:

The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy H.7: Housing in 'other' villages

Policy ENV.12: Design

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 8/9: Replacement dwellings in the countryside

Policy 9/29: Planning applications: general considerations

Note: Please find attached letter dated 3 October 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	A Parry Delamere Lime Kiln Road King's Lynn Norfolk PE32 1QT	Ref. No. 2/03/1860/F
		Received 19 September 2003
		Location 11 Ormesby
		Parish Kings Lynn
Applicant	Mr J Drake 11 Ormesby King's Lynn Norfolk	
Details	Extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21 – Built Environment Areas
Policy 9/29 – Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

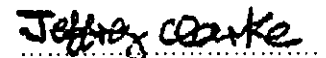
Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Paul Williams 75B Goldstone Villas Hove East Sussex BN3 3RW	Ref. No.	2/03/1859/F
		Received	19 September 2003
		Location	Enterprise Rent-A-Car North Street
Applicant	Enterprise Rent-A-Car UK Ltd Enterprise House Depot Road Newmarket Suffolk	Parish	Kings Lynn
Details	Retention of car port to rear of premises		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted


Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

ENV.13: Historic buildings, archaeology & the historic landscape

Local Plan

4/14: Development adjoining Conservation Area
4/21: Built Environment Areas

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No. 2/03/1858/F
		Received 19 September 2003
		Location Coldharbour Farm Cottages Black Horse Drove Littleport
Applicant	Mr & Mrs F Thomas Coldharbour Farm Cottages Blackhorse Drove Littleport Cams	Parish Hilgay
Details	Construction of dwelling and garage following demolition of existing pair of semi-detached cottages	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 3) This application relates to the replacement of an existing dwelling in the countryside, the size of which is restricted in conjunction with Local Plan Policy 8/9. Any future addition would need to be considered by the Borough Planning Authority with regard to the character of the building in this rural setting.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1858/F

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 8/9: Replacement dwellings in the countryside

Policy 9/29: Planning applications: general considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
12 November 2003

Checked by: *MM : LW*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1857/F
Applicant Mr J Fox 17 Austin Street Hunstanton King's Lynn PE36 6AJ	Received 19 September 2003 Location 17 Austin Street Parish Hunstanton

Details Garage and conservatory extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter received 31 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no times be used for business or commercial purposes

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the amenities of the occupiers of adjacent residential properties

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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Agent	Arlux UK Ltd Units 7-9 Titan Business Centre Spartan Close Tachbrook Park Warwick CV34 6RR	Ref. No.	2/03/1856/A
		Received	17 October 2003
		Location	Jim Russell London Road
		Parish	Downham Market
Applicant	Honda UK 470 London Road Slough Berkshire SL3 7QY		
Details	Display of illuminated and non-illuminated signage		

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **as modified by drawing HON1435 2 of 2 received 19 December 2003 and subject to compliance with the Standard Conditions set out overleaf and the following additional condition:**

- 1) The totem sign shall be set back 3 metres from the roadside kerb as specified on drawing number HON1435 2 of 2 received 19 December 2003.

The Reason being:

- 1) In the interests of highway safety in accordance with Policy 9/34 of the Local Plan.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/34: Advertisements

Jeffrey Clarke
Head of Planning
on behalf of the Council
12 January 2004

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Ian H Bix & Associates
Sandpiper House
Leete Way
West Winch
King's Lynn
Norfolk PE33 0ST

Ref. No. 2/03/1855/F

Received 19 September 2003

Location 9 Field Lane
Gaywood

Parish Kings Lynn

Applicant Mr & Mrs Dickerson
9 Field Lane
Gaywood
King's Lynn
Norfolk

Details First floor extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted as modified by plan received 21 October 2003 and letter dated 20 October 2003, **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED

17/2/04

APP/U26357A/04/1140698

PLOT 1 APPEAL DISMISSED
PLOT 2 APPEAL ALLOWED

14/7/04

Agent G Collings & Co
17 Blackfriars Street
King's Lynn
Norfolk

Ref. No. 2/03/1854/O

Received 19 September 2003

Applicant Mr & Mrs K J Witton
c/o Collings & Co

Location Land at Chisholm
36 School Road
Parish Heacham

Details Site for construction of 2 dwellings

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The unclassified road (School Road) serving the proposed development is not considered suitable to cater for any further development likely to generate additional traffic by reason of its restricted visibility at its junction with Broadway. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan.
- 2) The proposed plot, to the south of the existing dwelling is not of sufficient size (bearing in mind its shape) to satisfactorily accommodate development of a standard comparable with the existing development in the area. The proposed development would, in consequence be out of keeping with, and detrimental to, the character and visual amenities of the area contrary to Policy 4/21 of the King's Lynn and West Norfolk Local Plan

Jeffrey Coake

Head of Planning
on behalf of the Council
12 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	A C Bacon Engineering Ltd Norwich Road Hingham Norfolk NR9 4LS	Ref. No.	2/03/1853/F
		Received	18 September 2003
		Location	Ken Hill Farms Heacham Bottom Farm
Applicant	H C Buscall t/a Kenhill Farms & Estate Estate Office Eaton Sedgeford Hunstanton PE36 5LZ	Parish	Heacham

Details **Erection of general purpose agricultural grain store**


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
29 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1852/F
Applicant	Mr J Moore 51 Main Street Kirby Muxloe Leics LE9 2AN	Received	18-SEP-2003
		Expiring	12-NOV-2003
Agent		Location	13 Shepherds Port
		Parish	Snettisham
Details	Retention of caravan and shed		
		Fee Paid	£ .00

Withdrawn

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton Design Ltd 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/03/1851/F
		Received	18 September 2003
		Location	The Playing Fields Hungate Road
Applicant	Emneth Parish Council c/o Mrs M Sawyer 46 Tottenhill Row King's Lynn Norfolk	Parish	Emneth
Details	Construction of pavilion		


Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by Agents letter received 22 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to development commencing samples of the proposed external materials to be used in the construction of the pavilion shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the satisfactory appearance of the development.


Head of Planning
on behalf of the Council
27 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Ref. No. 2/03/1850/CU
Applicant Mr M Tucker Tralee Lynn Road Middleton King's Lynn PE32 1RH	Received 18 September 2003 Location Tralee 5 Old Church Road Parish Snettisham

Details Change of use from hair salon to residential

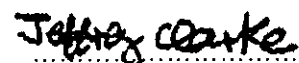
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the proposed change of use of the building for residential purposes, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.
- 3) To protect the amenity of future occupiers of the site.


Head of Planning
on behalf of the Council
21 November 2003

Checked by: 

Cont/.....

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications – General Considerations.

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1849/O
Applicant	Mrs S Johnson c/o Agent	Received	18-SEP-2003
		Expiring	12-NOV-2003
Agent	Geoffrey Collings & Co 17 Blackfriars Street King's Lynn Norfolk PE30 1NN	Location	Land at Sutton Road
		Parish	Terrington St Clement
Details	Site for construction of residential dwellings		
		Fee Paid	£ 1100.00

WITHDRAWN

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent	Tavenham Conservatories 61 Holt Road Norwich NR6 6XS	Ref. No.	2/03/1848/F
		Received	17 September 2003
Applicant	Mr & Mrs Rundle 5 Premier Mills Terrington St Clement King's Lynn Norfolk PE34 4DU	Location	5 Premier Mills
		Parish	Terrington St Clement
Details	Conservatory extension to dwelling		

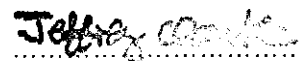
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
23 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1847/F
		Received 17 September 2003
		Location Normans Cottage The Street
		Parish Marham
Applicant	Mr & Mrs G R Bucke Normans Cottage The Street Marham King's Lynn Norfolk	
Details	Erection of porch and detached garage	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
14 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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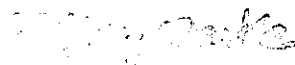
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Parsons & Whittle Ltd 1 London Street Swaffham Norfolk PE37 7DD	Ref. No. 2/03/1846/O
		Received 17 September 2003
		Location Site adjacent Church Farm Low Road
Applicant	Shingham Livestock Church Farm Wretton King's Lynn Norfolk PE33 9QN	Parish Wretton
Details	Site for residential development and conversion of existing barn to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Norfolk Structure Plan (1999) seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or expansion of existing institutions where it can be demonstrated that the proposed development could not be met within an existing settlement. As the proposed development is not demonstrated to be linked to such uses and no special circumstances have been shown to exist the proposal is consequently contrary to the provisions of the Structure Plan, namely Policy H8, and would also be contrary to Policy 8/8 of the adopted King's Lynn and West Norfolk Local Plan 1998.
- 2) The construction of new residential dwellings in this location would result in an unacceptable form of development which would cause significant harm to the appearance of the countryside and setting of the village, thus the proposal would be contrary to Policies ENV.1 and ENV.4 of the Norfolk Structure Plan (1999).
- 3) The proposed development, if permitted, would create a precedent for similar proposals in respect of other countryside land in the vicinity of the site.



Head of Planning
on behalf of the Council
20 January 2004

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1844/F
Applicant Wagg, Jex & Co Ltd Harvest House Wisbech Road King's Lynn Norfolk	Received 16 September 2003
	Location Plot 87 Poppyfields 1 Bluebell Drive
	Parish Snettisham

Details Single storey dwelling (amended design)


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
04 November 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

ENV.12: Design.

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 9/29: Planning applications: general considerations.



NOTICE OF DECISION

PLANNING SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

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e-mail: borough.planning@west-norfolk.gov.uk

GRANT OF PLANNING PERMISSION

Cooper Purdy Ltd
c/o Brian E Whiting
19A Valingers Road
King's Lynn
Norfolk

Reference No: 2/03/1843/F

Validated: 16 September 2003

Parish: Terrington St Clement

Details: **Erection of six houses with parking area following demolition of existing building at Methodist Chapel Hall Site Chapel Road Terrington St Clement**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. Before the start of any development on the site, full details of all the external facing and roofing materials shall be submitted to and approved by the Borough Planning Authority in writing.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no extensions to the dwellings hereby approved shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no overhead electricity or telephone service lines should be erected or placed above ground on the site without the prior written consent of the Borough Planning Authority.
5. Prior to development commencing, full details relating to all boundary treatments to the site shall be submitted to and approved by the Borough Planning Authority in writing.
6. Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
7. Prior to the first occupation of the development hereby permitted the proposed access (minimum 4.5 metres wide with 1 metre x 1 metre pedestrian/vehicular visibility splays) and on-site parking shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.
8. Details of the means of lighting the parking area and pedestrian link shall be submitted to and agreed in writing by the Borough Planning Authority and the agreed scheme implemented prior to the use of the parking area.

Notes

1. This application has been determined in accordance with the application and plans submitted as amended by modified plans received 21 October 2003 and letter and plans received 24 September 2004.
2. This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.
3. Please find attached a letter from the Environment Agency dated 26 September 2003.
4. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at West Area Office, Poplar Avenue, Saddlebow, King's Lynn PE34 3AQ. Telephone 01553 778000.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

The case officer who dealt with this application was Mrs J Jaques, telephone number 01553 616226.

The Reasons being:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To enable the Borough Planning Authority to consider such details in the interests of visual amenity, in accordance with Local Plan Policy 9/29.
3. To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilages and the likely effect such development could have on the occupiers of adjacent properties, in accordance with Local Plan Policy 9/29.
4. In the interests of the appearance of the development, in accordance with Local Plan Policy 9/29.
5. In the interests of the appearance of the development, in accordance with Local Plan Policy 9/29.
6. To protect the amenity of future occupiers of the site, in accordance with Policy 9/29 of the Local Plan.
7. To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety, in accordance with Local Plan Policy 9/29.
8. In the interests of residential amenity and to crime prevention, in accordance with Local Plan Policy 9/29.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

In approving the application the relevant Development Plan Policies were identified as follows:

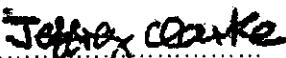
Structure Plan

Policy H7: Housing in 'other' villages

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations


.....
Head of Planning
On behalf of the Council
19 April 2005

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr M Ashton Anglia Building Surveying 9 The Maltings Millfield Cottenham Cambridge CB4 8RE	Ref. No.	2/03/1842/O
		Received	16 September 2003
		Location	Land adjacent to The Warren Fakenham Road
		Parish	Docking
Applicant	Mr N Keen Gardeners Cottage Bircham Road Stanhoe Norfolk		
Details	Site for construction of dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1 The proposed development is located on land designated in the Development Plan for the area as being countryside, and in an area of Important Landscape Quality; it would be contrary to the national policy as set out in PPG7, Policies ENV1, ENV3 and ENV4 of the Norfolk Structure Plan 1999 and Policy 4/6 of the King's Lynn and West Norfolk Local Plan 1998. These seek to protect the countryside for its own sake, to preserve its character and appearance, and to prevent development that damages the distinctive character and appearance of the landscape and in particular Areas of Important Landscape Quality.
- 2 The proposal for residential development in the countryside would be contrary to national policy as set out in PPG7, Policy H8 of the Norfolk Structure Plan and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998 in that no justification has been put forward to indicate that it is needed in connection with agriculture, forestry, organised recreation or a tourist facility nor is there any stated need for the proposed occupants to live at or near their place of employment in a rural enterprise. To approve such development would be contrary to the policies of the Development Plan that seek to prevent development in the countryside except in exceptional circumstances, and would set a precedent that would lead to the erosion of the designated countryside, and adversely affect its character and appearance.

Jeffrey Clarke
Head of Planning
on behalf of the Council
24 November 2003

Checked by: *[Signature]*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No.	2/03/1841/F
		Received	16 September 2003
		Location	3 East Winch Road Ashwicken
Applicant	Mr & Mrs Sharpin 3 East Winch Road Ashwicken King's Lynn Norfolk	Parish	Leziate
Details	Extension and alterations to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
14 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Parland Design
11 Yiewsley Crescent
Swindon
Wiltshire
SN3 4LT

Ref. No. 2/03/1840/F

Received 16 September 2003

Location 257 Main Road
Parish Clenchwarton

Applicant Mr L Barrett
Mollyn
Low Road
Stowbridge
King's Lynn
Norfolk PE34 3PE

Details Construction of two dwellings following demolition of existing dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to development commencing, samples of the proposed external facing and roofing materials shall be submitted to and approved by the Borough Planning Authority in writing.
- 3) Prior to occupation of the development the indicated boundary treatments shall be implemented in full.
- 4) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order), no additional windows shall be constructed above ground floor level, including the provision of dormer windows, on any elevation of the dwellings permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification, for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.
- 6) Prior to the first occupation of the development hereby permitted, the proposed access/on-site parking/turning area shall be laid out, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the appearance of the development and the area generally.
- 3) To protect the residential amenities of adjoining occupiers.

Cont/....

2/03/1840/F

- 4) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 5) In the interests of highway safety.
- 6) To ensure the permanent availability of parking and manoeuvring areas in the interests of highway safety.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Philip J Gurr 18 St Augustines Way South Wootton King's Lynn Norfolk PE30 3TE	Ref. No. 2/03/1839/F Received 16 September 2003 Location 1 Briar Close Parish South Wootton
Applicant	Mr & Mrs A Bailey 1 Briar Close South Wootton King's Lynn PE30 3LU	
Details	Construction of conservatory and 1.75 metre high boundary fence	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as amended by plan received 21 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The 1m x 1m visibility splay to the south-eastern corner of the existing driveway, as shown on the plans hereby approved, shall be retained at all times free from any obstruction exceeding one metre above the level of the adjacent highway.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705

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E-mail borough.planning@west-norfolk.gov.uk

Agent	David Trundle Design Services White House Farm Tilney all Saints King's Lynn Norfolk PE34 4RU	Ref. No. 2/03/1838/O
		Received 16 September 2003
		Location Mill Lane
		Parish Terrington St John
Applicant	Mr & Mrs S Clarke Clarks Cottage Mill Road Terrington St John Wisbech Cambs PE14 7BF	

Details Site for construction of dwelling with detached garage

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)


Outline Planning Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
 - i) Access arrangements
 - ii) Parking provision in accordance with adopted standards
- 5) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

Cont'd...

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of highway safety.
- 5) To protect the amenity of future occupiers of the site.


.....
Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Note - The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

Note – Anglian Water should be consulted as it is possible an underground sewer traverses this site.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy H.7: Housing in 'other' villages

Policy ENV.12: Design

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 8/1: New housing in villages

Policy 9/29: Planning applications: general considerations

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1837/F
Applicant	Mr P Diggins 3 Watering Lane West Winch King's Lynn Norfolk	Received	16-SEP-2003
		Expiring	10-NOV-2003
Agent	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Location	3 Watering Lane
		Parish	West Winch
Details	Extension to dwelling to form ground and first floor accommodation		
		Fee Paid	£ 110.00

Wittara
11.11.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk PE31 6BG	Ref. No. 2/03/1836/F
		Received 16 September 2003
		Location 44 Hall Road
		Parish Clenchwarton
Applicant	Mr & Mrs J Bolderstone 44 Hall Lane Clenchwarton King's Lynn Norfolk	
Details	Extension to dwelling	


Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.


Head of Planning
on behalf of the Council
23 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent M Gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. 2/03/1835/F

Received 16 September 2003

Location 14 Beach Road

Parish Snettisham

Applicant M Everitt
14 Beach Road
Snettisham
King's Lynn
Norfolk

Details Construction of extension and brick cladding, new tiled pitched roof and external disabled ramp

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note – Please find attached letter dated 17 October 2003 from the Environment Agency.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	Peter Humphrey Associates Ltd St Ann's Business Centre St Ann's Street King's Lynn Norfolk PE30 1LT	Ref. No. 2/03/1834/F	Received 16 September 2003
		Location Plot 1 34 Common Road	
		Parish Snettisham	
Applicant	Mrs L Fitt Plot 1 34 Common Road Snettisham King's Lynn PE31 7PF		
Details	Retention of conservatory extension to dwelling and boundary fence		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1833/A
Applicant Tapping House Hospice Ms L Tinkham Common Road (West) Snettisham King's Lynn PE31 7PF	Received 16 September 2003 Location Tapping House Hospice Common Road Parish Snettisham

Details Display of Tapping House Hospice flag on 6.1 metre high flagpole

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

- 1) **Consent is granted** for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf**

Jeffrey Clarke

Head of Planning
on behalf of the Council
10 November 2003

Checked by: *JW*.....

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/34: Advertisements.

PLANNING PERMISSION

Notice of decision

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Agent	M Gibbons 22 Collins Lane Heacham King's Lynn Norfolk	Ref. No. 2/03/1832/F
		Received 16 September 2003
		Location 16 Grafton Road
		Parish Kings Lynn
Applicant	P Bannister 16 Grafton Road King's Lynn Norfolk	
Details	First floor extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995, or any order re-enacting or amending that order, no additional windows shall be inserted in the eastern elevation of the property as hereby extended, without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking of the neighbouring property in the interests of residential amenity.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

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APPEAL LODGED
30/4/04
APP/02635/A/04/1149070
APPEAL DISMISSED.
7/1/05

Agent	Ian J M Cable the Sidings Park Lane Downham Market PE38 9RN	Ref. No.	2/03/1831/F
		Received	15 September 2003
		Location	The Pastures Newton Road
Applicant	Abel Developments The Old School Little Cressingham Thetford	Parish	Castle Acre
Details	Construction of eight dwellings		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

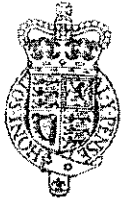
Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) It is possible that the site could contain archaeological remains of importance and in the absence of a full archaeological assessment and evaluation (as endorsed in PPG16) the development proposal is considered to be lacking in sufficient information to allow consent. It is therefore contrary to the provisions of Policy ENV.13 of the Structure Plan (1999) and Policy 4/10 of the Local Plan (1998).
- 2) The proposed development would have an adverse effect on the setting of the Castle which is a Scheduled Ancient Monument by virtue of the new access being formed onto Pye's Lane and the mass of buildings to the north of the Castle. The proposal is therefore contrary to Policy 4/9 of the Local Plan (1998).
- 3) The proposed development by virtue of density, scale, layout and design would not in the opinion of the Borough Planning Authority enhance the form and character of the Conservation Area. The proposal is therefore contrary to the provision of Policies H7, ENV.12 and ENV.13 of the Structure Plan (1999) and Policies 4/12, 4/21 and 9/29 of the Local Plan (1998).
- 4) The proposed access arrangements to serve the new development and the existing house known as The Pastures are inadequate and would create conditions detrimental to highway safety onto both Pye's Lane and Newton Road. The proposal is therefore contrary to Policy 9/29 of the Local Plan (1998).

Sally Cooke

Head of Planning
on behalf of the Council
30 January 2004

Checked by:



The Planning Inspectorate

Penny Stanton

3/26 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728599
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-8599

Ms K Wagg (Head Of Legal Committee Services)
King's Lynn And W Norfolk Bc
King's Court
Chapel Street
King's Lynn
Norfolk,
PE30 1EX

Your Ref: 2/03/1831/F
Our Ref: APP/V2635/A/04/1149070
Date: 24 May 2004

Dear Madam

copy bpo
25/4/04

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 (SI 1999/293)
APPEAL BY ABEL DEVELOPMENTS
SITE AT THE PASTURES, NEWTON RD, CASTLE ACRE, KING'S LYNN, NORFOLK, PE32 2AU

I refer to the appeal against the application for planning permission dated 12 September 2003, made to you by Abel Developments. The First Secretary of State has considered the application in accordance with regulation 9(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) ("the 1999 Regulations").

The development proposed, namely construction of eight dwellings, falls within the description at paragraph 10(b) of Schedule 2 to the 1999 Regulations, and exceeds the threshold in column 2 of the table in that schedule, but in opinion of the First Secretary of State, having taken into account the criteria in Schedule 3 to the 1999 Regulations, would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

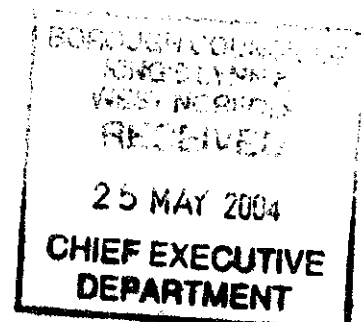
Accordingly, in exercise of the powers conferred on him by regulations 9(1) and 6(4) of the 1999 Regulations, the First Secretary of State hereby directs that the development for which planning permission is sought by application reference number 2/03/1831/F is not EIA development.

Under regulation 20(1) of the 1999 Regulations, you should take steps to secure that this screening direction is placed on the part of the Planning Register, which relates to the application in question. I should be grateful if you would do so to ensure that the First Secretary of State's view is publicly available.

Yours faithfully

Barry Parker

BARRY PARKER
(Signed with the authority of the First Secretary of State)



PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	Ref. No. 2/03/1830/F
Applicant Mr D Morton 18 Chapel Road Pott Row Grimston PE32 2BS	Received 15 September 2003 Location Middleton Service Station A47 Parish Middleton

Details **Extension to create workshop & MOT bay (renewal)**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2)
 - (1) No development shall be commenced on the land to which the application relates unless and until the works referred to in paragraph (2) of this condition have been completed by the Secretary of State for the Environment, Transport and the Regions.
 - (2) The works referred to in paragraph (1) of this condition consist of the improvement of the existing eastern-most vehicular access and the permanent close of the western-most vehicular access as indicated on the applicant's plan number MG.2, subject to such modifications as the Secretary of State may decide to make.
- 3) The development shall not be commenced unless and until the existing western access between the site and the A47 trunk road has been permanently closed to the satisfaction of the Secretary of State for the Environment, Transport and the Regions.
- 4) There shall be no obstruction above a height of 1.0 metre within a 4.5 metre by 120 metres visibility splay from the eastern vehicular access on to the A47 trunk road.
- 5) No development on the site shall take place until details of the layout and surfacing of all parking and turning areas has been submitted to and approved in writing by the Borough Planning Authority. The approved details shall be implemented in full.
- 6) The development shall not be occupied unless and until a barrier has been erected on the trunk road frontage of the site. The barrier shall be sufficient to control the area used for car sales and discourage potential customers from stopping or parking on the A47.

Cont/....

- 7) Before the start of any operations on the site, including site clearance, a scheme for the landscaping at a scale of not less than 1:500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development, die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season, with plants of same species and size.
- 8) The approved planted landscaped areas shall not be used for the parking or display of motor vehicles.
- 9) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-6) To ensure that the A47 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of road safety on that road.
- 7&8) To ensure that the development is properly landscaped.
- 9) To enable the Borough Planning Authority to consider such details in the interests of visual amenities.

Jeffrey Clarke

Head of Planning
on behalf of the Council
29 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
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Agent	Crus & Wilkin Waterloo Street King's Lynn Norfolk PE30 1NZ	Ref. No. 2/03/1829/CU
		Received 15 September 2003
		Location Warren Farm Hill Road
Applicant	J C Wilson Warren Farm Hill Road Ingoldisthorpe Norfolk	Parish Ingoldisthorpe
Details	Conversion of redundant farm buildings to four dwellings and garaging and construction of two semi-detached cottages (renewal)	

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the commencement of the occupation of the dwellings fronting St Thomas Lane:
 - (a) the means of access, shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 5 m from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of forty-five degrees
 - (b) an adequate turning area, levelled, hardened and otherwise constructed to the satisfaction of the Borough Planning Authority shall be provided within the curtilage of the site to enable vehicles to be turned round so as to re-enter the highway in forward gear.
- 3) The access of Hill Road shall be improved in accordance with Drawing No 89/3/D prior to the occupation of the dwellings served therefrom.
- 4) Prior to the occupation of the dwellings, the area of car parking, including garaging, shall be laid out and constructed to the satisfaction of the Borough Planning Authority.
- 5) Full details of all facing materials shall be submitted to and approved by the Borough Planning Authority before any works are commenced.
- 6) Prior to the occupation of Units 1, 2, 3 and 4 the details of means of enclosure along the front boundaries of the respective units shall be agreed in writing by the Borough Planning Authority.
- 7) The development hereby permitted shall not be carried out otherwise than in conformity with a scheme for landscaping treatment of the site, which shall be further submitted to the Local Planning Authority and no development of the site shall be begun until the Local Planning Authority has approved in writing the landscaping scheme. This scheme should include tree and hedge planting along the highway boundary of the proposed dwellings.

Cont'd ...

2/03/1829/CU

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 - 4) In the interests of highway safety.
- 5) In the interests of highway safety and visual amenity.
- 6) To enable the Borough Planning Authority to give due consideration to such matters.
- 7) In the interests of visual and residential amenity.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Local Plan adopted 1998

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

Agent John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Ref. No. 2/03/1828/F

Received 24 September 2003

Location Denver Golf Centre
Sluice Road

Applicant Denver Golf Centre
Sluice Road
Denver
Nr Downham Market
Norfolk

Parish Denver

Details Installation of floodlights to golf driving range

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) No part of the source of illumination shall be directly visible to users of the adjacent public highway.
- 3) The operation and use of floodlights shall be limited to weekdays between dusk and 9.00pm and weekends between dusk and 6.00pm.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.
- 3) In the interests of the character and appearance of the locality, nearby residents and the preservation of the night sky.

Reasons for Grant of Permission


The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy SR.1: Sporting Facilities

Local Plan

Policy 9/29: Planning Applications – General Considerations


Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent	Tilney St Lawrence Parish Council Dairy Farmhouse 46 Tottenhill Row King's Lynn PE33 0RQ	Ref. No.	2/03/1827/CU
		Received	15 September 2003
		Location	Coronation Hall High Road Tilney-Cum-Islington
Applicant	Dr Punsfers Gift Charity c/o Mrs M Sawyer Dairy Farmhouse 46 Tottenhill Row King's Lynn PE33 0RQ	Parish	Tilney St Lawrence

Details **Change of use from village hall to residential dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.


The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.

Cont/....

2/03/1827/CU

- 3) To protect the amenity of future occupiers of the site.


.....
Head of Planning
on behalf of the Council
24 October 2003

Checked by:

- Notes:
- (i) Please find attached letter dated 26 September 2003 from the Environment Agency.
 - (ii) The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

Agent	South Wootton Design Service Honey Pot Cottage Winch Road Gayton Norfolk	Ref. No.	2/03/1826/F
		Received	15 September 2003
		Location	The Spinney Marsh Road
Applicant	Mr & Mrs I Winston The Spinney Marsh Road North Wootton Norfolk	Parish	North Wootton
Details	Extension to dwelling		


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure the additional accommodation, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.


Head of Planning
on behalf of the Council
29 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Terence D Harvey 48 Marine Parade Gorleston Gt Yarmouth Norfolk NR31 6EX	Ref. No. 2/03/1825/F
		Received 15 September 2003
		Location Bridge House Winch Road
		Parish Gayton
Applicant	Bennett Plc Hallmark Building Lakenheath Suffolk IP27 9ER	

Details Construction of 21 dwellings and garages

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) Notwithstanding the provisions of PPG3 regarding the increase in densities within previously developed land, Norfolk Structure Plan Policy H7, states that permission may be given for individual or small groups of dwellings which will enhance the form and character of the village and its setting. The proposed development by virtue of its layout and density would not enhance the rural edge of the village setting and would adversely affect the form and character of the locality. The proposal is therefore contrary to the provisions of Policy H7 of the Structure Plan and Policy 4/21 of the Local Plan.
- 2) In the opinion of the Borough Council the layout and dwelling style of the development damages the rural village setting by way of the dwelling proportions, scale and appearance, construction materials and design. It is therefore contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan and ENV.12 of the Norfolk Structure Plan.
- 3) The development is contrary to Local Plan Policy 4/3 by virtue of the infilling of a local pond adjacent to an identified river corridor, as defined on the proposals map accompanying the Local Plan. It has not been demonstrated that this development will not have detrimental ecological or wildlife implications.
- 4) The proposed development contains a number of established and good quality specimens of trees which would be lost by developing the site in the format proposed. The development would be contrary to Policy ENV.1 and ENV.4 of the Structure Plan and Policy 4/7 of the Local Plan that seek to preserve the countryside for its own sake and to preserve and protect the landscape features such as trees, hedgerows, ponds and streams for their own sake and for the value of the landscape interest itself.

Cont/....

2/03/1825/F

- 5) The proposed development, if permitted, could be detrimental to a colony of bats located in the existing dwelling known as Bridge House. The Local Plan seeks to protect and have special consideration of nature conservation importance. The development has not been accompanied by a survey to show that bats are present and the mitigation process that will be followed to ensure their protection. The development is therefore contrary to the Wildlife and Countryside Act 1981 and Policy 4/4 of the King's Lynn and West Norfolk Local Plan.

Jeffrey Clarke

Head of Planning
on behalf of the Council
16 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1824/CU
Applicant	Mr & Mrs P Hobden The Old Rectory Mill Road West Walton Wisbech Cambs PE14 7EU	Received	15-SEP-2003
		Expiring	09-NOV-2003
Agent	David Trundle Design Services White House Farm Tilney all Saints King's Lynn Norfolk PE34 4RU	Location	Adj Roman Bank House Walpole Bank Walpole St Andrew
		Parish	Walpole
Details	Change of use of agricultural land to residential gardens and paddock		
		Fee Paid	£ 220.00

WITHDRAWN
06.10.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	David Trundley Design Services White House Farm Tilney All Saints King's Lynn Norfolk PE34 4RU	Ref. No. 2/03/1823/F
		Received 15 September 2003
		Location Adj Roman Bank House Walpole Bank Walpole St Andrew
Applicant	Mr & Mrs P Hobden The Old Rectory Mill Road West Walton Wisbech PE14 7EU	Parish Walpole
Details	Conversion of existing barn and construction of granny annexe and sporting annexe	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

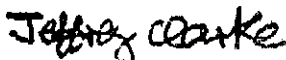
Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted as modified by letter and plans received 5 November 2003, **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions or outbuildings to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) The annexes hereby approved shall comprise accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.
- 5) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.
- 6) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 7) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

Cont'd ...

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.
- 4) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.
- 5) To ensure that the extended building has a satisfactory appearance.
- 6) To safeguard the amenities and interests of the occupiers of nearby property.
- 7) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.


.....
Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Note – Please find attached letter dated 26 September 2003 from the Environment Agency.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan

Policy ENV.4: Landscape: protection of countryside.

Policy ENV.12: Design.

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 8/6: Change of use of rural buildings.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent D S Noyce
Greenacres
Lynn Road
St Germans
King's Lynn
Norfolk PE34 3AT

Ref. No. 2/03/1822/F

Received 15 September 2003

Location 23 The Howards
Parish North Wootton

Applicant Mr & Mrs L Brockhurst
23 The Howards
North Wootton
King's Lynn
Norfolk
PE30 3RS

Details Extension to dwelling

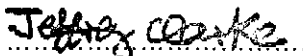
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian J M Cable The Sidings Park Lane Downham Market Norfolk PE38 9RN	Ref. No.	2/03/1821/F
		Received	15 September 2003
		Location	Land between 1 Barroway Drove and Red Hart Corner
		Parish	Nordelph
Applicant	Roe Allen Limited 17 St Lukes Road Ramsgate Kent CT11 7LD		
Details	Construction of six dwellings and garages		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the manner of treatment of the boundaries of, the site shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.
- 3) To enable the Borough Planning Authority to consider such details in the interests of ensuring a satisfactory form of development.

Jeffrey Clarke
Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Cont'd...

2/03/1821/F

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas.

Policy 8/1: New Houses in Villages

Policy 9/29: Planning applications: general considerations

- Notes:**
- (i) Please find attached letter dated 27 October 2003 from the Environment Agency.
 - (ii) Please find attached letter dated 15 October 2003 from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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E-mail borough.planning@west-norfolk.gov.uk

Agent Ian J M Cable
The Sidings
3 Park Lane
Downham Market
Norfolk

Ref. No. 2/03/1820/F

Received 15 September 2003

Location Land between 12 & 18 Church Road
Parish Wimbotsham

Applicant Mr & Mrs M Turner
12 Church Road
Wimbotsham
Norfolk

Details Construction of dwelling and garage and creation of new vehicular access for existing dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 27 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site, full details (including samples) of all the external building materials (including hard surfaces) shall be submitted to and approved by the Borough Planning Authority and the development shall be implemented in accordance with the details agreed.
- 3) Before the start of any development on the site, full details of the window material, style, reveal and cill and header treatment shall be submitted to and agreed in writing with the Borough Planning Authority and the development shall be implemented in accordance with the details agreed.
- 4) Prior to works commencing on site, details of spot levels for existing ground levels and proposed slab levels for the new dwelling shall be submitted to and approved by the Borough Planning Authority. The development shall thereafter conform to the approved details.
- 5) Prior to the first occupation of the development hereby permitted, the proposed accesses and on-site parking shall be laid out in accordance with the approved plan and retained thereafter for that specific use.
- 6) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the south west and north west elevations of the dwelling permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 7) Notwithstanding details shown on the approved plans, the first floor window serving the bathroom on the south west elevation shall have a top hung light and shall be glazed with obscured glass and thereafter retained in that condition, in accordance with a scheme to be submitted and approved in writing with the Borough Planning Authority.

Cont/....

2/03/1820/F

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visually amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 4) To ensure a satisfactory form of development.
- 5) In the interests of highway safety.
- 6)&7) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1819/F**

Applicant Mr C M Claxton
West View
215 Leziate Drove
Ashwicken
Norfolk
PE32 1LT

Received 15 September 2003

Location West View
215 Leziate Drove
Ashwicken
Parish Leziate

Details Conservatory extension to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
14 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1818/F**

Applicant Mr A A Stacey
31 Ormesby
Waveney Road
King's Lynn
Norfolk
PE30 4XB

Received 15 September 2003

Location **31 Ormesby
Waveney Road**

Parish **Kings Lynn**

Details **Construction of 1.8 metre high brick boundary wall**

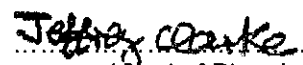
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1817/F
Applicant	Craven Holmes Ltd Manor Farm Barn Chequers Road Grimston King's Lynn Norfolk	Received	12-SEP-2003
		Expiring	06-NOV-2003
Agent	Richard C F Waite 34 Bridge Street King's Lynn Norfolk PE30 5AB	Location	Stone Barn Massingham Road
		Parish	Castle Acre
Details	Conversion of part of club into residential unit (unit 5) and construction of garage (modified scheme)		
		Fee Paid	£ 220.00

WITHDRAWN

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1816/LB
Applicant	Craven Holmes Ltd Manor Farm Barn Chequers Road Grimston King's Lynn Norfolk	Received	12-SEP-2003
		Expiring	06-NOV-2003
Agent	Richard C F Waite 34 Bridge Street King's Lynn Norfolk PE30 5AB	Location	Stone Barn Massingham Road
		Parish	Castle Acre
Details	Conversion of club to form 2 residential units (modified scheme)		
		Fee Paid	£ .00

WITHDRAWN

NOTICE OF DECISION

PLANNING SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

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e-mail: borough.planning@west-norfolk.gov.uk

GRANT OF PLANNING PERMISSION

Mr & Mrs G Wiggins
c/o Trevor Wilcox
32 High Street
Northwold
Nr Thetford
Norfolk
IP26 5LA

Reference No: 2/03/1815/F

Validated: 12 September 2003

Parish: Marshland St James

Details: **Erection of building over existing swimming pool at Kardale 415 Smeeth Road
Marshland St James**

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the extended building has a satisfactory appearance, in accordance with Policy 9/29 of the Local Plan.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

In approving the application the relevant Development Plan Policies were identified as follows:

Structure Plan

Policy ENV1: Overall strategy

Policy ENV4: Landscape: protection of countryside

Local Plan

Policy 9/29: Planning applications: general considerations

Jenny Clarke
.....
Head of Planning
On behalf of the Council
2 August 2004

Checked by:

Notes

1. This application has been determined in accordance with the application and plans submitted as amended by letter and plan received 30th July 2004.
2. This permission is given without prejudice to any further action by the Local Planning Authority relating to the alleged breach of planning control in respect of a condition previously imposed on a planning permission or unauthorised change of use of agricultural land.

The case officer who dealt with this application was Mrs J Jaques, telephone number 01553 616226.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent F Munford
36 New Sporle Road
Swaffham
Norfolk
PE37 7JQ

Ref. No. 2/03/1814/F

Received 12 September 2003

Location 46 School Lane
Parish Northwold

Applicant Mrs V Legge
27 West End
Northwold
Thetford
Norfolk
IP26 5LE

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
14 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Ref. No. 2/03/1813/F

Received 12 September 2003

Applicant Mr & Mrs Kirk
26 Oak Avenue
South Wootton
Kings Lynn
Norfolk

Location 26 Oak Avenue
Parish South Wootton

Details Ground and first floor extension and new pitched roof over existing flat roof


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	Ref. No. 2/03/1812/F
		Received 12 September 2003
		Location Rose Cottage Rands Drove
		Parish Marshland St James
Applicant	Mr B Button Rose Cottage Rands Drove Marshland St James Wisbech Cambs	
Details	Construction of replacement dwelling and retention of mobile home for a temporary period	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted and amended by location and site plans dated 3 November 2003 **subject to compliance with the following conditions:**


- 1) The development of the dwelling hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of the construction of the dwelling, full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) The permission for the siting of the mobile home on the site shall expire on 30 November 2004 and unless on or before that date, application is made for an extension of the period of permission and such application is approved;
 - (a) the approved mobile home shall be removed from the application site; and
 - (b) there shall be carried out any work necessary to reinstate the application site to its former condition.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) Prior to the first occupation of the dwelling hereby permitted, the proposed on-site parking and turning shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.
- 6) Prior to the occupation of the dwelling hereby approved, the southern boundary treatment shall be planted or constructed in accordance with details to be agreed in advance with the Borough Planning Authority.

Cont'd...

2/03/1812/F

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To provide for the specific short term needs of the applicant.
- 4) To enable the Borough Planning Authority to consider such proposals given that this permission has been granted on the basis of Policy 8/9 of the King's Lynn and West Norfolk Local Plan 1998, replacement dwellings.
- 5) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.
- 6) In the interests of visual amenity.


.....
Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy H.8: Housing in the countryside

Policy ENV.4: Landscape: protection of countryside

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 8/9: Replacement dwellings in the countryside

Area	Urban	Ref. No.	2/03/1811/CU
Applicant	Mr & Mrs Mikulik The Old Mill House Main Road Tottenham Kings Lynn Norfolk PE33 ORL	Received	11-SEP-2003
Agent	SJA Designs 10 Iveagh Close Dersingham Norfolk PE31 6YH	Expiring	05-NOV-2003
		Location	The Old Mill House Main Road
		Parish	Tottenham
Details	Conversion of outbuildings to form residential dwelling accessed from the A10		
		Fee Paid	£ 220.00

Witterson

15/12/03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent E Oliver
111 Millway
Mill Hill
London
NW7 3JL

Ref. No. 2/03/1810/F

Received 11 September 2003

Location 16 Westgate
Parish Hunstanton

Applicant Mrs M E Taylor
16 Westgate
Hunstanton
Norfolk

Details Alterations to reinstate front elevation


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The reinstatement of the feature above the first floor windows on the front elevation shall match as closely as possible (or to the written satisfaction of the Borough Planning Authority) the existing feature on the adjacent attached dwelling.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the character and appearance of the building and its location within the conservation area.


.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1809/F**

Applicant Mr & Mrs D M Smith
Brambles
Gong Lane
Burnham Overy Staithe
Kings Lynn
Norfolk PE31 8JG

Received 11 September 2003

Location Brambles
Gong Lane
Burnham Overy Staithe
Parish Burnham Overy

Details Extension to garage to form garden room

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
21 November 2003

Checked by: *[Signature]*

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1808/F
Applicant Mrs C A Blake 32 Queen Mary Road Gaywood Kings Lynn Norfolk PE30 2PZ	Received 11 September 2003 Location 32 Queen Mary Road Gaywood Parish Kings Lynn

Details Construction of replacement garage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
06 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas

Policy 9/29: Planning applications: general considerations

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	English Brothers Ltd Salts Road Walton Highway Wisbech Cambs PE14 7DU	Ref. No.	2/03/1807/F
		Received	11 September 2003
		Location	Adjacent The Willows Pycroft Lane Walpole St Peter
Applicant	Mr K Jackson The Willows Pycroft Lane Walpole St Peter Wisbech Cambs PE14 7PL	Parish	Walpole
Details	Construction of dwellinghouse		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The unclassified road (Pycroft Lane) serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted visibility at its road junction with Chalk Road. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. As such the proposal would be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed construction of a two storey house in the position indicated would be likely to result in conditions detrimental to the residential amenity of neighbouring property by virtue of overlooking and loss of privacy. As such the proposal would be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
16 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1806/F**

Applicant J Byard
11 The Pightle
Burnham Thorpe
King's Lynn
Norfolk

Received 11 September 2003

Location 11 The Pightle
Parish Burnham Thorpe

Details Construction of detached garage/store

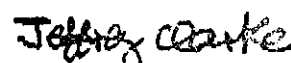
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**


- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning
on behalf of the Council
31 October 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues, it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy ENV.12: Design.

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No. 2/03/1805/F
		Received 11 September 2003
		Location 58/59 Norfolk Street
		Parish Kings Lynn
Applicant	Wyatt Builders Ltd 27 Wyatt Street Kings Lynn Norfolk	
Details	Construction of 4 flats	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the window style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/12: Development in Conservation Areas

Policy 4/21: Built Environment Areas

Cont/....

2/03/1805/F

Policy 9/29: Planning applications: general considerations

Policy 9/32: Parking standards

Norfolk Structure Plan

ENV.12: Design

ENV.13: Historic buildings, archaeology and the historic landscape

Jeffrey Coates
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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Agent	Richard C F Waite 34 Bridge Street Kings Lynn Norfolk PE30 5AB	Ref. No.	2/03/1804/F
		Received	10 September 2003
		Location	Orchard Farmhouse Lynn Road
Applicant	Mrs J M E Lane Orchard Farmhouse Lynn Road Gayton Kings Lynn PE32 1PA	Parish	Gayton
Details	Two storey extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by accompanying letter dated 12 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site a sample panel of the brick proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 3) The new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.
- 4) The rooflights on the north and south elevations shall be cast iron conservation rooflights and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to ensure that the overall appearance of the walling is appropriate in the street scene.
- 3) In the interests of the appearance and character of the Listed Building.
- 4) In the interests of the appearance and character of the Listed Building.

Jeffrey Clarke

Head of Planning
on behalf of the Council
14 November 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard C F Waite 34 Bridge Street Kings Lynn Norfolk PE30 5AB	Ref. No.	2/03/1803/LB
		Received	10 September 2003
		Location	Orchard Farmhouse Lynn Road
Applicant	Mrs J M E Lane Orchard Farmhouse Lynn Road Gayton Kings Lynn PE32 1PA	Parish	Gayton
Details	Two storey extension to dwelling		


*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.


.....
Head of Planning
on behalf of the Council
14 November 2003

Checked by:

Note: Please find attached letter dated 7 October 2003 from Norfolk Landscape Archaeology.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1802/CU**

Applicant M Robinson
21 Gayton Road
London
NW3 1TY

Received 10 September 2003

Location The Gardens
Overy Road

Parish Burnham Market

Details Change of use from residential and retail to residential

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the proposed change of use of the building for residential purposes, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority under a separate application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.

Reasons for Grant of Permission

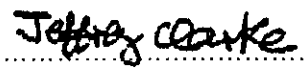
The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy CS.6: Villages

Local Plan

Policy 4/12: Development in Conservation Areas.
Policy 4/21: Built Environment Type C.


Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Pulmann Associates Ltd Albert Buildings 29A Stockport Road Marple Cheshire	Ref. No. 2/03/1801/F	Received 10 September 2003
Applicant	Kings Lynn & West Norfolk BC Kings Court Chapel Street Kings Lynn Norfolk	Location Clough Lane Parish Kings Lynn	
Details	Construction of multi-storey car park		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 19 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development full details (including samples) of all external building materials shall be submitted to and agreed in writing by the Local Planning Authority. Said details shall include, inter alia, the material(s) to be used as a capping feature to the towers and walls on the approved plans.
- 3) Prior to commencement of development a scheme for the hard and soft landscaping of the site shall be submitted to and agreed in writing by the Local Planning Authority. Said plan shall be to a scale of not less than 1:500 and shall show a north point. All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of development or such other time period as may be agreed in writing by the Local Planning Authority. Any plants that die, are removed, seriously damaged or become diseased within five years from the completion of the development shall be replaced in the following planting season with plants of the same species and of a similar size. Any hard landscaping shall be in place before the car park opens to the public.
- 4) Prior to the first use of the car park a scheme for the internal and external lighting of the car park shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and shall be operational before the car park opens to the public.
- 5) Prior to the first use of the car park a scheme for provision of internal and external closed circuit television cameras and associated monitoring facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and shall be fully operational before the car park opens to the public.
- 6) Prior to the first use of the car park details of the number, type and location of cycle parking spaces and associated facilities, including, inter alia, left luggage lockers, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented and shall be in place before the car park opens to the public.

Cont/....

- 7) Prior to the first use of the car park details of the number, type and location of parking spaces for motorcycles and associated facilities, including, inter alia, left luggage lockers, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented and shall be in place before the car park opens to the public.
- 8) No development shall take place within the site until: -
 - i) a scheme for an archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority;
 - ii) the agreed scheme for archaeological evaluation has been carried out and the results submitted to and agreed by the Local Planning Authority;
 - iii) a programme for mitigation works arising from the results of the archaeological evaluation has been submitted to and agreed in writing by the Local Planning Authority. Said works shall then be implemented to the satisfaction of the Local Planning Authority.
- 9) No development shall take place in relation to the building hereby permitted until a detailed scheme for the highway works as indicated on drawing number 21292-A-02 (or another drawing number amending 21292-A-02) has been submitted to and agreed in writing by the Local Planning Authority. The agreed highway improvement works shall be completed to the written satisfaction of the Local Planning Authority before the car park opens to the public.
- 10) Prior to the first use of the car park full details of all directional and other signage associated with the car park shall be submitted to and agreed in writing by the Local Planning Authority. The agreed signage scheme shall be completed to the written satisfaction of the Local Planning Authority before the car park opens to the public.
- 11) No works shall commence on the site until the Traffic Regulation Order for the implementation of the one way traffic management on Clough Lane as shown in principle on drawing number 21292-A-02 (or another drawing number amending 21292-A-02) has been secured.
- 12) Vehicular and pedestrian access and egress from the adjoining highway shall be limited to the accesses shown on drawing number 21292-A-02 only (or another drawing number amending 21292-A-02). Any other accesses or egresses shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the materials used are of a high enough quality and suitable for the locality in accordance with policy ENV.12 of the Norfolk Structure Plan 1999 and policies 4/12, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) To secure the provision and maintenance of a suitable landscaping scheme in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 4) In order to reduce the likelihood of crime within the car park in accordance with advice in Department of the Environment Circular 5/94 'Planning out Crime'.
- 5) In order to reduce the likelihood of crime within the car park in accordance with advice in Department of the Environment Circular 5/94 'Planning out Crime'.
- 6) To ensure the provision of cycle parking and associated facilities in accordance with policy T.3 of the Norfolk Structure Plan 1999.
- 7) To ensure the provision of parking for motorcycles and associated facilities in accordance with policy T.3 of the Norfolk Structure Plan 1999.
- 8) To secure the protection, preservation and/or recording of any archaeological remains present on the site in accordance with ENV.13 of the Norfolk Structure Plan 1999 and policies 4/10 and 4/11 of the King's Lynn and West Norfolk Local Plan 1998.

2/03/1801/F

- 9) In the interests of highway safety.
- 10) In the interests of highway safety.
- 11) In the interests of highway safety.
- 12) In the interest of highway safety.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: By virtue of Regulation 9 of the Town and Country Planning General Regulations 1992 this permission enures only for the benefit of the Borough Council of King's Lynn and West Norfolk.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Roy Payne Russell House Litcham King's Lynn PE32 2PA	Ref. No. 2/03/1800/F
		Received 10 September 2003
		Location 75 Station Road
		Parish Great Massingham
Applicant	Mr & Mrs R Griffiths 75 Station Road Great Massingham Norfolk	

Details First floor extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
31 October 2003

Checked by: */s/*.....

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues, it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

ENV.12: Design.

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Parsons & Whittle Ltd 1 London Street Swaffham Norfolk PE37 7DD	Ref. No. 2/03/1799/CU
		Received 10 September 2003
		Location The Lodge High Street
Applicant	Mr & Mrs P Corbett The Lodge High Street King's Lynn PE33 9SF	Parish Stoke Ferry

Details Change of use of out-buildings to form self-contained annexe

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.
- 3) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.
- 4) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 5) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.
- 3) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.

Cont/....

2/03/1799/CU

- 4) To protect the amenity of future occupiers of the site.
- 5) To protect the amenity of future occupiers of the site.

Jeffrey Coates

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/12: Development in Conservation Areas.

Policy 8/6: Change of Use of Rural Buildings.

Policy 9/29: Planning applications: general considerations.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1798/O
Applicant	M A Pass The Abbey House Churchtown Darley Dale Matlock Derbyshire	Received	10-SEP-2003
		Expiring	04-NOV-2003
Agent	Mr D Neath Stubben Edge Hall Ashover Chesterfield Derbyshire S45 0EU	Location	Land fronting Waterworks Road
		Parish	Hunstanton
Details	Site for construction of dwelling (renewnal)		
		Fee Paid	£ 110.00

Wilkinson
3. 11. 03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Plandescil Ltd Connaught Road Attleborough NR17 2BW	Ref. No.	2/03/1797/F
		Received	10 September 2003
Applicant	Big K Charcoal Merchants Ltd Whittington Mill Stoke Ferry Norfolk PE33 9TE	Location	Big K Whittington Hill Stoke Ferry
		Parish	Northwold

Details **Construction of warehouse for charcoal storage/distribution**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 8/7: Development in the Countryside.

Policy 9/29: Planning Applications: General Considerations.


Head of Planning
on behalf of the Council
13 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/03/1796/F
		Received	09 September 2003
Applicant	Stebbings Used Car Centre Hamlin Way Hardwick Narrows King's Lynn Norfolk	Location	Stebbings Car Centre Hamlin Way
		Parish	Kings Lynn
Details	New fenestration and formation of external staircase		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by fax dated 16 October 2003 and received 17 October 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Cooke

Head of Planning
on behalf of the Council
22 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Peter Humphrey Associates
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. 2/03/1795/F

Received 09 September 2003

Location 4 Old Hall Drive
Parish Dersingham

Applicant Mr & Mrs Goose
4 Old Hall Drive
Dersingham
Hunstanton
Norfolk

Details Alterations and extension to dwelling

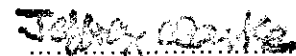
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
30 October 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1794/F	Received 09 September 2003
		Location 88 Sluice Road	Parish Denver
Applicant	Mr & Mrs G L Sides 88 Sluice Road Denver Downham Market Norfolk		
Details	Extension to dwelling		

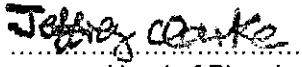
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No. 2/03/1793/F
		Received 09 September 2003
		Location 95 Hollycroft Road
		Parish Emneth
Applicant	Mr & Mrs Haynes 51 Kranmere Court Stroud Kent	

Details Change of use of office/garage to form self contained annexe

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letters received 23 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of annexe accommodation ancillary to the use and occupation of the main dwelling, and at no time shall the accommodation be sold off or sub-let separately from the main dwelling.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.

Jeffrey Coake
Head of Planning
on behalf of the Council
08 October 2003

Checked by:

NOTE: Please find attached letter dated 26 September 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Philip J Gurr 18 St Augustines Way South Wootton King's Lynn Norfolk PE30 3TE	Ref. No. 2/03/1792/F
		Received 09 September 2003
		Location 47 Woodland Gardens
		Parish North Wootton
Applicant	Mr & Mrs A Davis 47 Woodland Gardens North Wootton King's Lynn Norfolk PE30 3PX	
Details	Conservatory extension to dwelling	

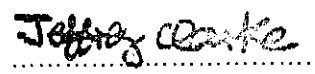
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent D H Williams
72A Westgate
Hunstanton
King's Lynn
Norfolk

Ref. No. 2/03/1791/F

Received 09 September 2003

Location 100 High Street
Parish Kings Lynn

Applicant Azam Bros
103 High Street
King's Lynn
Norfolk

Details Installation of replacement shopfront

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV12 – Design

Policy ENV13 – Historic buildings, archaeology and the historic landscape

Local Plan

Policy 4/12 – Development in Conservation Areas

Policy 4/21 – Built Environment Areas

Policy 9/29 – Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Evenett Associates 46 Wells Road Fakenham Norfolk NR21 9AA	Ref. No. 2/03/1790/F
		Received 09 September 2003
		Location Land rear of 4 Mill Lane
		Parish Syderstone
Applicant	Mr Haller & Miss Easter c/o Rosh Pina Lynn Road Fakenham Norfolk	
Details	Construction of bungalow and garage (amended siting)	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The close-boarded fence to the site boundary shall be retained.

The Reason being:-

- 1) In the interests of the residential amenities of neighbouring occupiers.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
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Agent	Orchard House Associates Orchard House 27 High Street Rupsley Grantham Lincs NG33 4BG	Ref. No. 2/03/1789/F Received 08 September 2003 Location 79 High Street Parish Kings Lynn
Applicant	The Cornish Pasty Co Ltd Ashbourne House Church Lane Pickworth Sleaford Lincs NG34 0TF	
Details	Retractable awning on shop fascia	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The awning hereby approved shall be retracted between 1800 and 0700 hours.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To minimise the impact of the awning upon the CCTV system in accordance with advice contained in Department of the Environment Circular 5/94 'Planning out Crime'.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Orchard House Associates
Orchard House
27 High Street
Rupsley
Grantham
Lincs NG33 4BG

Ref. No. 2/03/1788/A

Received 08 September 2003

Location 79 High Street

Parish Kings Lynn

Applicant The Cornish Pasty Co Ltd
Ashbourne House
Church Lane
Pickworth
Sleaford
Lincs NG34 0TF

Details Non-illuminated projecting sign

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted as modified by letter received 3 October 2003 and **subject to compliance with the Standard Conditions set out overleaf.**

Jeffrey Cooke

Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/12 – Development in Conservation Areas
Policy 4/22 – Built Environment Areas
Policy 9/29 – Planning Applications: general considerations
Policy 9/34 – Advertisements

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1787/LB
Applicant	Trustees of the West Acre Est (1962 Settlement) Estate Office West Acre King's Lynn Norfolk	Received	08-SEP-2003
		Expiring	02-NOV-2003
Agent	G F Bambridge Woodrush Cottage Mill Common Castle Acre King's Lynn Norfolk PE32 2BZ	Location	Summerend Farmhouse Summerend Farm
		Parish	East Walton
Details	Demolition of rear lean-to, internal walls and ancillary demolition. Construct new rear extension, link to utility and refurbishment of the existing building		
	Fee Paid	£	.00

W. H. Kennew
11/2/04

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1786/F
Applicant	Trustees of the West Acre Est (1962 Settlement) Estate Office West Acre King's Lynn Norfolk	Received	08-SEP-2003
		Expiring	02-NOV-2003
Agent	G F Bambridge Woodrush Cottage Mill Common Castle Acre King's Lynn Norfolk PE32 2BZ	Location	Summerend Farmhouse Summerend Farm
		Parish	East Walton
Details	Demolition of rear lean-to, internal walls and ancillary demolition. Construct new rear extension, link to utility and refurbishment of the existing building		
	Fee Paid	£	.00

Withdrawn
11/2/04.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent	Thomas Faire Architecture Studio Stokers Gong Lane Overy Staithe Norfolk PE31 8JG	Ref. No. 2/03/1785/F Received 08 September 2003 Location Annalea Branodunum Parish Brancaster
Applicant	Mr & Mrs Chamberlain Annalea Branodunum Brancaster Norfolk	
Details	Ground floor and first floor extensions to dwelling including balconys	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by: *[Signature]*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	Ref. No.	2/03/1782/F
		Received	08 September 2003
		Location	4 Broome Cottages Broomsthorpe Road
Applicant	Miss M Pattison 4 Broome Cottages Broomsthorpe Road East Rudham Norfolk	Parish	East Rudham
Details	Extension and conservatory extension to dwelling		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
30 October 2003

Checked by: *[Signature]*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/03/1780/F
		Received	08 September 2003
		Location	The Nurseries 253 Outwell Road
Applicant	Mr J Murkin The Nursery 253 Outwell Road Emneth Norfolk	Parish	Emneth

Details **Extension to dwelling to create self-contained annexe**


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The accommodation hereby approved shall be used as annexe accommodation only, ancillary to the main dwelling and shall at no time be sub-let or sold off separately from the main dwelling.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.
- 3) In the interests of highway safety.


Head of Planning
on behalf of the Council
08 October 2003

Checked by:

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

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Agent ArchiTech
33A Churchgate Way
Terrington St Clement
Norfolk
PE34 4LZ

Ref. No. 2/03/1784/F

Received 08 September 2003

Location 25 Churchgate Way
Parish Terrington St Clement

Applicant Mr & Mrs D Hillier
63 Marshland Street
Terrington St Clement
Norfolk

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the application particulars, the external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.

Jeffrey Clarke
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	ArchiTech 33A Churchgate Way Terrington St Clement Norfolk PE34 4LZ	Ref. No.	2/03/1783/F
		Received	08 September 2003
		Location	25 Churchgate Way
		Parish	Terrington St Clement
Applicant	Mr & Mrs D Hillier 63 Marshland Street Terrington St Clement Norfolk		
Details	Construction of dwellinghouse		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The development plan states that new development within the villages should have regard for, and be in harmony with, the building characteristics of the locality and that development which damages the appearance of the built surroundings will not be permitted. It is considered that the proposed development, by virtue of the scale, design and bulk of the proposed dwelling, on a narrow site, would be detrimental to the character and appearance of the area and the setting of the conservation area. Consequently, the proposal would be contrary to Policies H.7 and ENV.12 of the Norfolk Structure Plan 1999 and Policies 4/14 and 4/21 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) In determining applications the Borough Planning Authority will have due regard to the impact of development on residential amenity. It is considered that the proposed new dwelling would have an unacceptable impact on the amenities of neighbouring dwellings by virtue of overlooking and the overbearing effect of the scale of the dwelling proposed in close proximity to adjoining properties. The proposal is consequently contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.


Head of Planning
on behalf of the Council
09 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1781/F
Applicant	J Delmar Morgan Casablanca The Green Thornham Norfolk PE36 6NH	Received	08-SEP-2003
		Expiring	02-NOV-2003
Agent	Robin Hooke Ede & Associates 46 Albermarle Street London W15 4JN	Location	Casablanca The Green
		Parish	Thornham
Details	Erection of hard tennis court		
		Fee Paid	£ 110.00

32-6.04 Wilkman

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Inka Estates Ltd 5 Digby Drive Fakenham Norfolk NR21 9QZ FAO Mr P Bothamley	Ref. No. 2/03/1779/F
		Received 08 September 2003
		Location 34 West End
		Parish Northwold
Applicant	Mr R Skinner 34 West End Northwold King's Lynn Norfolk	
Details	Two storey extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coates
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1778/CU**

Applicant Mr M Schofield
72 Westgate
Hunstanton
King's Lynn
Norfolk

Received 08 September 2003

Location 70 Westgate
Parish Hunstanton

Details Change of use from retail to office (Class A2)

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the proposed change of use of the building for use within Class A2 of the Town and Country Planning (Use Classes) Order 1987 only and no other material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.

Jeffrey Clarke

Head of Planning
on behalf of the Council
30 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Applicant Ian Cable
The Sidings
Park Lane
Downham Market
PE38 9RS

Ref. No. 2/03/1777/F

Received 08 September 2003

Location 14 Burnham Road

Parish Downham Market

Details Extension to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
16 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Architech 33A Churchgate Way Terrington St Clement Kings Lynn PE34 4LZ	Ref. No. 2/03/1776/CU
		Received 08 September 2003
		Location The Walnuts Lynn Road
Applicant	Mr P P A Phelps The Walnuts Lynn Road Tilney All Saints Kings Lynn	Parish Tilney St Lawrence

Details Change of use from barn to residential dwelling including alterations

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans and letter dated 1 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 4) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 5) Notwithstanding the provisions of Schedule 2, Part 1 and Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no extensions to the dwelling, no means of enclosure and no construction of, or extension to outbuildings shall be carried out without the prior written permission of the Borough Planning Authority

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To protect the amenity of future occupiers of the site.

Cont/....

2/03/1776/CU

- 4) To protect the amenity of future occupiers of the site.
- 5) To enable the Borough Planning Authority to consider such details in the interests of the visual appearance and setting of the building in its rural location and in conjunction with Policy 4/20 of the King's Lynn and West Norfolk Local Plan 1998.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy CS.7: Development in the Countryside

Policy H.7: Housing in 'other' villages

Policy ENV.12: Design

Local Plan

Policy 4/20: Built Environment Areas: Areas to remain open

Policy 8/6: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations



.....
Head of Planning
on behalf of the Council
02 December 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 19 September 2003 from the Environment Agency
 - (ii) Please find attached letter dated 2 October 2003 from Building Control

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Appeal lodged
APP/V2635/A/03/1135131
6/1104.

APPEAL DISMISSED
22/4/04

Agent

Ref. No. **2/03/1775/O**

Applicant Mr M W Buntin
63 Hythe Road
Methwold
Norfolk
IP26 4PU

Received 08 September 2003

Location **63 Hythe Road**
Parish **Methwold**

Details Site for construction of dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) As far as can be determined from the submitted plans, the applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety contrary to Local Plan Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed building plot is of insufficient size to satisfactorily accommodate a dwelling together with car parking and turning facilities plus private amenity space having regard for, and being in harmony with the building characteristics of the locality. The proposal is therefore contrary to the provisions of Policy H7 of the Norfolk Structure Plan 1999 and Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke

Head of Planning
on behalf of the Council
20 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent

Ref. No. **2/03/1774/O**

Applicant Mr N P Bates
17 Station Road
Ten Mile Bank
Downham Market
Norfolk

Received 08 September 2003

Location **Cornerways
West End**

Parish **Hilgay**

Details **Site for construction of dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The applicant has not demonstrated that adequate access can be achieved to the site as the unclassified road serving the site is considered to be inadequate in its current condition to serve the development proposed by reason of its restricted width and substandard construction. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety contrary to the King's Lynn and West Norfolk Local Plan 1998 Policy 9/29.

Jeffrey Coake

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	Matt Sturgeon 17 Gaywood Road King's Lynn Norfolk	Ref. No.	2/03/1773/F
		Received	08 September 2003
Applicant	Mr & Mrs Edwards c/o West Norfolk Glass Hereford Way Hardwick Narrows King's Lynn Norfolk	Location	62 Mill Road
		Parish	Wiggenhall St Mary Magdalen
Details	Conservatory extension to dwelling		

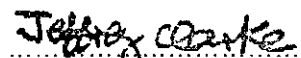
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
08 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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APPEAL LODGED

APP/U2635/A/04/1136833

8/1/04

APPEAL DISMISSED 12/5/04

Agent Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk

Ref. No. 2/03/1772/F

Received 08 September 2003

Applicant M K Edge
2 Festival Close
Kings Lynn
Norfolk

Location Rear of 2 Festival Close
Parish Kings Lynn

Details Construction of bungalow (revised design)

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed plot is not of a sufficient size (bearing in mind its shape) to satisfactorily accommodate development of a standard comparable with the existing development in the area. The proposed development would, in consequence, be out of keeping with and detrimental to the character and visual amenities of the area, contrary to Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan.
- 2) The proposed development would reduce below an acceptable level the garden area associated with the existing dwelling and would be an over development of the overall site.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
10 November 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1771/F
		Received 08 September 2003
		Location 9 Stevens Crescent Ten Mile Bank
		Parish Hilgay
Applicant	Mr & Mrs M D Whitby 9 Stevens Crescent Ten Mile Bank Downham Market Norfolk	
Details	Construction of detached garage	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed development due to its location in front of the dwellinghouse would be detrimental to the form and character of the area and would therefore be contrary to Policy 4/21 and Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed development, if permitted, would create a precedent for similar proposals in respect of other properties in this locality which the Borough Planning Authority would find difficult to resist; and this would erode the form and character of the area contrary to Policy 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1770/F
		Received 08 September 2003
		Location Horsemans Cottage Mill Hill Road
		Parish Boughton
Applicant	Mrs W Smith & Mr T Roberts Horemans Cottage Mill Hill Road Boughton Norfolk	
Details	Renovation and extension of outbuilding	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 3) The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.
- 4) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.
- 4) To safeguard the amenities and interests of the occupiers of nearby property.

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn.
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1769/F	Received 08 September 2003
Applicant	Mr & Mrs J E Dyer Springfields Thetford Road Northwold Norfolk IP26 5LQ	Location Springfields Thetford Road	Parish Northwold
Details	Extension to dwelling		

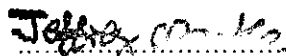
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
10 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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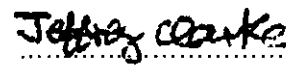
Agent	Ref. No. 2/03/1768/F
Applicant M J Oldfield The Stables Main Road Holme-Next-The-Sea Norfolk PE36 6LA	Received 08 September 2003 Location The Stables Main Road Parish Holme next the Sea

Details Retention of earth bank from silt from pond

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The earth bank by reason of its height, width and length, is an alien feature in an otherwise flat landscape within an Area of Outstanding Natural Beauty. If permitted it would be contrary to Structure Plan Policies ENV.2, ENV.4 and Policy 4/5 of the King's Lynn and west Norfolk Adopted Local Plan 1998.


.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

NOTE: When refusing this application, the Development Control Board also resolved that enforcement action should be taken, if necessary, to remove the unauthorised development. The unauthorised development should therefore be removed. If it is not, the Council's Enforcement Team will be in contact with you shortly.

3 PERMISSION decision CONTROL

1 EX

3) 616200 Minicom: (01553) 616705
.53) 616652

825 KING'S LYNN
borough.planning@west-norfolk.gov.uk

ent	Ian H Bix & Associates Sandpiper House Leete Way West Winch Kings Lynn Norfolk PE33 0ST	Ref. No. 2/03/1767/F Received 05 September 2003 Location Site off Baldock Drive Parish Kings Lynn
Applicant	Salter Dev/Hallmark Health Care c/o Agents	
Details	Construction of residential care home and 34 houses and bungalows (revised scheme)	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letters and plans received from Agent 23 September 2003, 10 October 2003, 15 October 2003, 20 October 2003 and 23 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development on site a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing by the Borough Planning Authority. The works/agreed scheme shall be constructed and completed in accordance with the approved plans/specification at such times as may be indicated in the agreed scheme
- 3) Prior to the commencement of development on site full details, including samples if required, of all the external building materials shall be submitted to and agreed in writing by the Borough Planning Authority. The development shall then be carried out in accordance with the approved details
- 4) Prior to the commencement of development on site full details of all external and internal boundaries shall be submitted to and approved in writing by the Borough Planning Authority. These details shall not prevent any required access to properties on Marsh Lane along the western boundary of the site. These details shall be implemented as agreed.
- 5) Prior to the commencement of development on site, full details of the screen to the western elevation of the first floor roof terrace of the care home shall be submitted to and approved in writing by the Borough Planning Authority. The development shall be carried out in accordance with the approved details and the screen shall be retained at all times unless the prior written approval of the Borough Planning Authority is obtained for any alteration
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the prior consent of the Borough Planning Authority

Cont/....

- 7) Before the start of the development, facilities shall be provided to enable vehicle wheels to be washed prior to the vehicle entering the public highway. Such facilities shall be used as necessary to prevent extraneous material being carried onto the highway
- 8) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 9) The finished floor levels of the development shall be a minimum of 300 mm above existing ground levels or another level to be agreed in writing by the Borough Planning Authority.
- 10) Upon confirmation of the footpath adjacent to the northern boundary of the site (under the Wildlife & Countryside Act 1981 of Norfolk County Council Definitive Map and Statement, Modification Order 2003 in respect of Norfolk County Council (King's Lynn Footpath No 38)), the footpath link shown on the plans hereby approved linking the above footpath with the access road on the site shall be provided to the written satisfaction of the Borough Planning Authority, and thereafter retained free from all obstructions
- 11) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank to enclose all filling, drawing and overflow pipes.
- 12) Construction and site clearance work associated with the development hereby approved shall take place only between the hours of 0700 and 1900 Monday to Friday, 0800 and 1900 on Saturday and not at all on Sunday.
- 13) No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways and foul water drainage have been submitted to and approved in writing by the Borough Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 14) No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Borough Planning Authority.
- 15) Before any dwelling or the residential home is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to Base Course surfacing level from the dwelling/residential home to the adjoining County road in accordance with details approved in writing by the Borough Planning Authority.
- 16) No work shall commence on the piping of any watercourse on the site without the prior submission of satisfactory details and the written consent of the Borough Council.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To minimise the risk of flooding and or/pollution of the water environment in accordance with policy 9/29 of the Local Plan
- 3) To ensure the materials are in keeping with the characteristics of the locality in accordance with policy 4/21 of the Local Plan
- 4) To ensure that boundary treatments are in keeping with the characteristics of the locality in accordance with policy 4/21 of the Local Plan and in the interests of amenity
- 5) In the interest of the amenities of the occupiers of adjacent residential properties in accordance with policy 9/29 of the Local Plan

- 3) To maintain the appearance of the area in accordance with policy 9/29 of the Local Plan
- 7) In the interest of highway safety and to safeguard the amenity of existing and future residents in accordance with policy 9/29 of the Local Plan
- 8) To ensure the provision and maintenance of an appropriate landscaping scheme in order to enhance the environment within and around the proposed development in accordance with policies 4/21 and 9/29 of the Local Plan
- 9) To minimise the risk of flooding in accordance with policy 9/20 of the Local Plan
- 10) To ensure the provision of a footpath network in accordance with policy 9/13 of the Local Plan
- 11) To minimise the risk of pollution of the water environment in accordance with policy 9/29 of the Local Plan.
- 12) To minimise disturbance to existing and future residents as a result of noise, dust and vibration during the construction period in accordance with Policy 9/29 of the Local Plan.
- 13) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy 9/29 of the Local Plan.
- 14) To ensure satisfactory development on the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in accordance with Policy 9/29 of the Local Plan.
- 15) To ensure satisfactory development of the site in accordance with Policy 9/29 of the Local Plan.
- 16) To ensure satisfactory development of the site in accordance with Policy 9/29 of the Local Plan.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/13: Footpath/cycleway Network

Policy 9/20: Development and Sea Defences

Policy 9/26: Planning Obligations; Provision of Public Infrastructure and Services

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
26 January 2004

Checked by:

- Notes:**
- (i) The Borough Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to commencement of operations and the safe development and secure occupancy of the site lies with the developer
 - (ii) Please find attached letter dated 14th October 2003 from the Environment Agency
 - (iii) This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Applicant Mr & Mrs Beresford-Davies
Vine House
The Butlands
Wells-Next-The-Sea
Norfolk
NR23 1EX

Ref. No. 2/03/1766/F

Received 05 September 2003

Location Myrtle Cottage
15 Kirkgate Street
Parish Holme next the Sea

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans dated 8 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
29 October 2003

Checked by: *[Signature]*

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Robinson and Hall 118 Bromham Road Bedford Beds	Ref. No.	2/03/1765/F
		Received	05 September 2003
Applicant	Mr P W Goakes Charwelton Cottage High Street Upper Dean Huntingdon Cambs PE28 0LY	Location	Land adjacent Seaward Wells Road Burnham Overy Staithe
		Parish	Burnham Overy
Details	Construction of 1 dwelling (amended design)		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed dwelling, by reason of its design, scale and proportions does not have regard for and is not in harmony with the building characteristics of the locality and does not, therefore, accord with Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed dwelling, by reason of its design and scale will erode the spacing between properties and will not preserve or enhance the character of the Conservation Area. It is therefore contrary to Policy 4/12 of the King's Lynn and West Norfolk adopted Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
29 October 2003

Checked by: *[Signature]*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/03/1764/F
		Received	05 September 2003
		Location	St Peters Cottage Pinfold Road
Applicant	Mrs L G Watkins St Peters Cottage Pinfold Road Upwell Wisbech Cambs	Parish	Upwell
Details	Extension to dwelling		

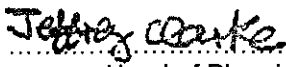
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
08 October 2003

Checked by:

NOTE: Please find attached letter dated 19 September 2003 from the Environment Agency.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	MAC Estates 11 London Road Brandon Suffolk IP27 0EL	Ref. No. 2/03/1763/O
		Received 05 September 2003
		Location rear of 31 Main Street
		Parish Hockwold cum Wilton
Applicant	Mr & Mrs Mayes 31 Main Street Hockwold Norfolk	
Details	Site for construction of dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**


- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
 - i) Access arrangements for the proposed and existing dwellings;
 - ii) Parking provision in accordance with adopted standards;
 - iii) On-site turning facilities if access is from Main Street.
- 5) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works shall commence.
- 6) Before the start of development on the site, full details of the manner of treatment of all boundaries, including those between the properties shall be submitted and agreed to in writing by the Borough Planning Authority.

Cont/....

- 7) The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing adjacent dwellings in this locality.
- 8) Notwithstanding the submitted details, a scheme for the provision of foul water disposal will be submitted to and agreed in writing by the Borough Planning Authority. The agreed scheme shall be so implemented.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of Highway safety.
- 5) To protect the amenity of future occupiers of the site.
- 6) In the interests of the amenities of the occupiers of residential property.
- 7) To safeguard the amenities and interests of occupiers of nearby property.
- 8) To ensure that a satisfactory means of foul water disposal is provided.


Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. 2/03/1762/F

Applicant Mr M A Wedge
41 Orchard Drive
Salts Road
West Walton
Wisbech
PE14 7EZ

Received 05 September 2003

Location 41 Orchard Drive
Salts Road

Parish West Walton

Details First floor extension to dwelling

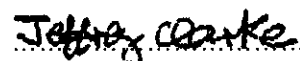
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received under covering letter dated 26 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
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Norfolk PE30 1EX

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Agent Anglian Home Improvements
Conservatory Admin Dept
P O Box 65
Norwich
NR6 6EJ
FAO Mr S Dickerson

Ref. No. 2/03/1761/F

Received 05 September 2003

Location New Cottage
Wells Road

Parish Burnham Market

Applicant Mrs Fraser
New Cottage
Wells Road
Burnham Market
Norfolk
PE31 8HH

Details Conservatory extension to front elevation


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
28 October 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1760/CU**

Applicant C W & P A Nelson
Linden Cottage
48 High Street
Northwold
Thetford
IP26 5LA

Received 05 September 2003**Location** Linden Cottage
48 High Street**Parish** Northwold**Details** Change of use from care home to dwelling

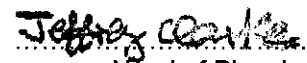
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
10 October 2003

Checked by:

2103/1759

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Longwater Gravel Company Ltd.
Longwater Industrial Estate
Dereham Road
Costessey
Norwich
NR5 0TX

Particulars of Proposed Development

Location: Coxford Abbey Quarry, Docking Road, Syderstone

Applicant: Longwater Gravel Company Ltd.

Agent: Longwater Gravel Company Ltd.

Proposal: Aggregate Storage Bays

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 29 August 2003

This permission is subject to the conditions specified on the attached sheet.

The reasons for these conditions are also set out on the attached sheet.

Signed:  Date: 1.10.03

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within three months of the date of this notice (or within six months in the case of applications which were deposited before 5 September 2003). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Location: Coxford Abbey Quarry, Docking Road, Syderstone

Conditions:

1. This permission shall expire on the 15th September 2010 and unless on or before that date permission is granted for its retention:-
 - (a) the use hereby permitted shall be discontinued;
 - (b) the structures and stockpiles shall be removed;
 - (c) the said land shall be restored in accordance with condition 13 of planning permission D/2/91/1877.
2. The development shall not take place except in accordance with the details given in the application unless otherwise agreed in writing with the County Planning Authority.
3. The development hereby permitted shall commence not later than five years from the date of this permission.
4. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-
07.00 - 18.00 Mondays to Fridays
07.00 - 13.00 Saturdays
5. Measures shall be taken to minimise dust nuisance by the operations, including spraying of stockpiles as necessary.
6. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
7. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To ensure the proper and expeditious restoration of the site, to accord with Minerals Local Plan Policy MIN 36.
- 2, 4-7. To protect the amenities of the surrounding area, to accord with the Minerals Local Plan Policy MIN 6.
3. To avoid the accumulation of unexercised planning permissions.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1758/CM
Applicant	Norfolk County Council Planning and Transportation County Hall Martineau Lane Norwich NR1 2SG	Received	05-SEP-2003
Agent		Expiring	02-OCT-2003
		Location	Beach Road
		Parish	Snettisham
Details	Site for storage of empty skips		
		Fee Paid	£ .00

WITHDRAWN

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED .

APP/U2635/A/04/U37907

15/1/04

APPEAL DISMISSED

18/5/04

Agent Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. 2/03/1757/O

Received 05 September 2003

Location South of 73 Elmside
Parish Emneth

Applicant Mr J Manning
67 Elmside
Emneth
Norfolk

Details Site for construction of dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The site is located within an area designated as Built Environment Area Type A in which development will not be permitted in order to protect important undeveloped spaces or well-treed areas which contribute to the character of towns or villages. Consequently the proposal is contrary to Policy 4/20 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed development to construct a dwelling within an area designated as Built Environment Type A would, if permitted, establish an undesirable precedent for similar proposals in respect of other land in the vicinity, contrary to Policy 4/20 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) The unclassified road (Elmside) serving the proposed development is not considered suitable to cater for any further development likely to generate additional traffic by reason of its restricted visibility at its junction with Hollycroft Road. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety, contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: When refusing this application the Development Control Board also resolved that enforcement action should be taken, if necessary, to seek the removal of the storage container from the land. The Council's Enforcement Team will be in contact with you shortly.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED

12/2/04

APP/02635/A/04/1140763

APPEAL DISMISSED

16/7/04

Agent

Ref. No. 2/03/1756/F

Applicant Mr B Adams
Oakhurst
Oak Avenue
Crays Hill
Billericay
Essex CM11 2YD

Received 04 September 2003

Location Rear of Windfall Cottage
Back Lane

Parish Burnham Market

Details Construction of house

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Norfolk Structure Plan states that permission may be given for individual dwellings which will enhance the form and character of the village. Although the site of this proposal is within the settlement boundary it is not considered the proposed dwelling, by way of its siting, would enhance the form and character of the area. The proposal is consequently contrary to the provisions of Structure Plan Policy H.7 and Local Plan Policy 4/21.
- 2) The proposal to erect a dwelling approached by an access track to the side of existing development constitutes a sub-standard layout of land which would result in a loss of privacy and be detrimental to the amenities at present enjoyed by the occupants of adjoining residential properties. If permitted the development would be contrary to Policy 9/29 of the King's Lynn and West Norfolk Adopted Local Plan.
- 3) The scale, design and materials of the dwelling hereby proposed are not in keeping with the surrounding properties and as such contrary to Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Adopted Local Plan and ENV.12 of the Norfolk Structure Plan (1999).
- 4) The proposed dwelling, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity.
- 5) The applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety, contrary to Local Plan Policy 9/29.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1755/F
Applicant Mr R Jones The Orchards Sutton Road Walpole Cross Keys Norfolk	Received 04 September 2003 Location The Orchards Sutton Road Parish Walpole Cross Keys

Details Continuation of existing extended working hours

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as clarified by letter received 27 October 2003 and subject to compliance with the following conditions:**

- 1) Unless on, or before, the expiry of the 12 month period from the date of this consent, a further planning permission is granted by the Planning Authority, the hours of operation hereby approved shall revert to those of the existing condition 5 of consent reference 2/87/1692/F.
- 2) The operation and use of power operated tools and machinery, including vehicles, shall with the exception of the use of steam cleaning equipment used within the buildings, be limited to Mondays to Fridays between the hours of 7 am and 9 pm and on Saturdays between the hours of 7 am and 12 noon. In addition, the following measures shall be implemented namely:
 - a diesel forklift trucks shall not be used outside of the working hours of 8 am to 6 pm Monday to Friday and 8 am and 12 noon on a Saturday
 - b incoming and outgoing deliveries shall be kept within the hours of 8 am to 6 pm Monday to Friday and between 8 am and 12 noon on a Saturday.
 - c onions shall not be tipped outside of current working hours namely between 8 am and 6 pm Monday to Friday and 8 am 12 noon on a Saturday.
 - d forklift trucks, other than diesel forklift trucks used within the extended hours, shall be fitted with an electric flashing light as opposed to a reversing siren.

The Reasons being:

- 1&2) In the interests of residential amenity, to ensure that the noise levels are not unacceptable, and to allow a proper assessment to be made of the impact of the increase in working hours.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1755/F

Structure Plan

Policy CS.6: Development in Villages.

Policy EC.4: Economic Development – Rural Areas.

Local Plan

Policy 8/2: Business in Villages.

Policy 8/7: Development in the Countryside.

Policy 9/29: Planning Applications: General Considerations.

Jeffrey Clarke
Head of Planning
on behalf of the Council
21 November 2003

Checked by:

Note: The Applicant is requested to note that this approval relates only to a further temporary approval. This is due to a complaint received regarding alleged failure to comply with Condition 2 (working hours) as stipulated on the decision notice. Temporary permission has been given to allow further monitoring of levels of working and to assess any breach. Further permission for extended working hours may not be forthcoming in the event that any breaches of Condition number 2 become apparent.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent Thomas Faire Architecture
Studio
Stokers
Gong Lane
Overy Staithe
King's Lynn PE31 8JG

Ref. No. 2/03/1754/F

Received 04 September 2003

Location Cobble Cottage
Main Road

Parish Brancaster

Applicant S Oliver
The Moorings
Tower Road
Overy Staithe
King's Lynn
PE30 8JB

Details First floor and single storey extensions to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plans from agent dated 21 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The materials, including bond style and mortar colour, and constructional techniques to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.


Head of Planning
on behalf of the Council
10 November 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

ENV.12: Design.

Cont'd ...

2/03/1754

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Architectural Design S J Thrower 3 Newgate Road Tydd St Giles Wisbech PE13 5LH	Ref. No. 2/03/1753/CU
		Received 04 September 2003
		Location Long Acre Biggs Road
		Parish Walsoken
Applicant	F Brazil Long Acre Biggs Road Walsoken Wisbech PE14 7BD	

Details Change of use of barn from dayroom to residential dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions, roof alterations or outbuildings to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.

Cont/....

2/03/1753/CU

- 4) The conversion of the building is based on a Local Plan policy which does not allow for significant extensions to rural buildings proposed for conversions.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy CS.7: Development in the Countryside

Policy H.10: Gypsy Sites

Policy ENV.1: Overall Strategy


Policy ENV.4: Landscape: Protection of Countryside

Local Plan

Policy 8/6: Change of use of Rural Buildings

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations


.....
Head of Planning
on behalf of the Council
17 November 2003

Checked by:

Note: Please find attached letter dated 19 September 2003 from the Environment Agency.

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent B Burnett
21 Shelduck Drive
Snettisham
King's Lynn
Norfolk
PE31 7RG

Ref. No. 2/03/1752/LB

Received 04 September 2003

Location 16/18 Church Lane
Parish Heacham

Applicant Mrs Sabourin
16/18 Church Lane
Heacham
King's Lynn
Norfolk
PE31 7HT

Details Internal alterations

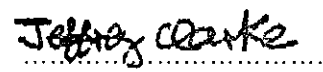
*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as modified by letter from Agent received 29 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to internal alterations only. No alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of the appearance and character of the Listed Building in particular and the Conservation Area in general.


Head of Planning
on behalf of the Council
29 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Colin Dawson Windows Ltd Chapel Works John Kennedy Road Kings Lynn Norfolk	Ref. No.	2/03/1751/F
		Received	04 September 2003
		Location	Marais House Lynn Road
Applicant	Mr & Mrs Tipple Marais House Lynn Road Tilney All Saints Kings Lynn	Parish	Tilney all Saints
Details	Conservatory extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The plinth to the conservatory base shall be constructed using bricks to match as closely as possible the bricks used in the construction of the house.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To secure a satisfactory form of development.

Jeffrey Coates
Head of Planning
on behalf of the Council
08 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1750/F
Applicant	Mr G A Elliott Bower Lodge Westerham Road Limpsford Surrey RH8 0EE	Received	04-SEP-2003
Agent		Expiring	29-OCT-2003
		Location	Five Bar Gate Shepherds Port
		Parish	Snettisham
Details	Continued standing of caravan		
		Fee Paid	£ 110.00

Withdrawn
2/2/05.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Martin Hall Associates
7a Oak Street
Fakenham
Norfolk
NR21 9DX

Ref. No. 2/03/1749/F

Received 04 September 2003

Location The Ostrich Inn

Applicant Mr C Morris
The Old Cottage
Fakenham Road
South Creake
Norfolk
NR21 9PB

Parish South Creake

Details Construction of a terrace of 3 dwellinghouses

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site a sample panel of the brick and flint proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 3) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 4) Prior to the first occupation of the development hereby permitted the proposed on-site parking shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to ensure that the overall appearance of the walling is appropriate in the street scene.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 4) To ensure the permanent availability of the parking in the interests of highway safety.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1749/F

Structure Plan

Policy ENV.12: Design

Policy ENV.13: Historic Buildings, Archaeology & The Historic Landscape

Policy H7: Housing in Other Villages

Local Plan

Policy 4/14: Development Adjoining Conservation Area

Policy 4/19: Development in the Setting of a Listed Building

Policy 4/21: Built Environment Areas

Policy 8/1: New Housing in Villages

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Parsons and Whitley 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/03/1748/F
		Received	04 September 2003
		Location	Owl Cottage South east of Ash Hill Farm
Applicant	Wood Hall Farms Hilgay Downham Market Norfolk PE38 0JY	Parish	Hilgay
Details	Alterations and two storey extension to dwelling (amended design)		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.



Head of Planning Control
on behalf of the Council
29 September 2003

Checked by:

NOTE: Please find attached letter dated 19 September 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	B Burnett 21 Shelduck Drive Snettisham Kings Lynn Norfolk PE31 7RG	Ref. No. 2/03/1746/F
		Received 04 September 2003
		Location 18 Smugglers Close
		Parish Hunstanton
Applicant	Mr & Mrs Hamilton 18 Smugglers Close Old Hunstanton Norfolk PE36 6JU	
Details	Garage extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent The Redfern Kirton Partnership
5 Brookbridge Court
Melton Road
Syston
Leicester
LE7 2JT

Ref. No. 2/03/1747/CU

Received 04 September 2003

Location 11 Bishops Road

Parish Hunstanton

Applicant Mr J Garner
17 Highway Road
Thurmaston
Leicester

Details Change of use from one dwelling to 4 flats including two storey extension and alteration

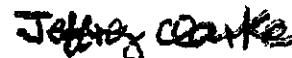
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking shall be laid out surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free of any impediment to that specific use

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the permanent availability of the access and parking area in the interests of highway safety



Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
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E-mail borough.planning@west-norfolk.gov.uk

Agent M Gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. 2/03/1745/F

Received 04 September 2003

Location 65 Neville Road
Parish Heacham

Applicant Mr E Baker
39 Alma Road
Snettisham
Norfolk

Details Extension to dwelling

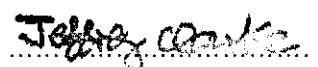
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter from Agent dated 29 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the first use of the new access it shall be constructed in accordance with the Norfolk County Council residential access construction specification and surfaced to the satisfaction of the Borough Planning Authority for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.
- 3) Vehicular and pedestrian access to the adjoining highway shall be limited to the specified access only. Any other access shall be permanently closed, and the footway reinstated to the satisfaction of the Borough Planning Authority, concurrently with the bringing into use of the new access.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.
- 3) In the interests of highway safety.


Head of Planning
on behalf of the Council
16 October 2003

Checked by:

Cont/....

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1744/F
Applicant	Mr E Gentile The White House Waterlees Road Walsoken Wisbech	Received	04-SEP-2003
		Expiring	29-OCT-2003
Agent	David Broker Design Services Danbrooke House Station Road Wisbech St Mary Wisbech Cambs	Location	The White House Waterlees Road
		Parish	Walsoken
Details	Construction of detached garage/store		
		Fee Paid	£ 110.00

Withdrawn 23.12.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1743/CU
Applicant	Mr & Mrs A Wigley The Bakery Church Street Thornham Kings Lynn Norfolk	Received	04-SEP-2003
		Expiring	29-OCT-2003
Agent	Greg Garland The Old School Burnham Thorpe Kings Lynn Norfolk PE31 8HL	Location	The Bakery Church Street
		Parish	Thornham
Details	Change of use from shop to residential and alterations to retail storage building to create sales area		
		Fee Paid	£ 220.00

Wiltan
11.11.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1742/F
Applicant	Mr & Mrs R Goddard Stables Bungalow Mill Reach Buxton Norwich NR10 5EJ	Received	03-SEP-2003
		Expiring	28-OCT-2003
Agent		Location	110 The Beach
		Parish	Snettisham
Details	Retention of caravan and wooden shed		
		Fee Paid	£ .00

WITHDRAWN

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Ian H Bix & Associates
Sandpiper House
Leete Way
West Winch
Kings Lynn
Norfolk PE33 0ST

Ref. No. 2/03/1741/F

Received 03 September 2003

Location 1 Blackthorn Road
Parish South Wootton

Applicant Ms R Jarvis & Mr B Garrigan
1 Blackthorn Road
South Wootton
Kings Lynn
PE30 3WU

Details Single storey extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coates
Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Harold Sellors Stackridge Main Road Elm Cambs PE14 0AB	Ref. No.	2/03/1740/F
		Received	03 September 2003
		Location	Jubilee Cottage Chalk Road
		Parish	Outwell
Applicant	Mr & Mrs T A Winterton Jubilee Cottage Chalk Road Outwell Wisbech Cambs		

Details **Extension to create self contained annexe**


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received 30 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of annexe accommodation, ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.
- 3) Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.
- 3) In the interests of highway safety.


.....
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

NOTE: Please find attached letter dated 19 September 2003 from the Environment Agency.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Appeal lodged
28/4/04

App/v2635/A/04/1148857

APPEAL DISMISSED
4/11/04

Agent

Ref. No. **2/03/1739/CU**

Applicant T Mann
159 St Peters Road
St Germans
Kings Lynn
Norfolk

Received 03 September 2003

Location Land at Polver Farm
Parish Watlington
Wiggenhall St Germans

Details Change of use of agricultural land to garden land

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The change of use of agricultural land to domestic garden land would be an encroachment into the countryside and as a result would be detrimental to the open characteristics of the area. The proposal would therefore be contrary to advice contained in PPG 7, Policy CS. 7 of the Norfolk Structure Plan 1999 and Policies 4/6 and 8/7 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: When refusing this application, the Development Control Board also resolved that enforcement action should be taken, if necessary, to remove/stop the unauthorised development. The unauthorised development should therefore be removed/stopped. If it is not the Council's Enforcement Team will be in contact with you shortly.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Mitchell Associates 18 Mill Road Magdallen Kings Lynn Norfolk PE34 3BZ	Ref. No. 2/03/1738/F
		Received 03 September 2003
		Location 117 Downham Road
		Parish Watlington
Applicant	Mr & Mrs McLean 117 Downham Road Watlington Kings Lynn Norfolk	
Details	Two storey extension to bungalow (amended design)	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no windows (other than those shown on the approved plans) shall be constructed above ground floor level on the south and east elevations of the extension permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) The first floor rooflight window on the east elevation of the extension hereby permitted shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2)&3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

NOTE: Please find attached letter dated 17 September 2003 from the Internal Drainage Board.

REFUSAL OF ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED

22/12/03

APP/V2635/H/03/1135880

DISMISSED

17/2/04

Agent	Studio Signs Ltd The Studios Ketton Business Centre Ketton Rutland PE9 3SZ	Ref. No. 2/03/1737/A
		Received 03 September 2003
		Location Anglia Home Furnishings (two of two) Peel Centre Hardwick Road
Applicant	Anglia Regional Co-Operative Society Ltd Park Road Peterborough PE1 2TA	Parish Kings Lynn
Details	Internally illuminated fascia and shop signs	

Town and Country Planning Act 1990

Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)

Consent is refused for the display of advertisements for the following reason:

- 1) The proposed advertisements, 4 no. 3000mm x 1220mm and 4 no. 1070mm x 1570mm internally illuminated box, together with the approved signage would result in an extensive amount of internally illuminated advertisements being displayed which would result in conditions detrimental to the appearance of the premises in particular and the visual amenity of the area as a whole. The proposal would therefore be contrary to Policy 9/34 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).

Jeffrey Coake
Head of Planning
on behalf of the Council
7 November 2003

Checked by:

Note: For the avoidance of doubt, the advertisements to which this notice relates are:

- (a) 4 no. 3000mm x 1220mm internally illuminated boxes.
- (b) 4 no. 1070mm x 1570mm internally illuminated boxes.

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN

E-mail borough.planning@west-norfolk.gov.uk

Agent	Studio Signs Ltd The Studios Ketton Business Centre Ketton Rutland PE9 3SZ	Ref. No.	2/03/1737/A
		Received	03 September 2003
		Location	Anglia Home Furnishings (one of two) Peel Centre Hardwick Road
Applicant	Anglia Regional Co-Operative Society Ltd Park Road Peterborough PE1 2TA	Parish	Kings Lynn
Details	Internally illuminated fascia and shop signs		

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf.**



Head of Planning
on behalf of the Council
7 November 2003

Checked by:

Note: This consent only relates to advertisements:-

- (a) 2 no. 11632mm x 2172mm internally illuminated flex face box.
- (b) 1 no. 5116mm x 2576mm internally illuminated flex face box.
- (c) 1 no. 5420mm x 486mm internally illuminated flex face box.
- (d) 1 no. pole sign to road entrance.
- (e) 3 no. pole sign panels.
- (f) 1 no. internally illuminated flex face box.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Thomas Faire Architecture Studio Stokers Gong Lane Overy Staithe King's Lynn PE30 8JG	Ref. No.	2/03/1735/F
		Received	03 September 2003
		Location	King's Head Hotel Main Road Great Bircham
Applicant	Bircham Estates Ltd Glebe Barn Rinstead Hunstanton Norfolk PE36 5JZ	Parish	Bircham

Details **Two storey extension and alterations after demolition of rear extensions**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 21 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on site full details of all the external building materials including a sample panel shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) No external lighting shall be erected on the site without details submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) In the interests of visual amenity.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1735/F

Local Plan

Policy 4/16: Alteration of Listed Buildings - Preservation of Character

Policy 4/19: Development in the Setting of a Listed Building

Policy 4/21: Built Environment Areas



.....
Head of Planning
on behalf of the Council
26 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1736/F**

Applicant Mr A J Taylor
College Farm
Lords Bridge
Tilney Cum Islington
PE34 3BW

Received 03 September 2003

Location Plot adjacent to
Selwyn
Station Road

Parish Terrington St Clement

Details Construction of dwellinghouse and triple garage

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 21 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 3) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 4) Prior to the first occupation of the development hereby permitted the proposed access, on-site parking and turning area shall be laid out, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no additional windows shall be constructed above ground floor level on the south elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) The first floor windows on the south elevation shall be glazed with obscured glass and shall be non-opening and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To safeguard the amenities and interests of the occupiers of nearby property.

Cont/....

2/03/1736/F

- 4) In the interests of highway safety.
- 5) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 6) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy CS.6: Development in Villages

Policy H.7: Housing in "Other" Villages


Policy ENV.12: Design

Local Plan

Policy 4/21: Built Environment Areas

Policy 8/1: New Housing in Villages

Policy 9/29: Planning Applications: General Considerations.


.....
Head of Planning
on behalf of the Council
1 December 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 12 September 2003 from the Environment Agency.
 - (ii) The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Thomas Faire Architecture Studio Stokers Gong Lane Overy Staithe King's Lynn PE30 8JG	Ref. No. 2/03/1734/LB
		Received 03 September 2003
		Location King's Head Hotel Main Road Great Bircham
Applicant	Bircham Estates Ltd Glebe Barn Rinstead Hunstanton Norfolk PE36 5JZ	Parish Bircham
Details	Two storey extension and alterations after demolition of rear extensions	

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as modified by plans received 21 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse, and be incorporated in the building as altered.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/16: Alteration of Listed Buildings – Preservation of Character

Policy 4/19: Development in the Setting of a Listed Building

Cont/....

2/03/1734/LB

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
04 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mitchell Associates 18 Mill Road Magdalen Kings Lynn PE34 3BZ	Ref. No.	2/03/1733/CU
		Received	03 September 2003
		Location	Land adjacent to 70 Stow Road
Applicant	Mr J Kelly C/o Archdale Farmhouse Stow Road Magdalen Kings Lynn SS16 4TQ	Parish	Wiggenhall St Mary Magdalen
Details	Temporary standing of mobile home during construction of dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and modified by letters, plans and Flood Risk Assessment received 21.10.03 subject to compliance with the following conditions:**

- 1) This permission shall expire on 17 November 2004, and unless on or before that date application is made for an extension of the period of permission and such application is approved
 - (a) the approved mobile home shall be removed from the application site
 - (b) the use hereby permitted shall be discontinued
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission
- 2) Means of access to and egress from the development hereby permitted shall be from and to Stow Road only.
- 3) The development hereby approved shall be carried out fully in accordance with the submitted Flood Risk Assessment including any recommendations set out therein

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highways safety.
- 3) In the interests of the welfare of persons and property.

Cont'd...

2/03/1733/CU

Note – Please find attached letter dated 6 November 2003 from the Environment Agency

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan Adopted 1988

Policy 8/1 – New housing in villages

Policy 9/6 – Mobile homes

Policy 9/29 – Planning applications: general considerations

Jeffrey Conke
.....

Head of Planning
on behalf of the Council
10 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616632

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian J M Cable The Sidings Park Lane Downham Market Norfolk PE38 9RN	Ref. No.	2/03/1732/F
		Received	03 September 2003
		Location	Downham Country Store Bexwell Industrial Estate Stone Cross Lane
Applicant	Downham Country Garden Store Ltd Bexwell Industrial Estate Stone Cross Lane Bexwell Downham Market	Parish	Ryston
Details	Erection of glasshouse for growing and retail purposes		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the new greenhouse being brought into use for retail sales the existing retail area shall cease and no retail shall take place other than that hereby permitted within the glasshouse, unless otherwise agreed in writing by the Borough Planning Authority.

The Reasons being:


- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/29: Planning Applications: General Considerations


Head of Planning
on behalf of the Council
24 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1731/CU
Applicant Mr S Penford AVR Unit 1 Hereford Way Hardwick Narrows Kings Lynn Norfolk	Received 02 September 2003 Location Unit 1A Hereford Way Hardwick Narrows Parish Kings Lynn

Details **Change of use from storage to MOT bay, repairs and servicing**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by fax dated 24.10.03 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development, a parking layout (showing servicing and staff parking) shall be submitted to and approved by the Borough Planning Authority and shall be implemented and thereafter retained free from obstruction which would hinder its use as a parking area.
- 3) Before the use commences, the building shall be insulated in accordance with a scheme to be submitted to and approved by the Borough Planning Authority so as not to exceed levels of noise emitted from the site of 5dB(A) above the ambient background levels at any time, as measured at the site boundary.
- 4) The use hereby permitted shall not take place on the site other than within the building.
- 5) The use hereby permitted shall be limited to weekdays between the hours of 0800 and 1800 hours and to Saturdays 0900 and 1300 hours and shall exclude Sundays, Bank Holidays and other Public Holidays.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of parking on the site and to ensure that parking area is retained for such a purpose.
- 3&4) In the interests of the amenities of occupiers of properties to the south east of the site.

Cont'd...

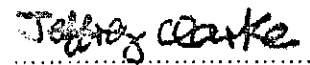
2/03/1731/CU

- 5) To define the terms of the consent and in the interests of amenity.

Notes

Please find attached letter dated 12.9.03 from the Environment Agency.

Please find attached letter dated 19.9.03 from the Internal Drainage Board.



Head of Planning
on behalf of the Council
24 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent A Parry
Delamere
Lime Kiln Road
Gayton
Kings Lynn
Norfolk PE32 1QT

Ref. No. 2/03/1730/F

Received 02 September 2003

Location 68 Lynn Road
Parish Terrington St Clement

Applicant S Addison
68 Lynn Road
Terrington St Clement
Kings Lynn
Norfolk

Details Two storey extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 7 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the east and west elevations of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk


Agent	David Trundle Design Services White House Farm Tilney All Saints Kings Lynn Norfolk PE34 4RU	Ref. No.	2/03/1729/O
		Received	02 September 2003
		Location	Land rear of Florin House Farthing Lane
Applicant	Mr D Jacobs Florin House Farthing Lane Downham West Downham Market Norfolk PE38 0AF	Parish	Downham West

Details **Site for construction of three detached houses**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry, organised recreation or tourist facilities or the expansion of existing institutions. No such essential need has been indicated to exist as part of the current application and as such the proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed development would intensify the use of an existing access on a stretch of classified highway where the principle use is that of carrying traffic freely and safely between centres of population. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs, but the intensification of that interference which this proposal would engender would lead to the deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety. Contrary to Local Plan Policies 9/11 and 9/29.


.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	David A Cutting 70 Market Street Shipdham Thetford IP25 7LZ	Ref. No. 2/03/1728/F
		Received 02 September 2003
		Location 14 St Johns Way
		Parish Feltwell
Applicant	Mr & Mrs K Caunter 14 St Johns Way Feltwell Thetford IP26 4AX	
Details	Extension to bungalow	


Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
08 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Grahame Seaton Design Ltd 67 St Peters Road Upwell Wisbech Cams	Ref. No.	2/03/1727/F
		Received	02 September 2003
		Location	Englands Hope PH School Road
Applicant	Mr S R Woolner Plumleigh House Walton Road Marshland St James Norfolk	Parish	Marshland St James
Details	Creation of new entrance porch		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Jan Trattle Jamies Cottage High Street Fincham Kings Lynn PE33 9EZ	Ref. No. 2/03/1726/F
		Received 02 September 2003
		Location Fincham Memorial Hall High Street
		Parish Fincham
Applicant	Memorial Hall Committee Fincham Memorial Hall High Street Fincham PE33 9HL	
Details	Installing additional play equipment into an existing playground	


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
07 October 2003

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market PE38 0DY	Ref. No. 2/03/1725/O
		Received 02 September 2003
		Location Adjacent 28 Foresters Avenue
		Parish Hilgay
Applicant	Mr & Mrs M J Diamond 28 Foresters Avenue Hilgay Downham Market Norfolk	
Details	Site for construction of one dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Before the start of development on the site, full details of the manner of treatment of all boundaries, including those between the properties shall be submitted and agreed to in writing by the Borough Planning Authority.
- 5) The dwelling hereby permitted shall be designed in sympathy with the existing adjacent dwellings.
- 6) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority to illustrate the following:
 - i) Access arrangements;
 - ii) Parking provision in accordance with adopted standard;
 - iii) Visibility across the site frontage (boundary treatment).

2/03/1725/O

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of local residential amenity.
- 5) To safeguard the amenities and interests of the occupiers of nearby properties.
- 6) In the interests of Highway safety.

Jeffrey Coake

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson 194 Broomhill Downham Market Kings Lynn Norfolk	Ref. No.	2/03/1724/CU
		Received	02 September 2003
		Location	Rear of The Post Office The Green
Applicant	Mr K Stewart & Mrs S Richards The Post Office The Green North Wootton Kings Lynn Norfolk	Parish	North Wootton
Details	Conversion of barn to granny annexe (revised curtilage)		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 This permission relates to the creation of accommodation ancillary to North Wootton Post Office and its existing accommodation, for occupation in connection with the Post Office and its existing accommodation only. The new ancillary accommodation shall at all times be held and occupied with the Post Office and its existing accommodation within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application
- 4 The alterations to the southern elevation of the existing building, as shown on the plans hereby approved shall be carried out using timber and glazing only. Within one month of the completion of the alterations, the timber shall be treated in a manner which has previously been submitted to and approved in writing by the Borough Planning Authority
- 5 Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed with the Borough Planning Authority prior to any further development

The Reasons being:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Cont'd...

- 2 To meet to the applicants need for additional accommodation and to ensure that the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such
- 3 To enable the Borough Planning Authority to consider such details in view of the designation of the surrounding area and the fact that major extensions could be harmful to the character of the area
- 4 In the interests of the character and appearance of the building and the surrounding area
- 5 To protect the amenity of future occupiers of the site

Jeffrey Clarke.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Chapel Street
King's Lynn,
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APPEAL LODGED

APP/U2635/A/03/1136393

19/1/04

APPEAL DISMISSED 14/5/04

Agent D P Wadlow
55 High House
Station Road
Heacham
Norfolk
PE31 7HP

Ref. No. 2/03/1723/O

Received 02 September 2003

Location Land adjacent
72 Broadend Road

Parish Walsoken

Applicant Mr & Mrs Copeman
72 Broadend Road
Nr Wisbech
Cambs
PE14 7BQ

Details Site for construction of bungalow

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1 The Development Plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry, organised recreation or tourist facilities or the expansion of existing institutions. No such essential need has been indicated to exist as part of the current application and as such the proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2 The construction of a bungalow in this location would result in the unacceptable consolidation of existing sporadic development which would unacceptably undermine the character and appearance of this rural area. As such the proposal is contrary to Policies ENV1 and ENV4 of the Norfolk Structure Plan 1999.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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APPEAL LODGED -
APP/VZ635/A/04/L136834

9/1/04

APPEAL DISMISSED 13/5/04

Agent Adrian Parker Planning Ltd
33 Grimston Road
South Wootton
Kings Lynn
PE30 3NR

Ref. No. 2/03/1722/O

Received 02 September 2003

Location Adj 20 Common Road

Parish Snettisham

Applicant Mr and Mrs L J Slade
20 Common Road
Snettisham
Kings Lynn
PE31 7PE

Details Site for construction of bungalow

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1 The Borough Planning Authority is of the opinion that the site predominantly lies in the countryside as defined in the Local Plan. The Norfolk Structure Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions where it can be demonstrated that the proposed development could not be met within an existing settlement. As the proposed dwelling is not demonstrated to be linked to such uses and no special circumstances have been shown to exist the proposal is consequently contrary to the provisions of the Structure Plan, namely Policy H8, and would also be contrary to Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2 The proposed dwelling, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity.
- 3 The applicant has not demonstrated that adequate access can be provided to serve the proposal. Failure to provide adequate access will result in increased hazard to other road users contrary to King's Lynn and West Norfolk Local Plan Policy 9/29.
- 4 Notwithstanding the above policy concerns the proposed development, if permitted, would result in the undesirable intensification of the existing pattern of development through the sub-division of an existing curtilage which would be out of keeping with and detrimental to the character and amenities of the area.

Jeffrey Coarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Jeffrey J Emms Croeso Cottage Park Lane Fen Drayton Cambs CB4 5SW	Ref. No. 2/03/1721/D	Received 01 September 2003
Applicant	Mr & Mrs T Bradley 2 Chaldean Way Spalding Lincs PE11 3NX	Location Plot 1 Shouldham Hall	Parish Shouldham
Details	Construction of dwelling and garage		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission.

Jeffrey Emms
.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

Note: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/02/1263/O.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Adrian Parker Planning 33 Grimston Road South Wootton Kings Lynn PE30 3NR	Ref. No. 2/03/1720/O
		Received 01 September 2003
		Location 8 Willow Drive Tilney High End
Applicant	Mr & Mrs D V Allen 8 Willow Drive Tilney High End Kings Lynn Norfolk PE34 4SU	Parish Tilney all Saints
Details	Site for construction of bungalow, garage and amenity open area	

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the design and external appearance of any buildings/structure and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) Prior to the commencement of development hereby approved, details of the construction and surfacing of the access and parking area shall be submitted to and agreed in writing by the Borough Planning Authority and the agreed scheme shall be so implemented prior to the occupation of the dwelling.
- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or Re-enacting that Order) no development as conferred under Schedule 2, Parts 1 and 2, shall be carried out without the prior written permission of the Borough Planning Authority having been granted on a specific application, on the site defined as land to the south of the new bungalow's vehicular driveway and garage.

Cont/....

2/03/1720/O

- 8) The open amenity area on the site to the south of the new bungalow's vehicular driveway and garage, shall be retained in its open plan form, and no additional landscaping of the site shall be carried out without the prior written permission of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To safeguard the amenities and interests of the occupiers of nearby property.
- 5) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.
- 6) To ensure adequate access and parking provision.
- 7)&8) To maintain the open and undeveloped character of this open amenity space in the interests of the appearance and character of this part of the village.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	D Taylor 11 Milton Avenue Kings Lynn Norfolk	Ref. No. 2/03/1719/F
		Received 01 September 2003
Applicant	Mr & Mrs Petch 35 Main Road Clenchwarton Kings Lynn Norfolk	Location 35 Main Road Parish Clenchwarton
Details	Extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No. 2/03/1718/F	Received 01 September 2003
Applicant	Mr & Mrs P Johnson 6 Wisbech Road Welney King's Lynn Norfolk	Location 6 Wisbech Road Parish Welney	

Details Extensions to dwelling and construction of detached garage


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.


.....
Head of Planning Control
on behalf of the Council
29 September 2003

Checked by:

NOTE: Please find attached letter dated 25 September 2003 from the Internal Drainage Board.

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Neale Associates
The Tram Shed
East Road
Cambridge
Cambs
CB1 1BG

Ref. No. 2/03/1717/LB

Received 01 September 2003

Location 11 Market Place

Parish Downham Market

Applicant Whitfield Estate
20 Market Street
Swayvesey
Cambs
CB4 5QD

Details Alteration to create 2 flats at first floor and part second floor (amended scheme)

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as modified by plans received 23 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding details shown on the approved plans, the four dormer windows to the south elevation shall be retained and a scheme for replacement/upgrading of the dormer windows shall be submitted to and approved in writing with the Borough Planning Authority and the development shall be implemented in accordance with the details agreed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To ensure the protection of those parts of the building to be retained in the interests of the appearance and character of the Listed Building.

Jeffrey Clarke

Head of Planning
on behalf of the Council
02 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Grahame Seaton Design Ltd 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/03/1716/CU
		Received	01 September 2003
		Location	Virginia Caravan Park Smeeth Road
Applicant	Griib & Son Leisure Virginia House Smeeth Road St John Fen End Norfolk	Parish	Marshland St James
Details	Extension to caravan park, construction of amenity block, increase of caravans to 93 and occupation of caravans for 11 months each year		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of the use hereby permitted the access and visibility splays shall be improved in accordance with a scheme to be submitted and approved by the Borough Planning Authority. The visibility splay shall thereafter be maintained free from any obstruction exceeding 0.6 metre above the level of the adjacent highway carriageway.
- 3) This permission shall relate to the siting of no more than 93 caravans within the site at any one time, and;
 - (a) On plot numbers 1 to 33 inclusive, no individual caravan shall remain on site for more than 28 days in any calendar year, and
 - (b) On plot numbers 34-93 inclusive, the occupation of the caravans shall be limited to between 1 January and 1 December in any calendar year.
- 4) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 5) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 6) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Cont/....

- 7) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 8) Before the start of any development on the site full details of all the external building materials to be used in the construction of the amenity block shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.
- 3) To define the terms of the permission.
- 4) To protect the amenity of future occupiers of the site.
- 5) To protect the amenity of future occupiers of the site.
- 6) To prevent the increased risk of pollution to the water environment.
- 7) To ensure a satisfactory method of surface water drainage.
- 8) In the interests of the appearance of the development.

Jeffrey Clarke

Head of Planning
on behalf of the Council
23 October 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 12 September 2003 from the Environment Agency.
 - (ii) The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.
 - (iii) This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1715/F**

Applicant Mr P Mardon
29 Broadway
King's Lynn
Norfolk
PE31 7JJ

Received 01 September 2003

Location 29 Broadway
Parish Heacham

Details **Conservatory extension to dwelling**

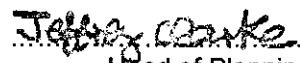
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1714/CU**

Applicant Premier Voice and Data
125/126 London Road
Kings Lynn
Norfolk

Received 01 September 2003

Location 125 & 126 London Road
Parish Kings Lynn

Details Conversion of office to flats

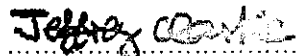
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
24 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	David Trundley Design Services Ltd White House Farm Tilney All Saints Kings Lynn Norfolk PE34 4RU	Ref. No. 2/03/1713/CU
		Received 01 September 2003
		Location Fern Lodge Fern Hill
		Parish Dersingham
Applicant	Bruce McEwan Homes Ltd 47 Station Road Long Sutton Spalding Lincs PE12 9BP	

Details **Conversion and extension of garage block to create self contained annexe**

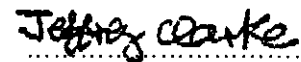
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.



Head of Planning
on behalf of the Council
5 November 2003

Checked by: 

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Norfolk Structure Plan 1999

Policy ENV12: Design.

King's Lynn and West Norfolk Local Plan Adopted 1998

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Grahame Seaton Design Ltd
67 St Peters Road
Upwell
Wisbech
Cambs

Ref. No. 2/03/1712/F

Received 02 September 2003

Location Woolner Freight Ltd
195 Smeeth Road

Applicant Woolner Freight Ltd
195 Smeeth Road
Marshland St James
Norfolk

Parish Marshland St James

Details Extensions to haulage building and erection of security fencing and gates

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by Agent's letter and photograph received 8 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the works commencing, full details relating to the paint colour finish to the security fencing and boundary planting shall be submitted to the Borough Planning Authority and approved in writing. The approved planting scheme shall be carried out in the first planting season following the commencement of development and any plants which within a period of five years die, are removed or become diseased shall be replaced in the next planting season with plants of the same species and size.
- 3) No new openings (windows and doorways) shall be installed in the extension to the building without the prior written permission of the Borough Planning Authority having first been received in writing.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the appearance of this development.
- 3) To protect the amenities of nearby occupiers from noise disturbance.

Jelly Clark
Head of Planning
on behalf of the Council
24 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Ref. No. 2/03/1711/F

Received 29 August 2003

Applicant Mr & Mrs Tomlinson
25 Pine Road
South Wootton
Kings Lynn
Norfolk

Location 25 Pine Road
Parish South Wootton

Details Garage extension to dwelling

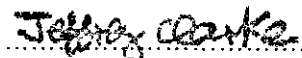
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1710/F**

Applicant Ms L Tinckham
Tapping House Hospice
Common Road (West)
Snettisham
Norfolk

Received 29 August 2003

Location 38A Common Road
Parish Snettisham

Details Continued use for storage


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) This permission shall expire on 31 October 2006, and unless on or before that date application is made for an extension of the period of permission and such application is approved
 - (a) the approved building shall be removed from the application site;
 - (b) the use hereby permitted shall be discontinued;
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

The Reason being:

- 2) To enable the Borough Planning Authority to retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the amenities of the locality.


.....
Head of Planning
on behalf of the Council
23 October 2003

Checked by: 

To: NPS Property Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

PARTICULARS OF PROPOSED DEVELOPMENT

Location : St Michael's Primary School, Saddlebow Road, King's Lynn
Proposal : Garage with Parking Area and Associated Works
Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the 21 August 2003, as set out in Drawing reference CM 19172 01 and 02, together with Compton Garage Plans

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. Before the development hereby permitted is commenced, details of arrangements for surface water drainage, so as to demonstrate that it will be attenuated to the existing rate, should be submitted to and approved by the County Planning Authority

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. To ensure the proper development of the site

Continued...

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	John Retchless - Architect 65 The Chase Leverington Road Wisbech Cambs PE13 1RX	Ref. No. 2/03/1708/O	Received 29 August 2003
Applicant	Mr A Rudd & Mr M Rudd 37 School Road Heacham Norfolk	Location Land to rear of 37 School Road Parish Heacham	
Details	Site for construction of detached chalet-style dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed development would result in an undesirable intensification of development by the sub-division of the existing curtilage which would be out of keeping with and detrimental to the form and character of the area contrary to the provisions of Policy 4/21 of the King's Lynn and West Norfolk Local Plan. In addition it would create a precedent for similar proposals in respect of other land in the vicinity.
- 2) The proposed development, located to the rear of existing development and approached via a long access drive would result in a sub-standard layout of land which would be detrimental to the occupiers of adjacent residential properties by virtue of loss of privacy and disturbance contrary to the provisions of Policy 9/29 of the King's Lynn and West Norfolk Local Plan.
- 3) The unclassified road serving the proposed development is not considered suitable to cater for further development likely to generate additional traffic by reason of its restricted visibility at its junction with The Broadway. The proposal, if permitted, would therefore be likely to result in conditions detrimental to highway safety contrary to the provisions of Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	E J Zipfell 70 Green Lane Tottenhill Kings Lynn Norfolk	Ref. No.	2/03/1707/F
		Received	29 August 2003
		Location	Popenhoe Farm Station Road
Applicant	Mr S Sutton Popenhoe Farm Station Road Walsoken Wisbech Cambs	Parish	Walsoken
Details	Garage extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage extension shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.

.....
Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch King's Lynn Norfolk PE33 0ST	Ref. No. 2/03/1706/F Received 29 August 2003 Location 57 Church Road Parish Tilney all Saints
Applicant	Mr G P Morris West Heath Farm Lynn Lane Gt Massingham Kings Lynn PE32 2HL	
Details	Construction of dwelling and garage after demolition of existing dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received 26 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the north elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Cont/....

2/03/1706/F

- 3) To safeguard the amenities and interests of the occupiers of nearby property.
- 4) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.
- 5) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Jeffrey Coarke

Head of Planning
on behalf of the Council
02 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Jeffrey J Emms Croeso Cottage Park Lane Fen Drayton Cambs CB4 5SW	Ref. No. 2/03/1705/F
		Received 29 August 2003
		Location Chapel View Adj Methodist Church Barroway Drove
Applicant	Mr G Bryant 123 Hollybush Road Luton Beds LU2 9HQ	Parish Stow Bardolph
Details	Construction of dwelling house	

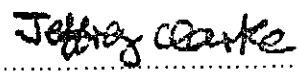
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of the bricks, together with bond style and mortar colour, shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site, full details of the manner of treatment of all boundaries, shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 3) In the interests of local residential amenity.


Head of Planning
on behalf of the Council
06 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham Kings Lynn Norfolk	Ref. No. 2/03/1704/CU Received 28 August 2003 Location 67 Norfolk Street Parish Kings Lynn
Applicant	Mr C King R-Own Setch Road Blackborough End Norfolk	
Details	Change of use from shop to residential including two storey extension	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development full details of the proposed roofing materials shall be submitted to and approved in writing by the Local Planning Authority.
- 3) Prior to the commencement of development full details of the bricks, together with bond style and mortar colour, shall be submitted to the Local Planning Authority. A sample panel shall then be erected onsite using the proposed materials which shall be approved in writing by the Local Planning Authority prior to commencement of development.
- 4) The new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed in writing with the Local Planning Authority.
- 5) Prior to the commencement of development full details of the window and door style, reveal and cill, and header treatment shall be submitted to and agreed in writing by the Local Planning Authority.
- 6) Any contamination encountered during ground-works or construction must be brought to the attention of the Local Planning Authority immediately. A suitable remediation strategy must then be submitted and agreed in writing with the Local Planning Authority and subsequently implemented.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Cont/....

2/03/1704/CU

2),3),

4)&5) To ensure that the details requested are in keeping with the character of the building and the King's Lynn Conservation Area within which it sits area in accordance with policies 4/12 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

6) To protect the amenity of future occupiers of the site.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note:

Please find attached copy of letter from Environment Agency dated 12th September 2003.

Informative:

The Local Planning Authority has determined the application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to commencement of operations and safe development and secure occupancy of the building lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Shernborne Road Dersingham Kings Lynn Norfolk	Ref. No.	2/03/1703/F
		Received	28 August 2003
		Location	Orchard Cottage Broadwater Road
		Parish	Holme next the Sea
Applicant	Mr & Mrs M Lakin Orchard Cottage Broadwater Road Holme-Next-The-Sea Norfolk		
Details	Construction of detached garage		

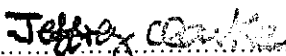
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
10 October 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham Kings Lynn Norfolk	Ref. No. 2/03/1702/F
		Received 28 August 2003
		Location 23 Foundry Lane
		Parish Ringstead
Applicant	Mr & Mrs Allen-Mersh 23 Foundry Lane Ringstead Norfolk	

Details Extensions and alterations to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 October 2003

Checked by: *fw*.....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1701/F
Applicant	Mrs G J Mott 7 Glenville Avenue Glen Parva Leicester LE2 9JF	Received	28-AUG-2003
		Expiring	22-OCT-2003
Agent		Location	46 The Beach
		Parish	Snettisham
Details	Continued standing of 1 caravan and 1 shed/toilet		
		Fee Paid	£ .00

Withdrawn.

29.10.04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1700/F
Applicant Mr & Mrs Staveley Tanglewood High Street Thornham Norfolk PE36 6LX	Received 28 August 2003 Location Tanglewood High Street Parish Thornham

Details **Conservatory extension to dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Cooke
Head of Planning
on behalf of the Council
06 October 2003

Checked by: *[Signature]*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Peter Humphrey Associates Ltd
St Ann's Business Centre
St Ann's Street
King's Lynn
Norfolk
PE30 1LT

Ref. No. 2/03/1699/F

Received 28 August 2003

Location 414 Wootton Road
Parish Kings Lynn

Applicant Mr & Mrs Barker
414 Wootton Road
Kings Lynn
Norfolk
PE30 3EA

Details Construction of detached garage and two storey extension

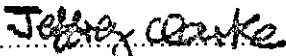
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the eastern and western elevations of the extension permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.


Head of Planning
on behalf of the Council
20 October 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Tara Signs Ltd
St Peters Place
Western Road
Lancing
West Sussex
BN15 8SB

Ref. No. 2/03/1698/A

Received 28 August 2003

Location Fleming Brothers Ltd
Bergen Way

Parish Kings Lynn

Applicant Fleming Brothers Ltd
Bergen Way
Kings Lynn
Norfolk
PE30 2JG

Details 8 non-illuminated mini totem signs

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf.**

Jeffrey Coancke.....
Head of Planning
on behalf of the Council
20 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	Ref. No. 2/03/1697/F
		Received 28 August 2003
		Location Melcette Ashwicken Road
		Parish East Winch
Applicant	Mr K Reynolds Melcette Ashwicken Road East Winch PE32 1LJ	
Details	Extension to dwelling to create triple garage	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Jeremy Stacey Architects
New Farm Barn
Beachamwell
Norfolk
PE37 8BE

Ref. No. 2/03/1696/F

Received 28 August 2003

Location Drift House
Thornham Road
Parish Holme next the Sea

Applicant Mr & Mrs Johnson
The Old Chapel
Chapel Road
Dersingham
PE31 6PW

Details Extensions and alterations to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
22 October 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matthew Gosling 6 Hawthorn Close Watlington Kings Lynn Norfolk	Ref. No. 2/03/1695/F
		Received 28 August 2003
		Location 20 Sculthorpe Avenue West Lynn
Applicant	Mr A Ellis 20 Sculthorpe Avenue West Lynn Kings Lynn Norfolk	Parish Kings Lynn
Details	Extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 31 October 2003 and plan 547/03-01B received 3 November 2003 and letter dated 31 November 2003 and received 2 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed on the north elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1695/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
04 December 2003

Checked by:

Note: Please find attached letter dated 12 September 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Barry Burnett
21 Shelduck Drive
Snettisham
Kings Lynn
Norfolk
PE31 7RG

Ref. No. 2/03/1694/F

Received 28 August 2003

Location 25 River Lane
Parish Kings Lynn

Applicant Mr & Mrs Pook
25 River Lane
Gaywood
Kings Lynn
Norfolk
PE30 4HD

Details Two storey extension to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
20 October 2003

Checked by:

NOTE: Please find attached letter dated 12 September 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1693/CU**

Applicant Mr T Baines
63 Temple Road
Kings Lynn
Norfolk
PE30 3SQ

Received 28 August 2003

Location 63 Temple Road
Parish Kings Lynn

Details Change of use from amenity land to garden

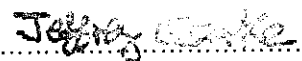
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
20 October 2003

Checked by: 

reg

NOTICE OF DECISION

PLANNING SERVICES

King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

Minicom: (01553) 616705

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

GRANT OF PLANNING PERMISSION

DM Christian Fellowship
48 High Street
Downham Market
Norfolk
PE38 9HH

Reference No: 2/03/1692/CU

Validated: 28 August 2003

Parish: Downham Market

Details: **Change of use of premises to use as a place of worship and community hall at Reeds Storage Sovereign Way Trafalgar Industrial Estate Downham Market**

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. This permission relates solely to the proposed change of use of the building as a place of worship and community hall, and no material alterations to the external appearance of the building (if any) shall be carried out until detailed plans have been submitted to and approved by the Local Planning Authority.
3. Notwithstanding the details shown on the approved plans, prior to commencement of any development on the site, full details of the layout of the garden and any possible basketball court shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be implemented in accordance with the details agreed.
4. Prior to commencement of any development on the site, full details of external and internal boundary treatments shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be implemented in accordance with the details agreed.
5. Prior to the commencement of any development on the site, a scheme showing parking (including disabled parking), cycle storage and servicing arrangements shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be laid out, demarcated, leveled, surfaced and drained in accordance with the approved plan and retained thereafter available for the specific use.
6. Notwithstanding the details shown on the approved plans, prior to the commencement of any development on site, a scheme for the provision of an overflow car park shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the details agreed.
7. No music, public address system or any other amplified sound shall be audible at any site boundary.
8. Prior to the commencement of any works to the building a scheme for all air ventilation and extraction systems must be submitted to and approved in writing by the Local Planning Authority.

9. Prior to the commencement of any works to the building a detailed plan should be submitted and approved by the Local Planning Authority detailing the sound insulation measures for the building and the location of amplifying equipment.

The Reasons being:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To enable the Local Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application. In accordance with Policy 9/29 of the Local Plan
3. In the interests of visual amenity in accordance with Policy 9/29 of the Local Plan.
4. In the interests of visual amenity in accordance with Policy 9/29 of the Local Plan.
5. To ensure permanent parking/cycle storage facilities in the interest of highway safety in accordance with policy 9/29 of the Local Plan.
6. To ensure adequate parking provision for the use in accordance with Policy 9/29 of the Local Plan.
7. To protect the amenity of neighbouring properties in accordance with Policies 9/29 and 9/31 of the Local Plan.
8. To protect the amenity of neighbouring properties in accordance with Policy 9/29 of the Local Plan.
9. To protect the amenity of neighbouring properties in accordance with Policies 9/29 and 9/31 of the Local Plan.

NOTE:

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.


In approving the application the relevant Development Plan Policies were identified as follows:

Structure Plan

SS7: Promoting Sustainable Development
Policy CS1: Providing for sustainable development
Policy T1: Overall strategy
Policy T2: New development
Policy T3: Parking provision

Local Plan

Policy 4/21: Built Environment Areas
Policy 9/9: Retail, leisure & assembly uses outside existing town and district centres
Policy 9/25: Providing essential infrastructure
Policy 9/29: Planning applications: general considerations
Policy 9/31: Noise protection
Policy 9/32: Parking standards


Head of Planning
On behalf of the Council
26 August 2004

Checked by:

Notes

1. This application has been determined in accordance with the application and plans submitted as supported by fax dated 20 October 2003 and 24 October 2003
2. Please find attached a letter dated 9 September 2003 from the Internal Drainage Board.
3. Please find attached letter dated 10 September from the Norfolk Constabulary.
4. This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

The case officer who dealt with this application was Mrs H Wood-Handy, telephone number 01553 616734.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1691/F
Applicant Grosvenor Homes Ltd 28 Kingswood Road Bromley Kent BR2 0NF	Received 27 August 2003 Location Breckland House Church Road Parish Downham Market

Details **Variation of condition 3 of planning permission 2/01/1792 to reduce parking spaces from 12 to 10**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Colin Davidson 100 St Benedicts Norwich Norfolk	Ref. No. 2/03/1690/F
		Received 27 August 2003
Applicant	Broadland Housing Association 100 St Benedicts Norwich Norfolk	Location Portland House Portland Street Parish Kings Lynn
Details	Replacement windows	


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 13 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the details on the approved plans, only the windows on the side and rear elevations shall be replaced with PVC units.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent.


Head of Planning
on behalf of the Council
20 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1689/F
Applicant	Electro-Mag Ltd Watlington Kings Lynn Norfolk PE33 0HL	Received	27-AUG-2003
		Expiring	21-OCT-2003
Agent		Location	31 Thieves Bridge Road
		Parish	Watlington
Details	Construction of detached garage (renewal)		
		Fee Paid	£ 110.00

WITHDRAWN

(permission not required)

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1688/F
Applicant G R Place Woodstock Church Road Tilney St Lawrence Norfolk PE34 4QQ	Received 27 August 2003 Location Woodstock Church Road Parish Tilney St Lawrence

Details **Extension to dwelling**


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted and modified by plans received 11 September 2003, **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Fenland Design
Torn Acres
33 Lynn Road
Dersingham
Kings Lynn
Norfolk PE31 6JY

Ref. No. 2/03/1687/F

Received 27 August 2003

Location 80 Station Road (South)
Parish Terrington St Clement

Applicant Mr & Mrs A K Cockburn
80 Station Road
Terrington St Clement
Norfolk

Details Extension to form self-contained annex

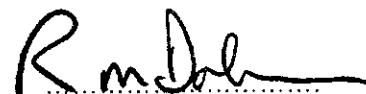
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter from agent received 26 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The annex accommodation hereby approved shall be used for purposes ancillary to the residential use of the main dwelling and shall not be sold off or sublet separately, and shall at all times be held together with the main dwelling
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicants need for further accommodation and to comply with policies contained in the development plan.
- 3) To protect the amenity of future occupiers of the site.



Head of Planning
on behalf of the Council
1 October 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 12 September 2003 from the Environment Agency.
 - (ii) The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED

APP/02635/A/04/1137665

14/1/04

APPEAL ALLOWED

7/5/04

Agent Direct Planning Ltd
9 Main Road
Hextable
Kent
BR8 7RB

Ref. No. 2/03/1686/CU

Received 27 August 2003

Location 1 Losinga Road
Parish Kings Lynn

Applicant Mr K C Lim
c/o Agent

Details Change of use from Class A1 to Class A3 (hot food takeaway) and erection of flue at rear of premises

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The change of use of the premises to hot food take-away would, having regard to the cumulative impact with the same use at the neighbouring property, materially harm the residential amenity of residential properties in its immediate vicinity by reason of an increase in traffic, litter and general disturbance contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
08 December 2003

Checked by:

APPEAL LODGED

APP/02635/A/04/1137665-
14/1/04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. **2/03/1685/CU**

Applicant Mr J Wootton
West Head Farm
Stowbridge
Kings Lynn
Norfolk

Received 27 August 2003

Location Holly Farm
Nordelph

Parish Downham West
Nordelph

Details Change of use of land from agricultural to launch site for hang gliders (renewal)

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) This permission shall expire on 30 September 2006 and unless on or before that date application is made for an extension of the period of permission and such application is approved;
 - (a) the use hereby permitted shall be discontinued;
 - (b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.
- 2) Take offs from the area hereby permitted shall not take place outside the hours of 0900 to 2000 daily.
- 3) There shall be no vehicular access to the site directly from the A1122, all users shall be routed via East Farm, Nordelph.

The Reasons being:

- 1) To enable the Borough Planning Authority to monitor the impact of the development on the amenities of the locality.
- 2) In the interests of the amenities of the occupiers of nearby residential properties.
- 3) In the interests of highway safety.

Jeffrey Clarke
Head of Planning
on behalf of the Council
06 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	M Gibbons 22 Collins Lane Heacham Kings Lynn Norfolk	Ref. No. 2/03/1684/F
		Received 27 August 2003
		Location 3 Malthouse Close
		Parish Heacham
Applicant	D Suttle 3 Malthouse Close Heacham Kings Lynn Norfolk	
Details	Conservatory extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	M Gibbons 22 Collins Lane Heacham Kings Lynn Norfolk	Ref. No.	2/03/1683/F
		Received	27 August 2003
		Location	4 Fenland Road Reffley
Applicant	Mr N Smith 4 Fenland Road Reffley Kings Lynn Norfolk	Parish	Kings Lynn
Details	Extension to dwelling		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No.	2/03/1682/F
		Received	27 August 2003
		Location	The Hayloft Common Road West Bilney East Winch
Applicant	Mr & Mrs A White The Hayloft Common Road West Bilney King's Lynn Norfolk	Parish	East Winch
Details	Extension to dwelling		

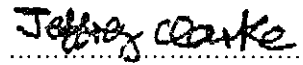
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
06 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	James Lewis 45 Kensington Road King's Lynn Norfolk PE30 4AS	Ref. No.	2/03/1681/F
		Received	27 August 2003
		Location	25 Ennerdale Drive
		Parish	South Wootton
Applicant	Mr P Bird 25 Ennerdale Drive King's Lynn Norfolk PE30 3NZ		
Details	Extension and alterations to dwelling		


Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	G F Bambridge Woodrush Cottage Mill Common Castle Acre Kings Lynn PE32 2BZ	Ref. No. 2/03/1680/CU	Received 27 August 2003	Location Home Farmyard Parish West Acre
Applicant	The Trustees of West Acre Est 1962 Settlement Estate Office West Acre Kings Lynn Norfolk			
Details	Conversion of redundant farm buildings to 4 dwellings and construction of garage for Home Farm House			

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Borough Planning Authority.
- 3) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 4) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no extensions, roof alterations or outbuildings shall be carried out to the residential units hereby approved and no further walls or other means of enclosure shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.

Cont/....

2/03/1680/F

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 3)&4) To protect the amenity of future occupiers of the site.
- 5) To enable the Borough Planning Authority to consider such details in view of the character and appearance of the area and the likely impact such development could have on occupiers of adjacent properties.
- 6) To ensure the satisfactory provision of access, parking and turning arrangements in the interests of highway safety.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Informative

The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road Kings Lynn Norfolk	Ref. No.	2/03/1679/F
		Received	26 August 2003
Applicant	Mr & Mrs Gough 27 Spenser Road Kings Lynn Norfolk	Location	27 Spenser Road
		Parish	Kings Lynn
Details	Extension to dwelling		


Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk
PE37 7BH

Ref. No. 2/03/1678/F

Received 26 August 2003

Location 1 Sandy Crescent
Parish Ingoldisthorpe

Applicant Mr D Jeffreys
1 Sandy Crescent
Ingoldisthorpe
Kings Lynn
Norfolk

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
06 October 2003

Checked by: *[Signature]*

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1677/SU
Applicant	DE USF Building 1156 RAF Lakenheath Brandon Suffolk IP27 9PP FAO E J Williams	Received	26-AUG-2003
Agent		Expiring	20-OCT-2003
		Location	RAF Feltwell
		Parish	Feltwell
Details	Construction of access road		
		Fee Paid	£ .00

Deemed consent
9/10/03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road Kings Lynn Norfolk	Ref. No.	2/03/1676/F
		Received	26 August 2003
Applicant	Mr & Mrs Bubb Tall Trees 7 Centre Vale Dersingham Kings Lynn Norfolk	Location	Tall Trees 7 Centre Vale
		Parish	Dersingham
Details	Extensions to existing dwelling		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Conkle
.....
Head of Planning
on behalf of the Council
20 October 2003

Checked by: *JS*

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Scotia Design Associates Ltd The Bungalow Hall Road Walpole Highway Wisbech Cambs	Ref. No. 2/03/1675/F
		Received 26 August 2003
		Location Finnemore Farm Lynn Road
		Parish Walpole Highway
Applicant	Mr & Mrs W Clark Finnemore Farm Lynn Road Walpole Highway Wisbech Cambs PE14 7QX	
Details	Construction of dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry, organised recreation or tourist facilities, or the expansion of existing institutions. No such essential need has been indicated to exist as part of the current application and as such the proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) Notwithstanding the above, the construction of a new dwelling in this location would result in the unacceptable consolidation of existing sporadic development which would unacceptably undermine the character and appearance of this rural area. As such the proposal is contrary to Policies ENV1 and ENV4 of the Norfolk Structure Plan 1999.

Jeffrey Coake
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

by: NPS Property Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

ARTICULARS OF PROPOSED DEVELOPMENT

Location : Smithdon High School, Downs Road, Hunstanton

Proposal : Erection of single storey 5 No. classroom block

Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the 4 August 2003, as set out in Drawing reference CD 9044 001 and as amended by Drawings received on 20 August 2003.

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. Within one year of the occupation of the development hereby permitted a School Travel Plan shall be prepared and submitted for approval to the County Planning Authority and thereafter implemented.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. To ensure the proper development of the site and in the interest of highway safety and sustainable travel.

Continued...

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian J M Cable The Sidings Park Lane Downham Market Norfolk PE38 9RN	Ref. No.	2/03/1673/F
		Received	26 August 2003
		Location	Coach House Holme House 34 Westgate Street
Applicant	Mr J Walton 27 Raymond Road London SW19 4AD	Parish	Holme next the Sea
Details	Conversion of coach house to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The first floor window on the west elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.
- 3) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the west elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) The proposed rooflights shall be of low-profile, conservation style.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 4) To maintain the character of the building and its contribution to the Conservation Area.

Jeffrey Clarke

Head of Planning
on behalf of the Council
06 October 2003

Checked by:

NOTE: Please find attached letter dated 5 September 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Martin Hall Associates
7a Oak Street
Fakenham
Norfolk
NR21 9DX

Ref. No. 2/03/1672/F

Received 26 August 2003

Location 17 Pound Lane
Parish Heacham

Applicant Mr & Mrs D Bunker
Oak House
17 Pound Lane
Heacham
Kings Lynn
Norfolk

Details Extension to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
03 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1671/F
Applicant	E R Greey Pemberley Broad Lane Brancaster Norfolk PE31 8AU	Received	26-AUG-2003
		Expiring	20-OCT-2003
Agent	Parsons & Whittleby Ltd 1 London Street Swaffham Norfolk PE37 7DD	Location	The Drift off Broad Lane
		Parish	Brancaster
Details	Construction of dwelling and garage (renewal)		
		Fee Paid	£ 110.00

Wickham
15/10/03

NOTICE OF DECISION

Agricultural Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

PLANNING CONTROL

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

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Agricultural Prior Notification - Consent not required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/03/1670/AG
Applicant	B E Garrard Valley Farm Hillington Kings Lynn Norfolk PE31 6DW	Received	26 August 2003
Agent	Ben Burgess & Co Europa Way Martineau Lane Norwich Norfolk NR1 2EN	Location	Moor Farm Great Bircham
Details	Construction of implement store	Parish	Bircham

Part II - Particulars of decision

The Borough Planning Authority having considered the details submitted with the above application, in accordance with Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby gives notice that it has been determined that the prior approval of the Borough Planning Authority **IS NOT REQUIRED**. Accordingly the development indicated in the submitted details may be carried out but must be commenced within 5 years of the date of the application.


Head of Planning Control
on behalf of the Council
22 September 2003

Checked by

Note

The applicant is requested to notify the Borough Planning Authority in writing within 7 days of the development being substantially completed.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ben Burgess & Co Europa Way Martineau Lane Norwich Norfolk NR1 2EN	Ref. No. 2/03/1669/F
		Received 26 August 2003
		Location Valley Farm
		Parish Hillington
Applicant	B E Garrard Valley Farm Hillington Kings Lynn Norfolk	

Details Construction of grain store building


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The building shall be sited at the lowest ground level possible and prior to works commencing on site, details of spot levels for existing ground levels and proposed slab levels for the new building shall be submitted and approved by the Borough Planning Authority. The development shall thereafter conform to the approved details.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure a satisfactory form of development by keeping the building as low as possible and thereby reducing its impact on the landscape.


.....
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mitchell Associates 18 Mill Road Magdalen Kings Lynn PE34 3BZ	Ref. No.	2/03/1668/F
		Received	22 August 2003
		Location	Land adjacent to 70 Stow Road
Applicant	Mr J Kelly C/o Archdale Farmhouse Stow Road Magdalen Kings Lynn SS16 4TQ	Parish	Wiggenhall St Mary Magdalen
Details	Construction of dwelling house		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter, plans and Flood Risk Assessment received 21.10.03 subject to compliance with the following conditions:**

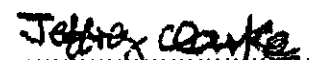
- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the first occupation of the development hereby permitted a plan showing the on-site parking and turning areas shall be submitted and agreed in writing with the Borough Planning Authority. The agreed facilities shall be laid out in accordance with the approved plan, surfaced to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.
- 3) Means of vehicular access to the development hereby permitted shall be from Stow Road only via the existing access shown on the plan received on 21 October 2003.
- 4) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 5) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 6) The development hereby approved shall be carried out fully in accordance with the Flood Risk Assessment, including any recommendations set out therein.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.
- 3) In the interests of highway safety.

Cont'd...

- 4) To protect the amenity of future occupiers of the site.
- 5) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 6) In the interests of the future welfare of persons and property.



Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21 – Built Environment Areas

Policy 8/1 – New houses in villages

Policy 9/29 – Planning applications: general considerations

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Humphrey Associates Ltd 30 Old Market Wisbech Cambs PE13 1NB	Ref. No.	2/03/1667/F
		Received	22 August 2003
		Location	Crickhollow 2 Pigeon Street Walpole St Peter
Applicant	Mr K Calvert Crickhollow 2 Pigeon Street Walpole St Peter Wisbech Cambs	Parish	Walpole
Details	Extensions to dwelling		

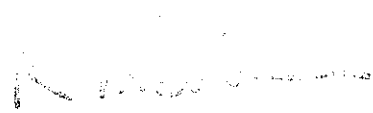
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

NOTICE OF DECISION

Agricultural Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

PLANNING CONTROL

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

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Fax: (01553) 616652

DX: 57825 KING'S LYNN e-mail: borough.planning@west-norfolk.gov.uk

Agricultural Prior Notification - Consent required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/03/1666/AG
Applicant	B J Rutterford 121 Undley Hall Undley Lakenheath Suffolk IP29 9BY	Received	22 August 2003
Agent	Thurlow Nunn Standen Ltd Blackbourne Works Elmswell Bury St Edmunds Suffolk IP30 9HQ	Location	Blackdyke Farm Hockwold Fen
		Parish	Hockwold cum Wilton
Details	Relocation of existing agricultural storage building		

Part II - Particulars of decision

The Borough Planning Authority having considered the details submitted with the above application, in accordance with Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby gives notice that it has been determined that the prior approval of the Borough Planning Authority **IS REQUIRED** for the siting and appearance of the excavation/building.



Head of Planning Control
on behalf of the Council
23 September 2003

Checked by

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1665/F
Applicant	R S Baker and Sons The Abattoir Elsing East Dereham Norfolk NR20 3EW	Received	22-AUG-2003
		Expiring	16-OCT-2003
Agent	David Futter Associates Ltd Arkitekt House 35 Whiffier Road Norwich Norfolk NR3 2AW	Location	Land off Walcups Lane
		Parish	Great Massingham
Details	Construction of 22 houses and 2 bungalows with ancillary works		
		Fee Paid	£ 5280.00

Withdrawing
15/10/03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton 67 St Peter's Road Upwell Wisbech Cams	Ref. No.	2/03/1664/F
		Received	22 August 2003
		Location	Riverbank opp. Crescent Cottage Town Street
Applicant	Mr and Mrs Kelly Crescent Cottage Town Street Upwell Wisbech	Parish	Upwell
Details	Construction of timber mooring and steps		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
29 September 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1663/SU
Applicant	Department of Works and Pensions c/o agent	Received	22-AUG-2003
		Expiring	16-OCT-2003
Agent	CHQ Partnership Tannery House 23 High Street Baldock Herts SG7 6BE	Location	Lovell House St Nicholas Street
		Parish	Kings Lynn
Details	Installation of air handling unit		
		Fee Paid	£ .00

Withdrawn

16.9.03

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Mimicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1662/F**

Applicant Mr I Cowen
11 Graham Street
Kings Lynn
Norfolk
PE30 5PQ

Received 22 August 2003

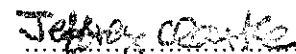
Location 11 Graham Street
Parish Kings Lynn

Details Construction of replacement garage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The style of building and materials used are not of a sufficiently high standard to preserve and enhance the character and appearance of the Conservation Area. The proposal is therefore contrary to advice in PPG15: Planning and the Historic Environment, Policy ENV.13 of the Norfolk Structure Plan 1999 and Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.


Head of Planning
on behalf of the Council
16 October 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Mimicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Martin Hall Associates 7a Oak Street Fakenham Norfolk NR21 9DX	Ref. No.	2/03/1661/LB
		Received	22 August 2003
		Location	Manor Farm Barns
		Parish	South Creake
Applicant	Mr F W Perowne Bridle Way Lodge 13 Victoria Lane Fakenham NR21 8LB		

Details **Conversion to residential use**

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as modified by plans received 30 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the buildings shall be adequately supported before and during the works to prevent collapse, and be incorporated in the buildings as altered.
- 3) Before the start of any development on site, measures shall have been submitted to and approved by the Borough Planning Authority for the protection from weather, further deterioration and support of that part of the building which is to be retained. Such measures as are approved shall be undertaken in accordance with the approved phasing arrangements or as otherwise approved in writing by the Borough Planning Authority.
- 4) Before the start of any development on site, full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 5) The new areas of walling to be incorporated into the buildings shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing buildings. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.
- 6) Before the start of any development on site, full details of the window style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.
- 7) Prior to the commencement of any works, a full black and white photographic survey of the interiors of the main barn shall be submitted to and approved by the Borough Planning Authority.

Cont/....

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.
- 3) To ensure the protection of those parts of the building to be retained in the interests of the appearance and character of this Listed Building.
- 4) To enable the Borough Planning Authority to retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the amenities of the locality.
- 5) In the interests of the appearance and character of the Listed Building in particular and the Conservation Area in general.
- 6) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 7) In the interests of recording the historic form and fabric of the Listed Building.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV 11: Historic Buildings.

Local Plan

Policy 4/16: Alteration of Listed Buildings.
Policy 4/19: Development affecting the setting of Listed Buildings.
Policy 4/20: Built Environment Type B.
Policy 4/29: Planning Applications – general considerations.



.....
Head of Planning
on behalf of the Council
20 January 2004

Checked by:

- Notes:**
- 1) Please find attached letter dated 23 October 2003 from the Environment Agency.
 - 2) It has been reported that owls may reside in the barns. If this is the case then provision for the movement of owls in and around the building need to be resolved before work is commenced on site as they may be protected species. You should contact English Nature for more advice.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Mimicom: (01553) 616705

Fax: (01553) 616652

DX: 57825 KING'S LYNN

E-mail borough.planning@west-norfolk.gov.uk

Agent	Martin Hall Associates 7a Oak Street Fakenham Norfolk NR21 9DX	Ref. No. 2/03/1660/F
		Received 22 August 2003
		Location Manor Farm
		Parish South Creake
Applicant	Mr F W Perowne Bridle Way Lodge 13 Victoria Lane Fakenham NR21 8LB	
Details	Conversion of redundant farm buildings to create 5 residential units	

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plans received from Agent on 30 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on site full details of all the external building materials together with brick bond style and mortar colour, shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on site, full details of the window style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.
- 4) The new areas of walling to be incorporated into the buildings shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing buildings. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.
- 5) Before the occupation of the units the parking, turning and manoeuvring spaces shall be provided as shown on the approved plans and thereafter retained to the satisfaction of the Borough Planning Authority.
- 6) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 7) Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed with the Borough Planning Authority prior to further development.

Cont/....

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwellings shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 9) For Units 1 and 3, this permission relates to the creation of studios ancillary to the proposed dwellings for occupation in connection with those particular dwellings. The ancillary accommodation shall at all times be held and occupied with the principal dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation or for business or commercial purposes.
- 10) Prior to the commencement of any development, a scheme for the provision and implementation of the River Burn channel improvements, proposed in Section 4 of the FRA (Job No 9170) shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 11) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 12) There shall be no raising of land levels within the flood plain.
- 13) The existing hedgerow along the roadside boundary to the north of the site, shall be protected during construction of the re-aligned boundary wall adjacent to the vehicular access and be retained at a height of at least 2 metres unless authorised in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 4) In the interests of the appearance and character of the Listed Building in particular and the Conservation Area in general.
- 5) In the interests of highway safety.
- 6) In the interests of public health and the amenities of the locality.
- 7) In the interests of public health and the amenities of the locality.
- 8) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.
- 9) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation or business use, is not occupied as such.
- 10) To safeguard and protect the development and occupancy of the buildings from flooding.
- 11) To prevent the increased risk of pollution to the water environment.
- 12) To prevent the risk of flooding to other land/properties, due to impedance of flood flow and reduction of flood storage capacity.
- 13) To define the terms of the consent and to protect and retain this historic hedgerow in the interests of visual amenity along this road frontage.

2/3/1660/F

Reasons for Grant of Permission

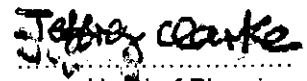
The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV 11: Historic Buildings.

Local Plan

Policy 4/16: Alteration of Listed Buildings.
Policy 4/19: Development affecting the setting of Listed Buildings.
Policy 4/20: Built Environment Type B.
Policy 4/29: Planning Applications – general considerations.


Head of Planning
on behalf of the Council
20 January 2004

Checked by:

Informatives:

- 1) Please find attached letter dated 23 October 2003 from the Environment Agency.
- 2) It has been reported that owls may reside in the barns. If this is the case then provision for the movement of owls in and around the building need to be resolved before work is commenced on site as they may be protected species. You should contact English Nature for more advice.

OTES:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent T R J Elden
57 Gayton Road
Kings Lynn
Norfolk

Ref. No. 2/03/1658/F

Received 21 August 2003

Applicant Mr and Mrs S Harris
Fenman Public House
Blackfriars Road
Kings Lynn

Location 53 Ullswater Avenue
Parish South Wootton

Details First floor and single storey extensions to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
03 October 2003

Checked by: *hpn*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent Greg Garland
The Old School
Burnham Thorpe
Kings Lynn
PE31 8HL

Ref. No. 2/03/1657/F

Received 21 August 2003

Applicant Mrs D Hoskins
Vine Cottage
Main Road
Holme next the Sea
Kings Lynn
PE36 6LA

Location Hope Cottage
Busseys Lane
Parish Holme next the Sea

Details Restoration of derelict dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details and samples of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the external finish of the timber boarding shall be submitted to and approved by the Borough Planning Authority.
- 4) The new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions, porches, alterations or additions to the roof of the dwelling, or outbuildings shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no walls or other means of enclosure shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 7) Before the occupation of the development hereby permitted, the access and any parking areas shall be laid out, as shown on the approved plan, and details of the surface and drainage shall be submitted to and approved by the Borough Planning Authority.

Cont/....

- 8) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority the authorised remediation works may commence.
- 9) Notwithstanding the provision of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking or re-enacting such Order) any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.
- 10) The existing hedges on the site shall be retained except where required to be removed in order to gain access to the site as hereby approved and shall not be reduced below a height of 1.0 metre without the written consent of the Borough Planning Authority.
- 11) Before the start of any development on the site a structural report shall be submitted clearly defining the works required for conversion along with remedial works to existing structural defects.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 4) To maintain the character of the buildings and its contribution to the locality.
- 5&6) This application relates to a replacement of the existing dwellings and it would be inappropriate to retain such rights following the occupation of the new dwelling as it would be contrary to Development Plan Policy.
- 7) In the interests of highway safety.
- 8&9) To protect the amenity of future occupiers of the site.
- 10) In the interests of the visual amenities of the locality.
- 11) To maintain the character of the buildings.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy ENV.1: Overall Strategy

Policy ENV.2: Landscape

Policy ENV.13: Historic Buildings, Archaeology and the Historic Landscape

Local Plan

Policy 4/1: Protection of National and International Nature Conservation Interests (SSSI, SPA, SAC, NNR, RAMSAR)

Policy 4/5: Protection of the Area of Outstanding Natural Beauty (AONB) and Heritage Coast

Policy 4/12: New Development in Conservation Areas

2/03/1657/F

Policy 4/13: Demolition in Conservation Areas

Policy 8/6: Change of Use of Rural Buildings

Policy 8/8: New Dwellings in the Countryside

Jeffrey Clarke

Head of Planning
on behalf of the Council
28 January 2004

Checked by: *Kil*

Informative

The Borough Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. 2/03/1656/F

Applicant Mrs B J Hill
4 Kings Staithe Square
Kings Lynn
PE30 1JE

Received 21 August 2003

Location St John's Church
Blackfriars Road
Parish Kings Lynn

Details Repainting of shutters


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
13 October 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1655/LB
Applicant Brown and Co 10 Market Street Wisbech Cambs PE13 1EX	Received 20 August 2003
	Location St Georges Chambers 27 King Street
	Parish Kings Lynn

Details Wall mounted plaque

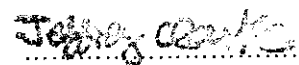
Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as revised by letter dated 9 October 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.


.....
Head of Planning
on behalf of the Council
13 October 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Applicant Brown and Co
10 Market Street
Wisbech
Cambs
PE13 1EX

Ref. No. 2/03/1654/A

Received 20 August 2003

Location St Georges Chambers
27 King Street

Parish Kings Lynn

Details Wall mounted plaque

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **as revised by letter dated 9 October 2003 and subject to compliance with the Standard Conditions set out overleaf.**

Jeffrey Clarke
Head of Planning
on behalf of the Council
13 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Steven Wade Architectural Design Goose Lane Farmhouse Thwaite Common Erpingham Norwich NR11 7QG	Ref. No. 2/03/1653/F
		Received 29 August 2003
		Location Hillside
		Parish Syderstone

Applicant Mr S Edwards
Hillside
Syderstone
PE31 8SD

Details Construction of two houses after demolition of existing bungalow

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority. Such details includes the size, texture and method of coursing of the proposed flintwork.
- 3) The existing hedge along the north, east and west boundaries shall be retained and shall not be reduced below a height of 1.5 metres without the written consent of the Borough Planning Authority.
- 4) All existing trees on the site (with a stem diameter of 75mm or greater taken 1.5 metres above ground level) shall be retained unless previously agreed in writing with the Borough Planning Authority.
- 5) Prior to the first occupation of the development hereby permitted the on-site parking and turning area shall be laid out, in accordance with the approved plans, surfaced and drained to the satisfaction of the Borough Planning Authority and retained free from any impediment to that specific use.
- 6) Prior to the commencement of the development hereby permitted, details of the access incorporating visibility splays, surfacing and drainage shall be submitted to and approved in writing by the Borough Planning Authority. The agreed scheme shall be so implemented to the satisfaction of the Borough Planning Authority prior to the occupation of the dwellings. The agreed splays shall thereafter be maintained free from any obstruction exceeding 1.0 metre above the level of the adjacent highway carriageway.
- 7) The use of the garage buildings shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

Continued/...

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the visual amenities of the locality.
- 3) In the interests of the visual amenities of the locality.
- 4) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 5) In the interests of highway safety.
- 6) In the interests of highway safety.
- 7) To safeguard the amenities and interests of the occupiers of nearby property.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21 – Built Environment Areas

Policy 9/29 – Planning applications: general considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
16 December 2003

Checked by: *KL* *KL*

to: NPS Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION Development by County Council Departments

ARTICULARS OF PROPOSED DEVELOPMENT

Location : King's Lynn: The Park High School, Queen Mary Road
Proposal : Erection of Single Storey Nursery Unit
Developing Department : Education

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the **7 August 2003** and as subsequently amended by Drawing Nos: CD9028B 01 B, 02 B and 03 B deposited on **22 October 2003** and the layouts of the school playingfield marked plan A and Plan B deposited on 24 November 2003.

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice
2. Before the commencement of any works on site, precise details of the colour, type and finish of the windows and rainwater goods shall be agreed in writing with the County Planning Authority
3. Before the development hereby permitted is brought into use, the new coach access, car parking and turning areas, shall be levelled, drained, surfaced and laid out, to the satisfaction of the County Planning Authority and thereafter maintained free of any impediment to their designated use
4. Before the commencement of any works on site, the applicant shall ensure that:
 - a) each tree within the vicinity of the works shall be enclosed within a protective fence in accordance with the criteria laid down in BS 5837: 'Trees in Relation to Construction' and as amplified in the 'Guidelines of the National Joint Utilities Group', for the period whilst works are in progress. Such protection to be carried out in liaison with and to the satisfaction of, the County Planning Authority and shall include as necessary, trial hand digging to assess the spread of tree roots within the site
 - b) any excavations carried out within the vicinity of the tree roots, shall be carried out by hand

Continued ...

5. Before the development hereby permitted is commenced, a scheme of landscaping shall be submitted to and approved by, the County Planning Authority. The scheme shall be implemented within the first planting season (October to March), following the completion of the site works. Any plants which, within a period of five years from the completion of the planting die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species, unless the County Planning Authority gives written consent to any variation

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. In the interest of the visual character of the building
3. To ensure the availability of the parking/manoeuvring area, in the interest of highway safety
4. To ensure the protection of existing trees in the interest of the amenities of the area
5. In the interest of the satisfactory appearance of the development

The following policies and proposals in the development plan(s) referred to below are relevant to this decision:

Norfolk Structure Plan 1999

Policy CS 1 – Supports the vitality of urban and rural communities

Policy ENV 1 - Protects the setting of urban areas, villages and their character

King's Lynn and West Norfolk Local Plan 1998

Policy SS 6 - Promotes development which meets community needs

Policy 8 / 4 - Promotes the increase of school facilities and availability for community use

Policy 9 / 29 - Seeks to protect local amenity and achieve a high standard of design

Reasons for the grant of planning permission:

1. The development fulfils a community need
2. The development is in accordance with Structure and Local Plan Policies
3. There are no material considerations which would otherwise dictate that planning permission should not be granted

Dated this ninth day of December 2003

Signed:



**for Director of Planning and Transportation
Norfolk County Council**

To: NPS Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION **Development by County Council Departments**

PARTICULARS OF PROPOSED DEVELOPMENT

Location : **Sedgeford First School, Ringstead Road, Sedgeford**

Proposal : **Demolition of Toilet Block, Erection of Extension and Alterations to Provide Additional Classbase, Office and Resource Area**

Developing Department : **Education**

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the **4 August 2003**.

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. The proposed extension shall be constructed in harmony with the special character and high quality of construction of the existing School requiring the matching of the carstone masonry which should consist of rubble, randomly laid with a mature lime putty, to the satisfaction of the County Planning Authority.
3. The western wall of the new corridor formed by the extension shall remain unplastered to leave exposed, the unusual carstone ashlar form of construction

Continued

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. In the interest of the visual character of the building
3. In the interest of the visual character of the building

The following policies and proposals in the development plan(s) referred to below are relevant to this decision:

Norfolk Structure Plan 1999

Policy CS 1 – Supports the vitality of urban and rural communities

Policy ENV 1 - Protects the setting of urban areas, villages and their character

King's Lynn and West Norfolk Local Plan 1998

Policy SS 6 - Promotes development which meets community needs

Policy 8 / 4 - Promotes the increase of school facilities and availability for community use

Policy 9 / 29 - Seeks to protect local amenity and achieve a high standard of design

Dated this Twenty Sixth day of November 2003

Signed:



**for Director of Planning and Transportation
Norfolk County Council**

NOTE:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

203/1651

Ref: P.02/2003/1651/F

To: NPS Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

PARTICULARS OF PROPOSED DEVELOPMENT

Location : **Snettisham First School, School Road, Snettisham**

Proposal : **Extension and Alterations to Provide Classbase, Office and Staffroom**

Developing Department : **Education**

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the **4 August 2003**.

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. Before the commencement of any works on site, precise details of the colour and finish of the windows, rainwater goods and all exposed steelwork, shall be agreed in writing with the County Planning Authority
3. Before the development hereby permitted is commenced, a scheme of landscaping shall be submitted to and approved by, the County Planning Authority. The scheme shall be implemented within the first planting season (October to March), following the completion of the site works. Any plants which, within a period of five years from the completion of the planting die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species, unless the County Planning Authority gives written consent to any variation

Continued

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. In the interest of the visual character of the building
3. In the interest of the satisfactory appearance of the development

The following policies and proposals in the development plan(s) referred to below are relevant to this decision:

Norfolk Structure Plan 1999

Policy CS 1 – Supports the vitality of urban and rural communities

Policy ENV 1 - Protects the setting of urban areas, villages and their character

King's Lynn and West Norfolk Local Plan 1998

Policy SS 6 - Promotes development which meets community needs

Policy 8 / 4 - Promotes the increase of school facilities and availability for community use

Policy 9 / 29 - Seeks to protect local amenity and achieve a high standard of design

Dated this Twenty Sixth day of November 2003

Signed:



**for Director of Planning and Transportation
Norfolk County Council**

NOTE:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1650/F
Applicant R B Turner The Old Reading Room Lynn Road East Rudham King's Lynn Norfolk	Received 20 August 2003 Location The Old Reading Room Lynn Road Parish East Rudham

Details **Extension and alterations to detached outbuilding**


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of the external roofing materials and the external finish of the timber cladding shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.


.....
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1649/F
Applicant	Mr D J Andrews The Den Nursery Lane South Wootton King's Lynn PE30 3NB	Received	20-AUG-2003
Agent		Expiring	14-OCT-2003
		Location	25 Shepherds Port
		Parish	Snettisham
Details	Retention of caravan		
		Fee Paid	£ 110.00

Withdrawn
28/7/04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705

Fax: (01553) 616652

DX: 57825 KING'S LYNN

E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Denver Downham Market PE38 0DY	Ref. No. 2/03/1648/F
		Received 20 August 2003
		Location Manor Cottage 8 Bell Street
Applicant	Mr & Mrs R K Freeman Manor Cottage 8 Bell Street Feltwell IP26 4AL	Parish Feltwell
Details	Extension to dwelling	

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
17 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1647/F
		Received 20 August 2003
		Location Cherry Cottage 110 Stow Road
		Parish Wiggenhall St Mary Magdalen
Applicant	Mr & Mrs T R Johns Cherry Cottage 110 Stow Road Magdalen Kings Lynn Norfolk	

Details Construction of detached garage and detached garden store/workshop


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building and workshop shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.


.....
Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Warren Technology 2 Honey Hill Bury St Edmunds Suffolk IP33 1RT	Ref. No. 2/03/1646/F
		Received 20 August 2003
		Location 3 Pearces Close
		Parish Hockwold cum Wilton
Applicant	Miss S Dixon 3 Pearces Close Hockwold Kings Lynn Norfolk	
Details	Two storey extensions to dwelling	

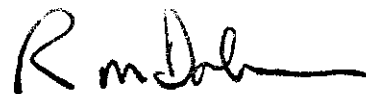
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The first floor bathroom window on the western elevation and the en-suite window in the southern elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



Head of Planning Control
on behalf of the Council
17 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	B Burnett 21 Shelduck Drive Snettisham Norfolk PE31 7RG	Ref. No. 2/03/1645/F
		Received 20 August 2003
		Location 15 The Green
		Parish Hunstanton
Applicant	Mr & Mrs Ward 15 The Green Hunstanton Norfolk PE36 5AH	
Details	Extension to first floor flat	


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the details shown on the approved plans, the materials used for the external walls of the development hereby approved shall be timber and shall thereafter be retained as such unless the prior written approval of the Borough Planning Authority is given for any alteration.
- 3) Prior to the commencement of development on site, full details of the treatment of the timber to be used for the external walls shall be submitted to and approved in writing by the Borough Planning Authority. The approved details shall then be implemented on site prior to the occupation of the development hereby approved and thereafter retained unless the prior written approval of the Borough Planning Authority is obtained.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the visual amenity of the Conservation Area.
- 3) In the interests of the visual amenity of the Conservation Area.


Head of Planning
on behalf of the Council
10 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	Ref. No. 2/03/1644/F
		Received 20 August 2003
		Location The Old White Mill
		Parish Nordelph
Applicant	Mr Hardiman & Ms Souter The Old White Mill Nordelph Nr Downham Market Norfolk	
Details	Alterations and extension to Mill House	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Head of Planning Control
on behalf of the Council
17 September 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 5 September 2003 from the Environment Agency.
 - (ii) Please find attached letter dated 12 September 2003 from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Cowper Griffith Associates 15 High Street Whittlesford Cambs CB2 4LT	Ref. No. 2/03/1643/F
		Received 19 August 2003
		Location Close Cottage London Street
Applicant	Mrs D Astor Hatley Park East Hatley Sandy Beds SG19 3HL	Parish Brancaster
Details	Extension and alterations to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
26 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Cowper Griffith Associates 15 High Street Whittlesford Cambridge CB2 4LT	Ref. No.	2/03/1642/F
		Received	19 August 2003
		Location	Land adjacent to Oak Cottage Main Street Brancaster Staithe
Applicant	North Shore Design Ltd Ashbee House Wolferton Norfolk PE31 6HA	Parish	Brancaster
Details	Construction of dwelling house (amended design)		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the occupation of the development hereby permitted, the proposed on-site parking shall be provided to the satisfaction of the Planning Authority and retained thereafter free from any impediment to that specific use.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no additional windows or extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of parking arrangements in the interests of highway safety.
- 3) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.

Jeffrey Coates
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Roche Surveyors 17 Cathedral Street Norwich NR1 1LU	Ref. No.	2/03/1641/A
		Received	19 August 2003
Applicant	Sanford UK Ltd Old Meadow Road Kings Lynn Norfolk	Location	Sanford UK Ltd Premises Hardwick Industrial Estate
		Parish	Kings Lynn
Details	Siting of 3 sale board signs		

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **as amended by plans received 5 December 2003 and subject to compliance with the Standard Conditions set out overleaf and the following additional condition:**

- 1) This consent shall expire on the 17 December 2004, and unless a further consent is granted the advertisement shall be removed before that date.

The Reason being:


- 1) To provide for the specific short term needs of the applicants, and to ensure the signs do not detract from the character of the area in the long term in accordance with Policy 9/34 of the King's Lynn and West Norfolk Local Plan 1998.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/34: Advertisements


Head of Planning
on behalf of the Council
17 December 2003

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Maxey & Son 4 Limes House Purfleet Street Kings Lynn PE30 1ER FAO S J Hickling Esq	Ref. No. 2/03/1640/O
		Received 19 August 2003
		Location Plot adjacent 147 Smeeth Road
		Parish Marshland St James
Applicant	Mr & Mrs K Tickner 147 Smeeth Road Marshland St James Cambs PE14 8JB	

Details Site for construction of a detached dwelling

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
 - v) Access arrangements
 - vi) Parking provision in accordance with adopted standard
 - viii) Turning areas.


The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.

Cont/....

2/03/1640/O

- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of highway safety.


Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent RMC Aggregates (UK) Ltd
RMC House
Coldharbour Lane
Thorpe
Egham
Surrey TW20 8TD

Ref. No. 2/03/1639/F

Received 19 August 2003

Location Land adjacent Bentinck Dock
off Estuary Road

Parish Kings Lynn

Applicant RMC Aggregates (Eastern
Counties) Ltd
RMC House
Coldharbour Lane
Thorpe, Egham
Surrey TW20 8TD

Details Continued extension of the operating hours in accordance with condition 2 of planning permission 2/01/1176/F

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Within a 12 month period the coating plant (processing aggregates for production of coated roadstone) may operate upto midnight on 50 occasions, and of those 50 occasions referred to, it may be operated throughout the night on 10 occasions, subject to the company providing 72 hours prior notice in writing to the Borough Planning Authority.
- 2) This permission relates solely to the variation of condition 2 attached to the approved reference 2/88/5637/CU/F and amended by applications 2/91/1603/F and 2/93/1296/F and in all other respects shall be read in conjunction with those permissions.

The Reasons being:

- 1) To enable the Borough Planning Authority to monitor the impact of the development of the amenities of the locality.
- 2) To define the terms of the permission.

Jeffrey Clarke

Head of Planning
on behalf of the Council
20 October 2003

Checked by:

Cont/....

2/03/1639/F

Note – For the avoidance of doubt the processing of aggregates for roadstone materials shall only be carried out as follows:

6 am to 7 pm Monday to Friday

6 am to 5 pm Saturdays

8 am to 4.30 pm Sundays

On 50 occasions within a 12 month period the coating plant may operate upto midnight and of those 50 occasions referred to, it may be operated throughout the night on 10 occasions (subject to 72 hours prior notice in writing to the Borough Council).

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matthew Gosling 6 Hawthorn Close Watlington Kings Lynn Norfolk	Ref. No. 2/03/1638/CU
		Received 19 August 2003
		Location Moor Farm Docking Road
Applicant	Mr & Mrs R Utting Barn A Grimston Road Congham Norfolk	Parish Bircham
Details	Conversion of agricultural barn to residential dwelling, provision of garage block and modifications to outbuilding (amended design)	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage buildings shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 3) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order), no extensions, porches, alterations or additions to the roof of the dwelling, or outbuildings, shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) Before the occupation of the development hereby permitted, the access and any parking areas shall be laid out, surfaced and drained in accordance with details which should have previously been submitted to and approved by the Borough Planning Authority.
- 5) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 6) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby properties.

Contd/...

- 3) To enable the Borough Planning Authority to consider such details in the interests of the character and appearance of the area.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interest of highway safety.
- 5) To protect the amenity of future occupiers of the site.
- 6) To protect the amenity of future occupiers of the site.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:


Local Plan

Policy 4/6: Conserving Locally Important Landscapes

Policy 4/20: Built Environment Areas: Areas to Remain Open

Policy 8/6: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations


.....
Head of Planning
on behalf of the Council
03 December 2003

Checked by:

Note: It has been suggested that there may be bats present in the barn. It is an offence to damage or destroy any place which bats use for shelter or protection. The restrictions do not mean that the application cannot proceed but that it needs to be timed to avoid breaking the law. English Nature can advise further on these issues and can be contacted on 01603 620558.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent J M Ess Building Design
Consultant
42 Brow of the Hill
Leziate
Kings Lynn
Norfolk PE32 1EN

Ref. No. 2/03/1637/F

Received 19 August 2003

Location 53 Park Avenue
Parish Kings Lynn

Applicant Mr & Mrs C Pope
53 Park Avenue
Kings Lynn
Norfolk

Details Two storey extension to dwelling

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reason:

- 1) The development as proposed would result in an unacceptable loss of light to, and will have an oppressive and overbearing relationship with the neighbouring homes at numbers 51 and 55 Park Avenue. Consequently, the proposal is contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	M K Planning 121 Warwick Road Rayleigh Essex SS6 8TF	Ref. No.	2/03/1636/O
		Received	19 August 2003
		Location	Creamore Farm Burnt Lane
Applicant	Mrs J Smith Creamore Farm Burnt Lane Wiggenhall St Mary Magdalen Kings Lynn Norfolk	Parish	Wiggenhall St Mary Magdalen
Details	Site for construction of dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan seeks to restrict new residential development in the countryside to that required in connection with agriculture, forestry, organised recreation or tourist facilities, or the expansion of existing institutions. No such essential need has been indicated to exist as part of the current application and as such the proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The construction of a dwelling in this location would result in the unacceptable consolidation of existing sporadic development which would unacceptably undermine the character and appearance of this rural area, which has been designated as an Area of Important Landscape Quality. As such the proposal is contrary to Policies ENV1 and ENV3 of the Norfolk Structure Plan 1999 and Policy 4/6 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) Planning Policy Guidance No. 25 (PPG 25 Development and Flood Risk, Paragraph 60 Appendix F) states that the applicant should carry out an assessment of flood risk and the run-off implications of their proposals that is appropriate to the scale and nature of the development and the risk involved. No such assessment has been submitted with this application and the flood risk has therefore not been considered.

The existing flood defence may not provide the standard of protection (1 in 200 years) appropriate to safeguard the proposed residential development in accordance with PPG 25. As such the proposal would be contrary to the advice contained in PPG 25 and Policy 9/21 of the King's Lynn and West Norfolk Local Plan 1998.

- 4) The road network serving the proposed development is considered inadequate to cater for additional dwellings by reason of its restricted width and lack of adequate passing facilities and as such would be likely to give rise to conditions detrimental to highway safety. The proposal is consequently contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/03/1635/F
		Received	19 August 2003
		Location	Willow Tree Farm Lynn Road
Applicant	Mr N Barker Willow Tree Farm Lynn Road Walpole Highway Norfolk	Parish	Walpole Highway
Details	Garage and car port extension to dwelling		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	Mr A R Rutterford Sweetpeace 19A The Street Barton Mills Bury St Edmunds Suffolk IP28 6AA	Ref. No. 2/03/1634/F
		Received 19 August 2003
		Location Falkners Main Street
		Parish Hockwold cum Wilton
Applicant	Mrs A L Richardson Falkners Main Street Hockwold Thetford Norfolk IP26 4NB	
Details	Conservatory extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



.....
Head of Planning
on behalf of the Council
06 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	M Stevens 12 Talbot Street Hertford Herts SG13 7BX	Ref. No.	2/03/1633/F
		Received	18 August 2003
		Location	1 & 3 Estuary Close
		Parish	Kings Lynn
Applicant	Mrs P Evans Dene Nursery Road Nazeing Essex		

Details **Construction of 3 houses after demolition of existing dwellings**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of development full details of all the external building materials shall be submitted to and approved in writing by the Local Planning Authority.
- 3) Prior to the commencement of development and site clearance a scheme for the landscaping of the street frontage, at a scale of 1:500 and showing a north point, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shall be completed within 12 months of the commencement of building operations or such other period or phasing arrangement as may be agreed in writing by the Local Planning Authority. Any plants that die, are removed, or become seriously damaged or diseased within 5 years of completion of the development shall be replaced in the following planting season with plants of the same species and of the same size.
- 4) During the construction period work on-site shall be carried out between 0700 and 1900 Monday to Friday, 0800 and 1800 on Saturday and not at all on Sunday.
- 5) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking shall be laid out, surfaced and drained to the satisfaction of the Local Planning Authority and retained thereafter free from any impediment to that specific use.
- 6) Notwithstanding the details on the approved plans, the garage shall be replaced with a carport on the same footprint, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- 7) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, the carport required by Condition 6 shall be retained and not converted into a garage without the permission of the Borough Planning Authority having been granted on a specific application.

Cont/.....

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the materials used are in keeping with the character of the surrounding area in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) To secure a suitable landscaping scheme in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 4) To minimise disturbance to occupants of neighbouring houses caused by noise, vibration and dust during the construction period in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 5) To secure the provision of adequate car parking.
- 6) In the interests of highway safety.
- 7) In the interests of pedestrian safety in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: Please find attached copy of letter from Environment Agency dated 5th September 2003.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1632/F
Applicant	Mr & Mrs G Simpson The Drift House 34 New Road Burton Lazars Melton Mowbray Leics LE14 2UU	Received	18-AUG-2003
		Expiring	12-OCT-2003
Agent	David Trundle Design Services White House Farm Tilney All Saints Kings Lynn Norfolk PE34 4RU	Location	Plot 2 Mill House Gardens Station Road
		Parish	Snettisham
Details	Construction of house with integral garage		
		Fee Paid	£ 220.00

WITHDRAWN

21 / 5 / 04

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1631/O
Applicant Miss S E Gooding 45 Low Road Stow Bridge Kings Lynn Norfolk PE34 3PE	Received 18 August 2003 Location Plot 6 Low Road Stow Bridge Parish Stow Bardolph

Details Site for construction of dwelling (renewal)

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **in accordance with the application plans and flood risk assessment submitted and subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 5) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 6) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 7) Before the occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 8) The dwelling hereby permitted, shall consist of either a bungalow or dormer bungalow designed in sympathy with the existing dwelling in the vicinity of the site.

Cont/....

- 9) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and agreed in writing with the Borough Planning Authority and the works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To protect the amenity of future occupiers of the site.
- 5) To protect the amenity of future occupiers of the site.
- 6) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 7) In the interests of highway safety.
- 8) In the interests of the visual amenities of the locality.
- 9) To prevent the increased risk of pollution to the water environment.

Jeffrey Clarke

Head of Planning
on behalf of the Council
29 October 2003

Checked by:

NOTE: Please find attached letter dated 16 October 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1630/F
Applicant Mr & Mrs Mallett 7 Old Rectory Close Norton Wootton Kings Lynn	Received 18 August 2003 Location 7 Old Rectory Close Parish North Wootton

Details **Extension to dwelling**

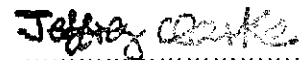
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No. 2/03/1629/F
		Received 18 August 2003
		Location 15 Lynn Road
		Parish Downham Market
Applicant	Mr B Hawkins 15 Lynn Road Downham Market Norfolk	
Details	Extension to dwelling	

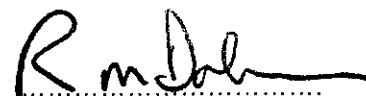
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	G R Merchant 4 Wrights Mews 12A Park Road Holbeach Lincs	Ref. No. 2/03/1628/F
		Received 18 August 2003
		Location 43 Marram Way
		Parish Heacham
Applicant	Mr F W Smith 43 Marram Way Heacham Norfolk OE31 7AH	
Details	Conservatory extension to dwelling	

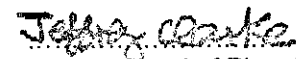
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1627/F
Applicant Mr & Mrs P Hodson Argyll Church Lane Whittington Kings Lynn PE33 9TG	Received 18 August 2003 Location Argyll Church Lane Whittington Parish Northwold

Details Extensions to dwelling


Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning Control
on behalf of the Council
17 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1626/F
Applicant Mr F Elvin 64 Reffley Lane Kings Lynn Norfolk PE30 3EQ	Received 18 August 2003 Location 64 Reffley Lane Parish Kings Lynn

Details Two storey extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coan
.....
Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1625/F
Applicant JG and A Greeves 29 Low Road Grimston Kings Lynn Norfolk	Received 15 August 2003 Location 29 Low Road Parish Grimston
Details Extension to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
Head of Planning
on behalf of the Council
20 October 2003

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard C F Waite 34 Bridge Street Kings Lynn PE30 5AB	Ref. No.	2/03/1624/O
		Received	15 August 2003
Applicant	Stradsett M and A Settlement Stradsett Estate Kings Lynn	Location	North Farm Stradsett Estate
		Parish	Shouldham Thorpe
Details	Site for construction of dwellinghouse in an alternative location after demolition of bungalow		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

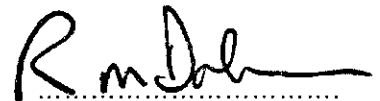
- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 5) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 6) On the day on which the dwelling hereby permitted is first occupied for residential purposes, the existing dwelling on the application site shall cease to be used and within one month of that day shall be completely demolished and the materials removed from the site and be used for agricultural purposes.
- 7) The dwelling hereby permitted shall not exceed 180m² (external measurement), ground floor space, excluding any detached garage.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Cont/....

- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To protect the amenity of future occupiers of the site.
- 5) To protect the amenity of future occupiers of the site.
- 6) The application relates to a replacement of the existing dwelling and the erection of an additional dwelling in this location would be contrary to Structure Plan policy.
- 7) To ensure that the dwelling bears a reasonable relationship to the site boundaries and retains a satisfactory level of private amenity space.



Head of Planning Control
on behalf of the Council
26 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent Mike Hastings Building Design
58 Skuice Road
Denver
Downham Market
PE38 0DY

Ref. No. 2/03/1623/F

Received 15 August 2003

Location 26 Bradfield Place

Parish Stoke Ferry

Applicant Mr and Mrs S White
26 Bradfield Place
Stoke Ferry
Kings Lynn

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
17 September 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent Mike Hastings Building Design
58 Sluice Road
Denver
Downham Market
PE38 ODY

Ref. No. 2/03/1622/F

Received 15 August 2003

Location Rear of Nelson House
Bridge Street

Applicant Harry Reed and Son Ltd
Nelson House
Bridge Street
Downham Market
PE38 9DS


Parish Downham Market

Details Construction of storage building

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed storage building, by reason of its design, scale and use of inappropriate modern materials would be out of keeping with the design and character of the existing properties, in the locality to the detriment of the character and appearance of such properties and the Conservation Area in general. The proposal would be contrary to Policy ENV.13 of the Norfolk Structure Plan (adopted 1999) and Policies 4/12, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).
- 2) The proposed storage building, by reason of its design, siting and use of inappropriate materials would be out of keeping with the character of the adjacent Grade II Listed Buildings, 39-41 Priory Road and Nelson House and would therefore be detrimental to both the appearance and setting of the Listed Buildings. The proposal would be contrary to Policy ENV.13 of the Structure Plan (adopted 1999) and Policy 4/19 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).
- 3) The unclassified road (Priory Terrace) serving the proposed development is not considered suitable to cater for any further development likely to generate additional traffic by reason of its restricted visibility at its junction with Priory Road. The proposed development is likely to result in increased servicing and increased hazard to other users. The proposal would therefore be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).


Head of Planning
on behalf of the Council
07 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616632

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard Powles 11 Church Crofts Castle Rising Kings Lynn PE31 6BG	Ref. No. 2/03/1621/F
		Received 15 August 2003
		Location 11 Alma Road
		Parish Snettisham
Applicant	Mr and Mrs I Goddard 11 Alma Road Snettisham Kings Lynn	

Details **Extension to form new sorting office**

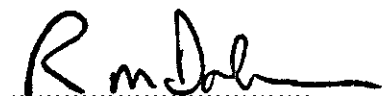
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
26 September 2003

Checked by: 

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Grahame Seaton Design Ltd
67 St Peter's Road
Upwell
Wisbech
Cambs

Ref. No. 2/03/1620/O

Received 15 August 2003

Location Land adj 24 Downham Road
Parish Outwell

Applicant Towns and Brown
24 Downham Road
Outwell
Wisbech
Cambs

Details Site for construction of one dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposal would lead to intensification of the use of a substandard access onto the A1122 Downham Road, which is a principle route, resulting in undue interference with the safety and free flow of traffic on this important traffic route, contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

NOTE: Please find attached letter dated 5 September 2003 from the Environment Agency.

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent John Stephenson
194 Broomhill
Downham Market
Norfolk

Ref. No. 2/03/1619/LB

Received 15 August 2003

Applicant Mr G Adderson
38 Bridge Street
Downham Market
Norfolk

Location The Downham Fryer
38 Bridge Street

Parish Downham Market

Details Externally illuminated hanging sign to front of building


Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1618/F
Applicant	02 (UK) Property Croydon EMX Unit 2 218 Purley Way Croydon Surrey CR0 4XG	Received	15-AUG-2003
		Expiring	09-OCT-2003
Agent	Gleeds Building Surveying Ltd Unit 2A North Anston Bus Cen Houghton Road North Anston Sheffield S25 4JJ	Location	37 High Street
		Parish	Kings Lynn
Details	Installation of new shop front		
		Fee Paid	£ 110.00

*Withdrawn
05.09.03*

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	John Stephenson Ashby House 194 Broomhill Downham Market Kings Lynn	Ref. No. 2/03/1617/F
		Received 15 August 2003
		Location Stowfields Off Short Drove
Applicant	Halcyon Homes Norfolk Ltd New Commonwealth Building Railway Road Downham Market	Parish Downham Market
Details	Construction of a terrace of 11 dwellinghouses	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 24 October 2003 and received 27 October 2003, letter dated 26 November 2003 and plan (drawing 1511/SK30B) received 27 November 2003, plan (drawing 0624.1) received 4 December 2003 and plan (drawing 1511/LO(90)03B) received 5 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority. The development shall be implemented in accordance with the details agreed.
- 3) The screen walls/fences shown on the approved plans shall in each case be constructed/erected prior to the occupation of the dwellings to which they relate, in materials which shall have previously been agreed in writing by the Borough Planning Authority. The development shall be implemented in accordance with the details agreed.
- 4) Before the start of any operations on the site, including site clearance, a scheme for the landscaping (including hard landscaping), at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 5) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by, for trees, the erection of fencing positioned at the furthest extent of the canopy plus 1 m or half the height of the tree, whichever is the greater, and for hedges by the erection of a fence 2 m from the centre line of the hedge or spread, whichever is the greater or such other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:

Cont/.....

- (a) 1.2 m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2 m high timber posts driven firmly into the ground
- (b) 2.4 m high heavy duty hoarding securely mounted on scaffold poles
- (c) some other means which shall previously have been agreed in writing by the Borough Planning Authority.

At no time shall the area within the fence be used for storage of any sort or have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Officer.

- 6) Prior to commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 7) Prior to the commencement of development a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed in writing with the Borough Planning Authority prior to further development.
- 8) No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and agreed in writing by the Borough Planning Authority in consultation with the Highways Authority.
- 9) No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Borough Planning Authority in consultation with the Highway Authority.
- 10) Before any dwelling is first occupied the road and footway shall be constructed to binder course level from that dwelling to the adjoining County road in accordance with details to be agreed in writing with the Borough Planning Authority in consultation with the Highway Authority.
- 11) No works shall commence on site until the details of Wheel Washing facilities associated with the proposal have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Such facilities shall be implemented in accordance with the details agreed,
- 12) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the west elevation of the Plot 1 permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity in accordance with Policy 9/29 of the Local Plan.
- 3) In the interests of the privacy and amenity of the occupiers of the properties to which the screens relate and also the general appearance of the estate in accordance with Policy 9/29 of the Local Plan.
- 4) To ensure the development is properly landscaped in the interests of the visual amenities of the locality in accordance with Policy 9/29 of the Local Plan.
- 5) In the interests of visual amenity and to ensure the retention of trees and hedgerows which make a significant contribution to the local environment and which will enhance the appearance of the development in accordance with Policy 9/29 of the Local Plan.
- 6) To prevent the increased risk of flooding and/or pollution of the water environment in accordance with Policies 9/21 and 9/29 of the Local Plan.
- 7) To ensure the site is satisfactorily decontaminated and available for use for residential development in accordance with Policy 9/22 of the Local Plan.

Cont/....

2/03/1617/F

- 8) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy 9/29 of the Local Plan..
- 9) To ensure satisfactory development of the site and to ensure estate roads are constructed to an adoptable standard in accordance with Policy 9/29 of the Local Plan.
- 10) To ensure satisfactory development of the site in accordance with Policy 9/29 of the Local Plan.
- 11) To prevent extraneous material being deposited on the highway in accordance with Policy 9/29 of the Local Plan.
- 12) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property in accordance with Policy 9/29 of the Local Plan.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy H.2	Housing densities
Policy H.4	Housing in towns – 'rural centres'

Local Plan

Policy 4/21	Built Environment Areas
Policy 9/21	Protection of floodplains
Policy 9/22	Development of contaminated sites
Policy 9/29	Planning applications: general considerations

Jeffrey Coake
.....
Head of Planning
on behalf of the Council
19 December 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 17 September 2003 from the Environment Agency.
 - (ii) Please find attached letter dated 15 September 2003 from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	D Taylor 11 Milton Avenue Kings Lynn Norfolk	Ref. No. 2/03/1616/F
		Received 15 August 2003
Applicant	Mr and Mrs Tucker 27 Suffolk Road Kings Lynn	Location 27 Suffolk Road Parish Kings Lynn
Details	Two storey extension to dwelling (amended design)	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2 Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, or any order re-enacting or amending that order, no windows shall be inserted at first floor level on the side elevation, without the permission of the Borough Planning Authority having been granted on a specific planning application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the privacy and amenity of the occupiers of the adjacent property.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/02/1616/F
Applicant	Ecotricity Axiom House Station Road Stroud Glos GL5 3AP	Received	18-SEP-2002
		Expiring	12-NOV-2002
Agent		Location	off Sedgeford Road
		Parish	Sedgeford
Details	Erection of 6 wind turbines for the generation of electricity and construction of access track		
		Fee Paid	£ 2420.00

Witteram

7/1/04

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. 2/03/1615/CU

Applicant Mr R Richardson
45 Kings Walden Rise
Stevenage
Herts
SG2 0JX

Received 14 August 2003

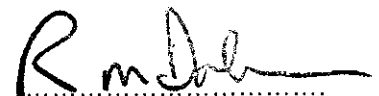
Location Between 31-59 Wanton Lane
Parish Terrington St Clement

Details Change of use of agricultural building to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) Policy 8/6 of the King's Lynn and West Norfolk Local Plan 1998 allows for residential use of buildings suitable for conversion without extensive alteration and substantial rebuilding. Notwithstanding the previous appeal decision to allow business use, it is considered that the building is incapable of conversion to residential use without extensive alteration and substantial rebuilding and the applicant has failed to provide evidence to prove otherwise. As such the proposal fails to comply with the advice contained in PPG7 and Policy 8/6 of the Local Plan.
- 2) Given the above, it is considered that the proposed conversion would be tantamount to the rebuilding of the structure as a new dwelling. The development plan presumes against new residential development unless it is essential to meet the needs of agriculture or forestry. No such case has been advanced and the proposal is consequently contrary to Policy H.8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) Notwithstanding the above, the change of use of the building to residential, and ancillary domestic curtilage would unacceptably alter the sites rural character and appearance to the detriment of the countryside surroundings to the village. The development plan requires the countryside to be protected for its own sake and for the rural landscape to be preserved. As such the proposal would be contrary to ENV.1 and ENV.4 of the Norfolk Structure Plan 1999.



Head of Planning Control
on behalf of the Council
26 September 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED .

APP/02635/A/03/1134133

11/12/03

APPEAL DISMISSED

30/3/04

Agent

Ref. No. 2/03/1614/O

Applicant David Trundle Design Services
White House Farm
Tilney All Saints
Norfolk
PE32 1SH

Received 14 August 2003

Location Mill Lane
Blackborough End

Parish Middleton

Details Site for construction of two detached houses and garages

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Norfolk Structure Plan states that permission may be given for individual or small groups of dwellings which will enhance the form and character of the village. Although the site of this proposal is within the village it is not considered that its development would enhance the form and character of the village. The proposal is consequently contrary to the provisions of the King's Lynn and West Norfolk Local Plan 1998 Policy 4/21 and H7 of the Norfolk Structure Plan.
- 2) The access is unsatisfactory to serve the proposed development by reason of its inadequate width and the proposal would therefore lead to the parking of vehicles on the highway to the detriment of highway safety, contrary to Local Plan Policy 9/29.

Jeffrey Conke

Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	David Trundley Design Services Ltd White House Farm Tilney All Saints Kings Lynn Norfolk PE34 4RU	Ref. No. 2/03/1613/F
		Received 14 August 2003
		Location Mill House Gardens Station Road
		Parish Snettisham
Applicant	Bruce McEwan Homes Ltd 47 Station Road Long Sutton Spalding Lincs PE12 9BP	
Details	Construction of bungalow with integral garage (amended design)	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans number 03-108-01A and 03-108-02A received 11 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding details shown on the approved plans, before development commences samples of all external building materials shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Notwithstanding details shown on the approved plans and prior to works commencing on site, details of existing ground levels and proposed slab levels for the new dwelling shall be submitted to and approved by the Borough Planning Authority. The development shall conform to the approved details.
- 4) Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no walls or other areas of enclosure other than shown on the approved plans shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no buildings shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the north elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

Cont/....

2/03/1613/F

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the development has a satisfactory appearance in accordance with Local Plan Policy 9/29.
- 3) To ensure a satisfactory form of development in accordance with Local Plan Policy 9/29.
- 4 & 5) In the interests of the character of the area in accordance with Local Plan Policies 4/21 and 9/29.
- 6) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property in accordance with Local Plan Policy 9/29.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

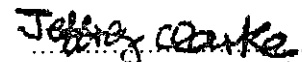
Policy H7 - Housing in villages.

Local Plan

Policy 4/19 - Development affecting the setting of a listed building.

Policy 4/21 - Built Environment Type C.

Policy 9/29 - Planning applications: General considerations.


.....
Head of Planning
on behalf of the Council
30 March 2004

Checked by:

Note: Please find attached letter dated 8 January 2004 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch Kings Lynn PE33 0ST	Ref. No. 2/03/1612/F Received 14 August 2003 Location 151 Wootton Road Parish Kings Lynn
Applicant	P D & T A Johnson 151 Wootton Road Kings Lynn Norfolk	
Details	Construction of front garden wall and gates after removal of hedge	

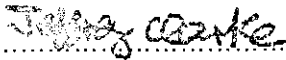
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter dated 8 October 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
07 October 2003

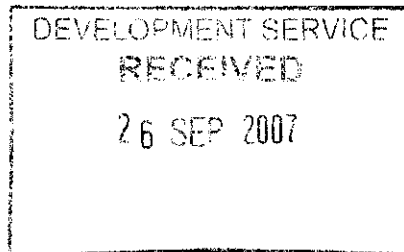
Checked by:

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Peter Godfrey
Chelwood House
Sherborne Road
Dersingham
KING'S LYNN
PE31 6HZ

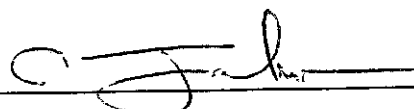


Particulars of Proposed Development

Location: Mill Drove Blackborough End
Applicant: King's Lynn Sand & Gravel Co
Agent: Peter Godfrey
Proposal: Storage of skips

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 6 August 2003, subject to compliance with the conditions set out on the attached sheet.

The reasons for the grant of permission and for the conditions are also set out on the attached sheets.

Signed:  Date: 20.9.2007

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Location: Mill Drove Blackborough End

Conditions:

1. The development hereby permitted shall commence not later than three years from the date of this permission.
2. No skips or containers shall be stacked or deposited on the site such that the total height exceeds four metres
3. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
4. No more than 32 skips shall be stored on the site as part of the operation hereby permitted.
5. No skips or containers shall be stacked or deposited on the site such that their total height exceeds 4 metres above ground level.
6. Within three months of the date of this notice a scheme of landscaping shall be submitted to and approved in writing by the County Planning Authority. The scheme as may be so approved shall be implemented within three months of the date of the planning permission or such other period agreed in writing with the County Planning Authority. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, arrangements for their protection and maintenance of the soil bunds. It shall include provision for:
 - (a) the screening of the operations by trees, hedges and soil bunds;
 - (b) the protection and maintenance of existing trees and hedges which are to be retained on the site;
 - (c) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting;
 - (d) the replacement of any damaged or dead trees of similar size and species at the next appropriate season.
7. An aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for wildlife habitat shall be submitted for the approval of the County Planning Authority not later than 12 months from the date of this permission. The approved aftercare scheme shall be implemented over a period of five years following the completion of restoration or in the case of phased restoration in stages each of five years duration dating from each completed restoration phase.
8. The development to which this permission relates shall cease on or before the 30 September 2008 for restoration of phase 6 of the mineral extraction permitted by planning permission reference C/2/99/2001, and the site shall be cleared and be restored in accordance with condition 11 of permission C/2/99/2001 by 31 December 2008.
9. The restoration of the site shall be in accordance with the scheme approved by planning application reference C/2/99/2001 as shown on Plan No. 7/02/2420.03.Rev.'A', 7/02/2420.04 and 7/02/2420.06 B

10. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.
11. This permission is subject also to an legal agreement under Section 106 of the Town and Country Planning Act 1990, concerning HGV routing agreement

The reasons for the above conditions are:

- 1 To accord with Section 91 of the Town and Country Planning Act 1990.
- 2 To protect the amenities of the surrounding area, to accord with the Waste Local Plan Policy WAS 13.
- 3 In the interests of highway safety, to accord with the Waste Local Plan Policy WAS 16.
- 4,5 To ensure orderly working in the interest of the amenities of the surrounding, area to accord with the Waste Local Plan Policy WAS 13.
- 6-9 To ensure the proper and expeditious restoration of the site, to accord with the Waste Local Plan Policy WAS 34.
- 10 To safeguard hydrological interests, to accord with the Waste Local Plan Policy WAS 18.

Reasons for the grant of permission:

The proposal is considered to comply with Policies WAS 3, WAS4, WAS13, WAS 16, WAS 18 and WAS 34 of the Norfolk Waste Local Plan (2000). Impacts of the proposed development would be mitigated by planning conditions such that it would not have an unacceptable visual or other environmental effect on the area and would not result in an unacceptable adverse impact upon local amenity, human health or restoration of the site. Furthermore, the highway network serving the site is considered suitable and there would not be unacceptable harm to water resources, flood prevention, or drainage.

Taking account of the acceptability of the proposal when assessed against all relevant Development Plan policies in the Norfolk Waste Local Plan (2000), it is concluded that the proposal is in accordance with Development Plan policies and there would be no material adverse effects such that the application should be refused. The proposal should therefore be permitted.

DATED 10th September 2007

NORFOLK COUNTY COUNCIL

- and -

KINGS LYNN SAND AND GRAVEL COMPANY LIMITED

- and -

WILLIAM JOHN GEORGE

AGREEMENT

Under Section 106 of the
Town and Country Planning Act 1990
relating to land at Middleton

Head of Law
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

THIS AGREEMENT is made by Deed the 10th day of September 2007

BETWEEN NORFOLK COUNTY COUNCIL (the "County Council") of County Hall Martineau Lane Norwich (1) KINGS LYNN SAND AND GRAVEL COMPANY LIMITED ("the Developer") whose registered office is situate at Acacia House Sandy Lane Borough End Kings Lynn (2) and WILLIAM JOHN GEORGE ("the Owner") of Blackborough End Kings Lynn (3)

AND RECITES:-

- (1) The Owner is the freehold owner of the land shown edged red (the "Land") on the attached plan (the "Plan")
- (2) The County Council is a Local Planning Authority within the meaning of the Town and Country Planning Act 1990 (the "Act") for the area within which the Land is situated
- (3) The Developer has made applications to the County Council under reference numbers C/2/1999/2001, C/2/2003/2015, C/2/2003/2018, C/2/2003/2021 and C/2/2003/2022 (the "Applications") in accordance with the Act and the Orders and Regulations for the time being in force thereunder for planning permission to develop the Land by variation to conditions 1 and 10 of application 2/89/3178 to extend the time limit and phased restoration, proposed concrete

Route") and shall at no time use the roads shown coloured green on the Plan ("the Non-Permitted Route")

2.2 in relation to vehicles not under the direct control of the Owner or the Developer all reasonable endeavours shall be used to ensure that such vehicles approach and leave the Land via the Permitted Route

2.3 there are affixed and displayed and maintained on the Land such signs approved by the County Council in writing as to locations numbers size and legend and as shall be required from time to time by the County Council (including any modifications, additions or subtractions to those first or subsequently approved by the County Council)

3. It is hereby agreed and declared for the purposes of clause 2.2 that the requirement to use reasonable endeavours:

3.1 requires the Owner and the Developer to incorporate in all contracts with persons likely to visit the Land a term having the same effect as clause 2.1

3.2 requires the Owner and the Developer to communicate in writing with persons whose vehicles from time to time regularly visit the Land informing them of the Permitted Route and the Non-Permitted Route and requesting that their vehicles follow the Permitted Route it at all times when visiting the Land at a method and frequency as shall be reasonably likely to secure co-operation with the use of the Permitted Route such method and frequency to be

decision by a person appointed by agreement between the parties or in default of agreement by the President for the time being of the Institute of Civil Engineers who shall act as an expert and not as an arbitrator and whose decision shall be final and binding upon the parties

5.4 Nothing in clauses 4.1 and 4.2 shall apply to the recovery of a liquidated sum or prevent the parties from commencing or continuing court proceedings

6. Without prejudice to the enforcement of restrictions and obligations against successors in title no person shall be liable for any breach of this Agreement if at the time the breach occurs they have no interest in the Land

7. No waiver (whether express or implied) by the County Council of any breach of default by the Owners, the Developers or their respective successors in title in performing or observing any of the terms and conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the terms and conditions or from acting upon any subsequent breach or default in respect thereof by the Owners, the Developers or their respective successors in title

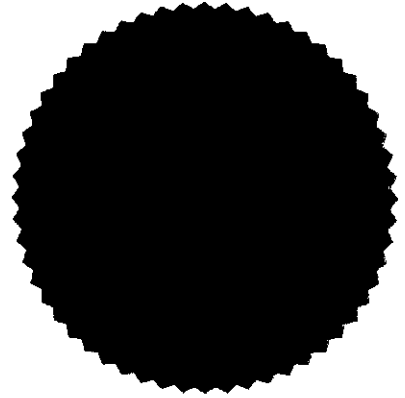
8. If the Planning Permission is quashed revoked or expires without implementation then this Deed shall absolutely determine

9. The Owners hereby covenant that they are the freehold owners of the Land and have full power to enter into this Agreement that the Land is free from all

IN WITNESS WHEREOF the parties hereto have executed and delivered this Deed
the day and year first before written

THE COMMON SEAL of THE NORFOLK
COUNTY COUNCIL was hereunto
affixed in the presence of:-

10.2.2



HEAD OF LAW

THE COMMON SEAL of
KING'S LYNN SAND AND GRAVEL
COMPANY LIMITED was hereunto
affixed in the presence of:-

Director

M. George

Secretary

[Signature]

SIGNED as a DEED by the said
WILLIAM JOHN GEORGE in the
Presence of:-

W. George

[Three signatures]

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	E J Zipfell 20 Green Lane Tottenhill Kings Lynn Norfolk PE33 0RZ	Ref. No.	2/03/1610/F
		Received	14 August 2003
		Location	164 Grimston Road
		Parish	South Wootton
Applicant	Mr & Mrs P Rye 164 Grimston Road South Wootton Kings Lynn Norfolk		
Details	Extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified letter and plan from Agent received 16 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed on the western elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the amenities of the occupiers of adjacent property

Jeffrey Clarke

Head of Planning
on behalf of the Council
07 October 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Riachard C F Waite 34 Bridge Street Kings Lynn PE30 5AB	Ref. No.	2/03/1609/LB
		Received	14 August 2003
Applicant	SJ & RE Cornelius 28 Kingswood Road Bromley Kent BR2 0NF	Location	34 High Street
		Parish	Downham Market

Details **Alterations to shop and flat and conversion of outbuildings to 6 flats**

Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **as supported by letter dated 3 October 2003 and received 7 October 2003 and modified by letter dated 4.11.03 and plans (Dwg's 1/980/4B, 5B, 6B, 9A) received 5.11.03 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates only to the demolition of the outbuildings to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse, and be incorporated into the building as altered.
- 3) Notwithstanding details shown on the approved plans, prior to the start of any development on the site, the following shall be submitted to and agreed in writing with the Borough Planning Authority:
 - a) full details of all external building materials;
 - b) plans scaled at not less than 1:20 showing details of all the windows including materials, header, reveal and cill, and door steps and header treatments. Such details shall reflect those of the historical and traditional buildings of the locality;
 - c) full details of all the materials to be used for the surface treatment of the courtyard (if any).

The development shall be implemented in accordance with the details agreed.

- 4) Any details provided in respect of Condition 3 above shall provide for a sample panel showing full details (including bonding technique and mortar colour) of the proposed areas of new walling to be constructed on site which shall be implemented in accordance with details agreed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Cont/....

2/03/1609/LB

- 2) To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.
- 3) To enable the Borough Planning Authority to give further consideration of these matters in the interests of the character and appearance of the listed building and the Downham Market Conservation Area.
- 4) To enable the Borough Planning Authority to give further consideration of these matters in the interests of the character and appearance of the listed building and the Downham Market Conservation Area.

Jeffrey Clarke

Head of Planning
on behalf of the Council
6 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard C F Waite 34 Bridge Street Kings Lynn PE30 5AB	Ref. No.	2/03/1608/CU
		Received	14 August 2003
Applicant	SJ & RE Cornelius 28 Kingswood Road Bromley Kent BR2 0NF	Location	34 High Street
		Parish	Downham Market

Details **Alterations to shop and flat and conversion of outbuildings to 6 flats**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as supported by letter dated 3 October 2003 received 7 October 2003 and modified by letter dated 4.11.03 and plans (1/980/4B, 5B, 6B, 9A) received 5.11.03 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates only to the demolition of the outbuildings to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse, and be incorporated into the building as altered.
- 3) Notwithstanding details shown on the approved plans, prior to the start of any development on the site, the following shall be submitted to and agreed in writing with the Borough Planning Authority:
 - a) full details of all external building materials;
 - b) plans scaled at not less than 1:20 showing details of all the windows including materials, header, reveal and cill, and door steps and header treatments. Such details shall reflect those of the historical and traditional buildings of the locality;
 - c) full details of all the materials to be used for the surface treatment of the courtyard (if any).

The development shall be implemented in accordance with the details agreed.

- 4) Any details provided in respect of Condition 3 above shall provide for a sample panel showing full details (including bonding technique and mortar colour) of the proposed areas of new walling to be constructed on site which shall be implemented in accordance with the details agreed.
- 5) The windows shown on the approved plans to be fully or partially obscure glazed, shall be installed as such and thereafter be retained in that condition.

The windows are:-

- 1st floor window on east elevation of Unit 7.

Cont/....

- 1st floor bathroom window on west elevation of Unit 1.
 - 1st floor bedroom window on south elevation of Unit 2.
 - 1st floor bedroom 2 window on south elevation of Unit 4.
 - 1st floor bathroom window on south elevation of Unit 5.
 - Ground floor sitting room window on south elevation of Unit 5.
 - Ground floor sitting room window on north elevation of Unit 6.
- 6) The cycle storage shown on the approved plans shall be installed as such and thereafter retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.
- 3) To enable the Borough Planning Authority to give further consideration of these matters in the interests of the character and appearance of the listed building and the Downham Market Conservation Area.
- 4) To enable the Borough Planning Authority to give further consideration of these matters in the interests of the character and appearance of the listed building and the Downham Market Conservation Area.
- 5) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 6) To leave the provision and retention of cycle storage on site.

Jeffrey Clarke
Head of Planning
on behalf of the Council
6 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard C F Waite 34 Bridge Street Kings Lynn Norfolk PE30 5AB	Ref. No. 2/03/1607/CU
		Received 14 August 2003
		Location Valingers Road (South Lynn Plain)
Applicant	Norfolk Music Works Co Ltd The Old Booking Office 31 Station Road Roydon FAO Mr M Gunn	Parish Kings Lynn
Details	Change of use from retail and storage to education entertainment, community, offices and retail	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 22 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the use commences the buildings shall be insulated to prevent noise escaping to the external environment in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.
- 3) Amplified music shall only be played within the buildings between the hours of 0800 to 2200 Monday to Thursday, between 0800 and 2230 on Friday and Saturday and not at all on Sunday.
- 4) The community and educational use hereby permitted shall be open only between 0800 and 2230 Monday to Thursday, 0800 and 2300 Friday and Saturday and between 0900 and 2100 on Sunday.
- 5) Prior to commencement of development full details of equipment to be installed for the purposes of suppressing and dispersing fumes and/or smells produced by cooking and food preparation, shall be submitted to and approved in writing by the Local Planning Authority. The agreed equipment shall then be installed and operational prior to occupation of the development hereby permitted and shall thereafter be maintained in good working order for the lifetime of the development.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2), 3) To minimise disturbance to occupants of neighbouring residential
- & 4) properties by virtue of excessive noise levels in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Cont/....

2/03/1607/F

- 5) To minimise disturbance to occupants of neighbouring properties by virtue of fumes and smells in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

NOTE: It is considered that the development hereby approved is of a type to which the relevant section of the following apply:-

- (a) The Chronically Sick and Disabled Persons Act 1970.
- (b) Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979).
- (c) Design Note 18 "Access for the Physically Disabled to Educational Buildings".

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	Ref. No. 2/03/1606/F
Applicant Mr P Wagg Little Oaks School Road Marshland St James Wisbech Cambs PE14 8EY	Received 14 August 2003 Location Little Oaks School Road Parish Marshland St James

Details **Conservatory extension to dwelling and extension to detached garage**


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.



Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Coldseal Ltd Coldseal House Mansfield Road Alfreton Derbys DE55 7JQ	Ref. No. 2/03/1605/F
		Received 14 August 2003
		Location 1 Hardy Close
		Parish Downham Market

Applicant Mr & Mrs Bishop
1 Hardy Close
Downham Market
Norfolk

Details **Conservatory extension to dwelling**

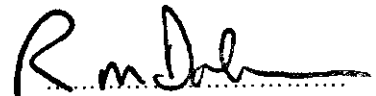
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	K L Elener 9 The Greys March Cambs PE15 9HN	Ref. No.	2/03/1604/F
		Received	14 August 2003
		Location	294 St Pauls Road South Walton Highway
Applicant	Mr & Mrs R Sutton 294 St Pauls Road South Walton Highway Norfolk PE14 7DD	Parish	West Walton
Details	Erection of cattery		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received 8 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of the use hereby permitted, a visibility splay measuring 2 m x site boundary shall be provided to the east of the access where it meets the highway and this splay shall thereafter be maintained free from any obstruction exceeding 1 m above the level of the adjacent highway carriageway.
- 3) Prior to the commencement of the use hereby permitted, vehicular access, servicing, turning and waiting areas shall be provided in accordance with a scheme to be agreed in writing with the Borough Planning Authority and then laid out and surfaced in accordance with the approved plan and retained thereafter free from any impediment to that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure adequate visibility at the access to the premises in the interests of highway safety.
- 3) In the interests of highway safety.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/1604

Structure plan

Policy NV1: Environment: overall strategy.
Policy NV4: Landscape: protection of countryside.

Landscape Plan

Policy 4/7: Protection and enhancement of landscape features.
Policy 8/7: New development in the countryside.
Policy 9/29: Planning applications: general considerations.

Jeffrey Clarke

Head of Planning
on behalf of the Council
20 January 2004

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1603/F
Applicant	Mr L Moore 5 School Road Tilney All Saints Kings Lynn Norfolk PE34 4RS	Received	14-AUG-2003
		Expiring	08-OCT-2003
Agent	David Trundley Design Services White House Farm Tilney All Saints Kings Lynn Norfolk PE34 4RU	Location	5 School Road
		Parish	Tilney all Saints
Details	First floor extension to dwelling		
		Fee Paid	£ 110.00

WITHDRAWN

06. 10. 03

Amended

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent B Burnett
21 Shelduck Drive
Snettisham
Kings Lynn
Norfolk

Ref. No. 2/03/1602/F

Received 14 August 2003

Location 4 Common Side
Parish West Winch

Applicant Friary Elec Holdings Ltd
c/o 4 Common Side
West Winch
Norfolk

Details Two storey extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as superseded by fax dated 19 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The first floor window on the east elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.
- 3) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the north elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

NOTE: Please find attached letter dated 3 September 2003 from the Internal Drainage Board.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Pryer Associates 39 St Johns Street Bury St Edmunds Suffolk IP33 1SP	Ref. No. 2/03/1601/O
		Received 14 August 2003
		Location Dray and Horses
		Parish Tottenhill
Applicant	Public Inns Partnership Suite 1 Studio House Delamere Road Cheshunt Herts EN8 9TD	
Details	Site for construction of dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans **and supporting information submitted and subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) The details required to be submitted in accordance with Condition 2 above shall incorporate full details of the boundary treatment.
- 4) The dwelling hereby permitted shall be erected on a building line to conform with that of Jubilee Antiques adjacent to the site.
- 5) The dwelling hereby permitted shall be of 2 storey construction and shall be designed in sympathy with the existing development adjacent to the site.
- 6) Prior to commencement of the development hereby permitted, full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Borough Planning Authority to illustrate the following:-
 - i) access arrangements;
 - ii) parking provision in accordance with the adopted standard;
 - iii) on-site turning facilities

Cont/....

- 7) Prior to commencement of any development on the site, a scheme for sound attenuation against external noise shall be submitted to and agreed in writing with the Borough Planning Authority and shall specify:
- a) how noise levels inside the residential property shall not exceed 40 dB(A) (60 min L_{Aeq}) in any habitable room between 0700 and 2300 hours and 30 dB(A) (5 min L_{Aeq}) in any bedroom between 2300 and 0700 hours measured or calculated with the windows closed and trickle vents open;
 - b) how noise levels within the garden of the property will not exceed 55 dB(A) (60 min L_{Aeq}).

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) In the interests of the privacy and amenity of the occupiers of the property and the visual amenity of the area in general.
- 4)& 5) In the interests of the street scene.
- 6) In the interests of highway safety.
- 7) In order to protect the amenity of any future residents.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: Please find attached letter dated 22 August 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Alison Stevenson
Vice Chairperson
South View
South Street
Hockwold
Norfolk IP26 4JG

Applicant Hockwold Pre-School
Rear of Hockwold County PS
Main Street
Hockwold
Norfolk
IP26 4LP

Ref. No. 2/03/1600/F

Received 14 August 2003

Location Rear of
Hockwold County Primary School
Main Street

Parish Hockwold cum Wilton

Details Extension to portable building

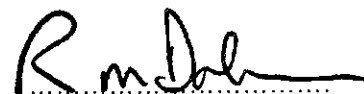
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
10 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Nicholas Jacob Architects 89 Berners Street Ipswich Suffolk IP1 3LN	Ref. No.	2/03/1599/F
		Received	14 August 2003
		Location	Plots 14-16 St Georges Ship Lane
Applicant	Bullen Developments Ltd Drayton Norwich NR8 6AH	Parish	Thornham

Details **Construction of 3 dwellinghouses (revised design)**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letters and plans from Agent dated 6 October 2003 and 12 December 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the change in dwelling type on Plots 14, 15 & 16 approved under planning reference number 2/96/1551/F and in all other respects shall be subject to the conditions imposed under that permission.
- 3) The use of the annexe building on Plot 14 relates to accommodation ancillary to the main dwelling house for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the main dwelling house within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the permission and to ensure that the general requirements for the development of the estate remain applicable
- 3) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.

Cont/....

2/03/1599/F

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 9/29: Planning Applications – General Considerations.

Jeffrey Clarke

Head of Planning
on behalf of the Council
18 December 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1598/F
Applicant Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Received 14 August 2003 Location 18 Lynn Road Parish Southery
Details Two storey extension to dwelling	

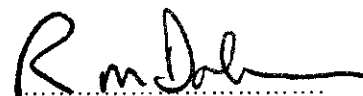
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The first floor windows on the north and south elevations shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



Head of Planning Control
on behalf of the Council
10 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	John Retchless 65 The Chase Leverington Road Wisbech PE13 1RX	Ref. No.	2/03/1597/F
		Received	13 August 2003
		Location	9 The Apiary Orange Row
Applicant	Mr M Melton 9 The Apiary Orange Row Terrington St Clement	Parish	Terrington St Clement
Details	Two storey extension to dwelling (revised design)		

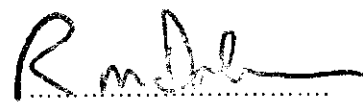
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent

Ref. No. **2/03/1596/CU**

Applicant Downham Christian Fellowship
48 High Street
Downham Market
Norfolk
PE38 9HH

Received 13 August 2003

Location 48 High Street
Parish Downham Market

Details Change of use from place of public worship to retail

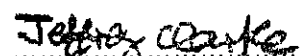
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the proposed change of use of the building for retail purposes, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.


Head of Planning
on behalf of the Council
06 October 2003

Checked by:

- Notes:**
- (i) This permission does not authorise the display of any advertisement which requires express consent under the Town and Country Planning (Control of Advertisements) Regulations 1992 but which may be shown on the plans hereby approved.
 - (ii) This permission does not grant Listed Building Consent which may also be necessary for the development proposed.

PLANNING PERMISSION

Notice of decision

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Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard Powles 11 Church Crofts Castle Rising Kings Lynn Norfolk PE31 6BU	Ref. No.	2/03/1595/F
		Received	13 August 2003
		Location	5 Hunters Rise
		Parish	North Runcton
Applicant	Dr Rao 1 Horton Road Kings Lynn		

Details **Two storey and single storey extensions to dwelling**

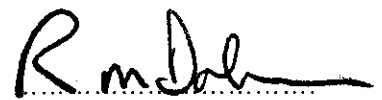
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan (drawing 0325-02) received 24 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	M Gibbons 22 Collins Lane Heacham Kings Lynn Norfolk	Ref. No.	2/03/1594/F
		Received	13 August 2003
		Location	36 Jubilee Bank Road
		Parish	Clenchwarton
Applicant	Mr and Mrs K Woolard 36 Jubilee Bank Road Clenchwarton Kings Lynn		
Details	Extension to dwelling		

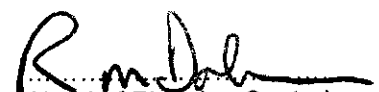
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans submitted 15 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning Control
on behalf of the Council
15 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Sketcher Partnership Ltd First House Quebec Street Dereham NR19 2DJ	Ref. No. 2/03/1593/F
		Received 13 August 2003
		Location 17 Back Road
		Parish Pentney
Applicant	Mr and Mrs A Eagle 17 Back Road Pentney Kings Lynn	
Details	Extension to dwelling	

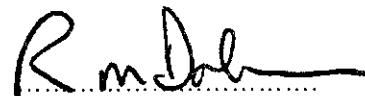
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
10 September 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1592/F
Applicant	R Wood 2 Glebe Cottages Ingoldisthorpe Kings Lynn	Received	13-AUG-2003
		Expiring	07-OCT-2003
Agent	J E Smith 11 Nene Road Hunstanton Norfolk	Location	2 Glebe Cottages Sherborne Road
		Parish	Ingoldisthorpe
Details	Two storey extension to dwelling		
		Fee Paid	£ 110.00

W. Anderson

16.12.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Adrian Parker Planning Ltd 33 Grimston Road South Wootton Kings Lynn PE30 3NR	Ref. No.	2/03/1591/CU
		Received	13 August 2003
		Location	Land opposite The Saltings Ship Lane
Applicant	Malcolm Bullock Developments Ravens Yard Nethergate Street Harpley Kings Lynn PE31 6TN	Parish	Thornham
Details	Use of land as temporary building site car park until 30 April 2004		

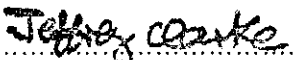
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) This permission shall expire on 30 April 2004, and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the use hereby permitted shall be discontinued
 - (b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.
- 2) The access to the car park shall be surfaced to the satisfaction of the Borough Planning Authority before being first brought into use and once the car park is closed the existing agricultural access shall be reinstated to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) To enable the Borough Planning Authority to retain control over the development which would normally be inappropriate in this countryside location.
- 2) To enable the Borough Planning Authority to retain control over the development which would normally be inappropriate in this countryside location.


Head of Planning
on behalf of the Council
06 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Humphrey Associates Ltd St Anns Business Centre St Anns Street King's Lynn Norfolk PE30 1LT	Ref. No. 2/03/1590/CU Received 13 August 2003 Location Barns west of Whindrove Farm Parish Ryston
Applicant	Mr K Macleod Whindrove Farm Barns West Dereham Kings Lynn Norfolk PE33 9RL	
Details	Conversion of barns to two residential units	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out and implemented in accordance with the approved plans.
- 3) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 4) Before the occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification, and additionally to accord with details to be approved in writing by the Local Planning Authority, for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.
- 5) Prior to the first occupation of the development hereby permitted the proposed parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To protect the amenity of future occupiers of the site.
- 4) In the interests of highway safety.
- 5) In the interests of highway safety.
- 6) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.

.....
Head of Planning Control
on behalf of the Council
26 September 2003

Checked by:

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN

E-mail borough.planning@west-norfolk.gov.uk

Agent Elite Econoloft Ltd
Unit 5 Kingfisher Close
South Lanes Ind Estate
Bryn
Wigan

Applicant Mr & Mrs Wheeler
Ivey Green
Upwell
Cambs
PE14 9AD

Ref. No. 2/03/1589/LD

*Town and Country Planning Act 1990 Section 191 as amended by Planning and Compensation Act 1991 Section 10
Town and Country Planning (General Development Procedure) Order 1995 Article 24*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 12 August 2003 the operation described in the First Schedule in respect of the land specified in the Second Schedule and edged on the plan attached to this certificate **as modified by plans received 17 September 2003, is lawful** within the meaning of Section 192 of the Town and Country Planning Act (as amended).

Signed  Head of Planning Control
on behalf of the Borough Council of King's Lynn and West Norfolk

Date: 17 September 2003

Checked by:

First Schedule: Loft conversion with velux rooflights

Second Schedule: Ivey Green Ransomes Close Upwell

Notes

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning 1990 (as amended).
 2. It certifies that operation specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
 3. This certificate only applies to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described or which relates to other land may render the owner occupier liable to enforcement action.
- 1.

CERTIFICATE OF LAWFUL DEVELOPMENT

Town & Country Planning Act 1990

(As amended by the Planning & Compensation Act 1991)

BOROUGH PLANNING

King's Court, Chapel Street

King's Lynn, Norfolk, PE30 1EX

Tel: (01553) 692722

Fax: (01553) 691663

DX 57825 KING'S LYNN



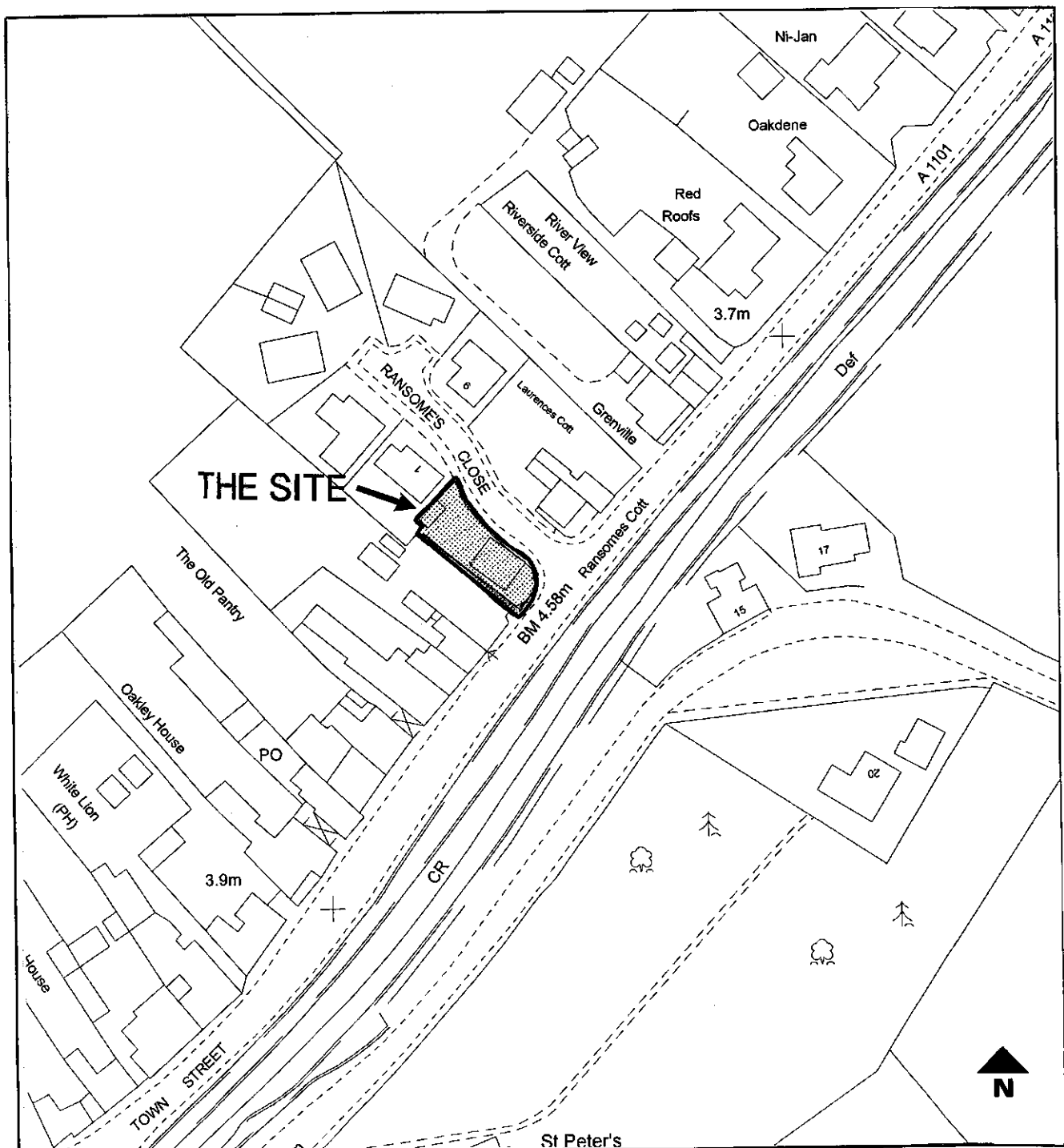
A Plan showing site at Ivey Green, Ransomes Close, Upwell, PE14 9AD

Ref: 2/03/1589

Traced From: TF 5002

Date: 17-Sept-03

Scale: 1 : 1250



PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent David Trundle Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Ref. No. 2/03/1588/F

Received 12 August 2003

Location 16 Empire Avenue

Parish Kings Lynn

Applicant Mr & Mrs J Shread
16 Empire Avenue
Kings Lynn
Norfolk
PE30 3AU

Details Two storey extension incorporating loft conversion


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning
on behalf of the Council
02 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	David Trundle Design Services White House Farm Tilney All Saints Kings Lynn Norfolk PE34 4RU	Ref. No. 2/03/1587/F
		Received 12 August 2003
		Location Windyridge Gayton Road
		Parish East Winch
Applicant	Mr & Mrs Dymond Windyridge Gayton Road East Winch Kings Lynn PE32 1NW	
Details	Extension to dwelling	

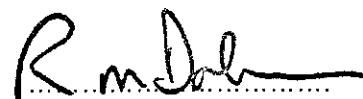
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


.....
Head of Planning Control
on behalf of the Council
10 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn.
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Mike Hastings 58 Sluice Road Downham Market Norfolk PE38 0DY	Ref. No. 2/03/1586/F
		Received 12 August 2003
		Location Middle Farm
		Parish Wormegay
Applicant	Mr & Mrs C A Perkins Middle Farm Wormegay Kings Lynn PE33 0SG	
Details	Construction of dwelling and garage, realignment of access drive and erection of garage for existing dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as amended by plan number 7283 Rev A dated 19 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Should contamination be encountered during ground-works or construction, this must be brought to the attention of the Borough Planning Authority immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy H.7: Housing in "other" villages.

Local Plan

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning Applications: General Considerations.

Cont/....

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
21 November 2003

Checked by:

NOTE: Please find attached letter dated 31 December 2002 from the Environment Agency.

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

APPEAL LODGED.

12/3/04

APP/V2635/A/04/1144453

APPEAL WITHDRAWN

6/5/04

Agent Mike Hastings
58 Sluice Road
Denver
Downham Market
PE38 0DY

Ref. No. 2/03/1585/D

Received 12 August 2003

Location Adjacent 3 Barretts Lane
Parish Feltwell

Applicant M Daley Contractors Ltd
Little Knox Farm
Capstone Road
Lidsing
Gillingham
Kent

Details Construction of two dwellings

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposed development by virtue of design, scale and massing will not enhance the form and character of this part of the village. The development is therefore contrary to the provisions of Policy H.7 of the Norfolk Structure Plan and Policy 4/21 of the King's Lynn and West Norfolk Local Plan.
- 2) The improvements to the access between Barretts Lane and the site are considered to be inadequate to serve the proposed development, to the detriment of highway safety. The proposal is therefore contrary to the provisions of Local Plan Policy 9/29.

Jeffrey Clarke
Head of Planning
on behalf of the Council
16 February 2004

Checked by:

NOTICE OF DECISION

Agricultural Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

PLANNING CONTROL

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Minicom: (01553) 616705

Fax: (01553) 616652

DX: 57825 KING'S LYNN e-mail: borough.planning@west-norfolk.gov.uk

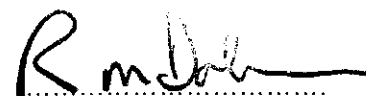
Agricultural Prior Notification - Consent not required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/03/1584/AG
Applicant	Mr C Worboys The Bungalow The Common Upwell Wisbech Cambs	Received	12 August 2003
Agent	Supercraft Shobdon Airfield Shobdon Nr Leominster Herefordshire	Location	The Bungalow The Common
Details	General purpose dutch barn	Parish	Upwell

Part II - Particulars of decision

The Borough Planning Authority having considered the details submitted with the above application, in accordance with Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby gives notice that it has been determined that the prior approval of the Borough Planning Authority **IS NOT REQUIRED**. Accordingly the development indicated in the submitted details may be carried out but must be commenced within 5 years of the date of the application.



Head of Planning Control
on behalf of the Council
05 September 2003

Checked by

Note

The applicant is requested to notify the Borough Planning Authority in writing within 7 days of the development being substantially completed.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Humphrey Associates Ltd St Anns Business Centre St Anns Street Kings Lynn Norfolk PE30 1LT	Ref. No.	2/03/1583/F
		Received	12 August 2003
		Location	Coppers End Lime Kiln Road
		Parish	Gayton
Applicant	Mr & Mrs Hunt Coppers End Lime Kiln Road Gayton Kings Lynn PE32 1QB		

Details **Two storey extension to dwelling and new vehicular access**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

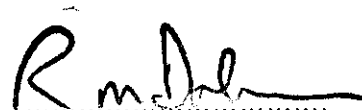
Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 21 August 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The first floor window on the west elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.
- 3) Within one month of the access hereby permitted being created it shall be constructed in accordance with the Norfolk County Council residential access construction specification for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.
- 4) Prior to the commencement of the use of the approved access, on-site turning and parking facilities shall be provided to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 3) To ensure satisfactory access into the site.
- 4) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.

Cont/....



Head of Planning Control
on behalf of the Council
11 September 2003

Checked by:

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1582/F
Applicant Mr A Skinner 16 Oak Avenue South Wootton Kings Lynn Norfolk	Received 12 August 2003 Location 16 Oak Avenue Parish South Wootton

Details **Conservatory extension to dwelling**

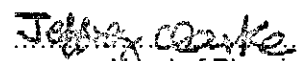
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mitchell Associates 18 Mill Road Magdalen Kings Lynn Norfolk PE34 3BZ	Ref. No. 2/03/1581/F
		Received 11 August 2003
		Location 6 Chestnut Close
		Parish Watlington
Applicant	Mr and Mrs J Sadler 6 Chestnut Close Watlington Kings Lynn	
Details	Extension to bungalow	

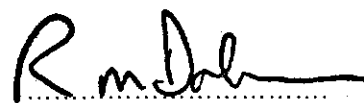
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

NOTE: Please find attached letter dated 9 September 2003 from the Internal Drainage Board.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	John Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No. 2/03/1580/O Received 11 August 2003 Location Land adj 15 Ferry Bank Parish Southery
Applicant	Alexandra Gregg 43 Columbyne Close Stowupland Stowmarket	
Details	Site for construction of dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works shall be constructed and completed in accordance with the approved plans. Should contamination be encountered during ground works or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed with the Borough Planning Authority, prior to further development.
- 5) Before the development hereby permitted is brought into use, car parking facilities shall be provided in accordance with the Borough Planning Authority's adopted standards.
- 6) Before the start of any development on the site, details of vehicular access arrangements shall be submitted to and agreed in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Cont/....

- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To ensure there is adequate provision is made for contamination investigation and remediation and to avoid the risk of pollution to future occupants and the water environment.
- 5) In the interests of highway safety.
- 6) In the interests of highway safety.

Jeffrey Clarke

Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	A Parry Delamere Lime Kiln Road Gayton Kings Lynn PE32 1QT	Ref. No.	2/03/1579/F
		Received	26 August 2003
		Location	7 Hillings Way Pott Row
		Parish	Grimston
Applicant	Mr D L Ovenden 123 Leziate Drove Kings Lynn Norfolk PE32 1DE		
Details	Extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke

Head of Planning
on behalf of the Council
09 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham Norfolk	Ref. No. 2/03/1578/F
		Received 11 August 2003
		Location Coppins North Street
Applicant	Mr and Mrs N A Nottingham Coppins North Street Castle Acre Kings Lynn	Parish Castle Acre
Details	Extensions to dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

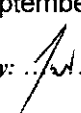
Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received 8 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
26 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	J A Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No.	2/03/1577/F
		Received	11 August 2003
		Location	8 Holt Court Walpole St Peter
		Parish	Walpole
Applicant	Mr & Mrs D Neal 8 Holt Court Walpole St Peter Kings Lynn Norfolk		
Details	Extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
12 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minitcom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	D H Williams 72A Westgate Hunstanton Kings Lynn Norfolk	Ref. No.	2/03/1576/CU
		Received	11 August 2003
		Location	Plot 7 Ivy Farm
Applicant	Regentweb Ltd The Manor House Burton By Lincoln	Parish	Stanhoe
Details	Conversion of barn to dwelling (revised design)		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no extensions, roof alterations, or outbuildings shall be carried out to the residential unit hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) Before the occupation of the residential unit hereby permitted, the respective access and any parking and turning areas shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 4) Prior to the commencement of any development a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 5) In the event that contamination is encountered during grounds works or construction, the Borough Planning Authority should be advised and a suitable remediation strategy outlined and agreed with the Borough Planning Authority prior to any further development on the site.
- 6) No development shall take place within the site until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with the written scheme of investigation which has been submitted by the applicant and approved in writing by the Borough Planning Authority.
- 7) The rooflights hereby approved shall be a low profile, conservation style.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Cont/....

2/03/1576/CU

- 2) To enable the Borough Planning Authority to consider such details in view of the character and appearance of the area and the likely impact such development could have on occupiers of adjacent properties and the Listed Building.
- 3) To ensure the satisfactory provision of access, parking and turning arrangements in the interests of highway safety.
- 4) In the interests of the safe development at the site.
- 5) In the interests of the safe development at the site.
- 6) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 7) In the interests of the appearance of the development.



.....
Head of Planning Control
on behalf of the Council
29 September 2003

Checked by:

NOTE: Please find attached letter dated 22 August 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	J A Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No. 2/03/1575/F	Received 11 August 2003
		Location 2 New Road	Parish Shouldham
Applicant	Mr & Mrs R Walkey 2 New Road Shouldham Norfolk PE33 0DF		
Details	Extension to dwelling		

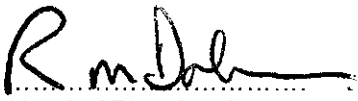
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The first floor window on the south elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.


Head of Planning Control
on behalf of the Council
10 September 2003

Checked by:

ANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Knight and Associates 6 Old Railway Yard Station Road Burnham Market Norfolk PE31 8UP	Ref. No.	2/03/1574/F
		Received	11 August 2003
		Location	Downlands Herrings Lane
		Parish	Burnham Market
Applicant	Mrs R Hay Downlands Herrings Lane Burnham Market Norfolk		
Details	Construction of replacement porch		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plans received 22 August 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
26 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	D H Williams 72A Westgate Hunstanton Kings Lynn Norfolk	Ref. No.	2/03/1573/F
		Received	11 August 2003
		Location	Searles of Hunstanton South Beach Road
Applicant	Searles of Hunstanton South Beach Road Hunstanton Kings Lynn Norfolk	Parish	Hunstanton
Details	Arcade canopy to existing open area		

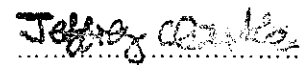
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of visual amenity.


Head of Planning
on behalf of the Council
03 October 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1572/F
Applicant	J A V & S M Curl Wyndham House Manor Road North Wootton Kings Lynn PE30 3PZ	Received	11-AUG-2003
		Expiring	05-OCT-2003
Agent	Ian H Bix & Associates Sandpiper House Leete Way West Winch Kings Lynn Norfolk PE33 0ST	Location	Wyndham House Manor Road
		Parish	North Wootton
Details	Extension to create 12 bedroom residential care wing		
		Fee Paid	£ 1100.00

2/11/03
19/9/03

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Architectural Solutions The Studio Fe Road Fakenham Bury St Edmunds IP31 2LP	Ref. No. 2/03/1571/D
		Received 08 August 2003
		Location Plot 5 Short Drove
		Parish Downham Market
Applicant	Halcyon Homes New Commonwealth Building Railway Road Downham Market	
Details	Construction of house (amended design)	

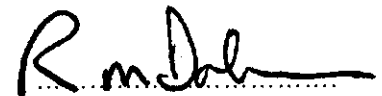
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission **subject to compliance with the following additional condition:**

- 1) This permission relates solely to the change in dwelling type on plot 5 approved under planning consent Reference number 2/02/1536/D and in all other respects shall be subject to the conditions imposed under that permission.

The Reason being:

- 1) To define the terms of the permission and to ensure that the general requirements for the development of the estate remain applicable.



Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

Note: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/02/0001/O.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	G R Merchant 4 Wrights Mews 12A Park Road Holbeach Spalding Lincs	Ref. No.	2/03/1570/F
		Received	08 August 2003
		Location	Further Fen Farm Lynn Road
		Parish	Southery
Applicant	A L Legge and Sons Ltd Further Fen Farm Lynn Road Southery Kings Lynn		
Details	Creation of covered area		

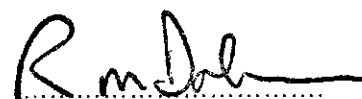
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
09 September 2003

Checked by:

NOTE: Please find attached letter dated 22 August 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent J M Ess Building Design
42 Brow of the Hill
Leziate
Kings Lynn
Norfolk
PE32 1EN

Ref. No. 2/03/1569/F

Received 08 August 2003

Location 18 Wilson Drive
Parish East Winch

Applicant Mr and Mrs Mascall
18 Wilson Drive
East Winch
Kings Lynn
Norfolk

Details Construction of detached garage and installation of bay window

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1568/O
Applicant	B & M Project Management Ltd	Received	08-AUG-2003
		Expiring	02-OCT-2003
Agent	Brittons Estate Agents 21 Norfolk Street Kings Lynn PE30 1AN	Location	Land Rear of 42 Church Road
		Parish	Wiggenhall St Mary Magdalen
Details	Site for construction of house (renewal)		
		Fee Paid	£ 110.00

Hikaraw
15.10.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Peter Humphrey Associates Ltd
St Anns Business Centre
St Anns Street
Kings Lynn
Norfolk
PE13 1NB

Ref. No. 2/03/1567/F

Received 08 August 2003

Location Land rear of 2-12 Burrett Gardens
Parish Walsoken

Applicant Argyl Developments
Argyl House
Popple Drove
Gorefield
Wisbech
Cambs

Details Construction of 5 bungalows

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**


- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no roof alterations, including dormer or rooflight windows shall be carried out or constructed without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 4) Prior to development commencing full details relating to all boundary treatments at the site shall be submitted to and approved by the Borough Planning Authority in writing. For the avoidance of doubt there should be a substantial wall/fence constructed along either side of the access to the site where it abuts adjacent property to the east and west (namely number 8 and 12 Burrett Gardens). Provision should be made within the title deeds of the proposed dwellings to ensure the maintenance of this wall access and all boundary treatment in perpetuity. This should be shown in evidence to the Borough Planning Authority before any of the dwellings hereby approved are occupied.
- 5) There should be no lighting provision constructed on the access road unless details have been submitted to the Borough Planning Authority and agreed in writing prior to any implementation.

Cont/....

- 6) Prior to the commencement of any development a scheme for the provision and implementation of contamination investigation and remediation should be submitted to and agreed in writing with the Borough Planning Authority. The works for its scheme should be constructed and completed in accordance with the approved plans.
- 7) Should contamination be encountered during groundworks or construction this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed with the Borough Planning Authority prior to further development.
- 8) Notwithstanding the provisions of the Town and Country Planning (Permitted Development) Order 1995, no alterations or additions to the roofs of the bungalows hereby permitted shall be constructed/carried out without the prior consent of the Borough Planning Authority having been granted upon application.
- 9) Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential/industrial access construction specification, and additionally to accord with details to be approved in writing by the Local Planning Authority, for the first five metres into the site as measured back from the near edge of the adjacent carriageway.
- 10) Prior to the occupation of the development hereby permitted the proposed access/on-site parking/turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of residential amenity and to avoid overlooking and loss of privacy to adjacent properties.
- 3) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 4) In the interests of residential amenity.
- 5) In the interests of residential amenity of adjacent occupiers to avoid light pollution.
- 6 & 7) To prevent the increased risk of pollution to the water environment.
- 8) In the interests of residential amenity.
- 9) To ensure satisfactory access into the site.
- 10) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.


.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	J M Ess Building Design 42 Brow of the Hill Leziate Kings Lynn Norfolk PE32 1EN	Ref. No. 2/03/1566/F
		Received 08 August 2003
		Location Land adj 5 Vong Lane Pott Row
		Parish Grimston
Applicant	Mr R Rudd New House Fen End Farm Fen Lane Pott Row Grimston	

Details Construction of dwellinghouse

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received 13 October 2003 and plan received 20 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the occupation of the dwelling hereby permitted details of the on-site parking shall be submitted for approval, the parking area shall be laid out in accordance with the approved plan and surfaced to the satisfaction of the Borough Planning Authority.
- 3) No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved in writing by the local planning authority.
- 4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Development Order 1988 (or any Order re-enacting that Order), no windows shall be constructed above ground floor level on the eastern or western elevations of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) The landing window in the first floor eastern side elevation shall be glazed with obscure glass and thereafter retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.

Cont/....

2/03/1566/F

- 3) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.
- 4&5) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

Jeffrey Clarke.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Insignia Signs 4 Evans Business Centre Albion Park Leeds LS12 2ES	Ref. No.	2/03/1565/LB
		Received	08 August 2003
		Location	Albert Victor Public House Stocks Green
Applicant	Pubmaster Ltd London Road Ipswich	Parish	Castle Acre
Details	New signage		

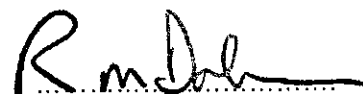
*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.


Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Insignia Signs 4 Evans Business Centre Albion Park Leeds LS12 2ES	Ref. No.	2/03/1564/A
		Received	08 August 2003
		Location	Albert Victor Public House Stocks Green
Applicant	Pubmaster Ltd London Road Ipswich	Parish	Castle Acre
Details	Illuminated projecting and wall signs and non-illuminated amenity board		

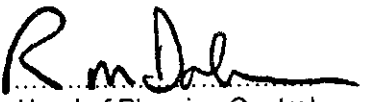
*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf and the following additional condition:**

- 1) No part of the source of illumination shall be directly visible to users of adjacent public highway.

The Reason being:

- 1) In the interests of highway safety.


Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1563/CU
Applicant	Mr Murphy/Mrs Coppen-Gardner C/o Cherry Hill Cottage 57 Church Street North Creake	Received	08-AUG-2003
		Expiring	02-OCT-2003
Agent	S Pilgrim Pilgrim James Marchamont House 116 High Street Egham Surrey	Location	The Old School 11 Church Street
		Parish	North Creake
Details	Change of use from retail to restaurant		
		Fee Paid	£ 220.00

Widdian

21.11.03

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1562/CU
Applicant J Nisbet Mumby Lodge Mumby's Drove Three Holes Upwell Wisbech	Received 08 August 2003 Location Land rear of Mumby Lodge Mumby's Drove Three Holes Parish Upwell

Details Change of use of land to be included within residential curtilage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan seeks to protect the countryside for its own sake and to prevent inappropriate development, unassociated with the rural economy. The proposed change of use of agricultural land to residential curtilage would therefore be contrary to Policies CS7, ENV1 and ENV4 of the Norfolk Structure Plan 1999 and Policy 8/7 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) No justification has been submitted which would justify an exception to established countryside protection policies and as such the proposal is unacceptable.

Jenna Cooke

Head of Planning
on behalf of the Council
07 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
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Agent Ian H Bix and Associates
Sandpiper House
Leete Way
West Winch
Kings Lynn
Norfolk

Ref. No. 2/03/1561/F

Received 08 August 2003

Location The Gables Residential Home
22 Post Office Road

Parish Dersingham

Applicant Miss L McInerney
The Gables Residential Home
22 Post Office Road
Dersingham
Kings Lynn

Details Extensions to form bedrooms and sitting room


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**


- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
26 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	D H Williams 72 A Westgate Hunstanton Norfolk	Ref. No.	2/03/1560/CU
		Received	08 August 2003
Applicant	Mr and Mrs Mason Plot 10 Heacham Road Sedgeford Kings Lynn	Location	1 Church Street
		Parish	Hunstanton
Details	Refurbishment of existing dwelling and conversion of shop unit to two flats		

Town and Country Planning Act 1990

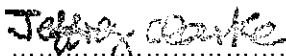
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan from Agent received 3 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.
- 3) Prior to the commencement of development on site, full details of the colour to be used on the external elevations shall be submitted to and approved in writing by the Borough Planning Authority. The approved details shall then be implemented on site prior to the occupation of the building and thereafter retained unless the written approval of the Borough Planning Authority is obtained for any alteration.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To protect the amenity of future occupiers of the site.
- 3) To enable the Borough Planning Authority to consider such details in the interests of the appearance and character of the Conservation Area.


.....
Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
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Norfolk PE30 1EX

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Agent	Lyndon J Barker Windmill House Mattishall Road Garvestone Norwich NR9 4QN	Ref. No. 2/03/1559/F
		Received 13 August 2003
		Location Princess Royal Public House Blackfriars Street
		Parish Kings Lynn
Applicant	Unique Pub Properties Ltd Mill House Aylesbury Road Thame Oxon OX9 3AT	
Details	Extension and alterations	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Conke
.....
Head of Planning
on behalf of the Council
21 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent**Ref. No. 2/03/1558/F**

Applicant ACR Heat Transfer Ltd
Rollesby Road
Kings Lynn
Norfolk

Received 08 August 2003

Location ACR Heat Transfer Ltd
Rollesby Road
Parish Kings Lynn

Details Continued siting of 2 portable buildings

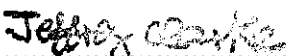
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) This permission shall expire on 30 September 2005, and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the approved building shall be removed from the application site
 - (b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

The Reason being:

- 1) To enable the Borough Planning Authority to retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the amenities of the locality.


Head of Planning
on behalf of the Council
09 October 2003

Checked by:

Note: The condition of the 2 portable buildings is beginning to deteriorate and consent is unlikely to be renewed unless their appearance improves.

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/03/1557/F**

Applicant Mrs K Palmer
Middle Flat
6 & 8 St Edmunds Terrace
Hunstanton
Norfolk

Received 08 August 2003

Location 6 St Edmunds Terrace
Parish Hunstanton

Details Continued use as beauty/hairdressing salon

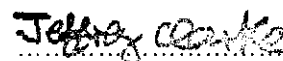
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The premises shall only be open to members of the public between the hours of 9am and 5.30pm Monday to Saturday and not at all on Sundays and Bank Holidays.
- 2) This permission relates solely to the proposed change of use of the first floor of 6 St Edmunds Terrace for beauty/hairdressing salon purposes only. No material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.
- 3) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 the development hereby permitted shall be used only for beauty/hairdressing salon purposes and for no other use within Class A1 of the said Order.

The Reasons being:

- 1) In the interests of the amenities of the occupiers of nearby residential properties.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.
- 3) In the interests of the amenities of the occupiers of nearby residential properties.


Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Parsons & Whittle Ltd 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/03/1556/F
		Received	07 August 2003
		Location	Harvey House Hovells Lane
Applicant	Mr & Mrs J Burton 228 Wootton Road Kings Lynn Norfolk PE30 3BH	Parish	Northwold

Details **Alterations & extension to dwelling**

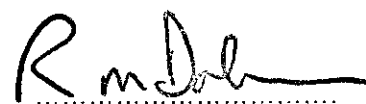
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To safeguard the amenities and interests of the occupiers of nearby property.


Head of Planning Control
on behalf of the Council
09 September 2003

Checked by: 1.....

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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Agent Sturdivant Design Consultants
Ltd
Blackberry Cottage
Cranworth
Thetford
Norfolk IP25 7SH

Ref. No. 2/03/1555/F

Received 07 August 2003

Location Rye Cottage
Tower Road

Parish Middleton

Applicant Mr S Legg
Rye Cottage
Tower Road
Middleton
Kings Lynn
Norfolk

Details Extension to dwelling

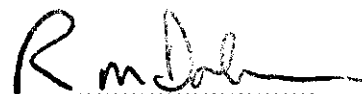
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
09 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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Agent

Ref. No. **2/03/1554/F**

Applicant Mr K Bray & Miss L McInerney
Carna Comus
27 Hunstanton Road
Heacham
Kings Lynn
Norfolk PE31 7JY

Received 07 August 2003

Location Carna Comus
27 Hunstanton Road
Parish Heacham

Details First floor extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plans received from applicant on 23 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



.....
Head of Planning
on behalf of the Council
01 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Lynn,
Norfolk PE30 1EX

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Agent	Matt Sturgeon 17 Gaywood Road Kings Lynn Norfolk	Ref. No. 2/03/1553/F
		Received 07 August 2003
Applicant	Mr W Batchelor 15 Ingoldale Ingoldisthorpe Kings Lynn Norfolk	Location 15 Ingoldale Parish Ingoldisthorpe

Details **Extension to dwelling to create annexe**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
29 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Ref. No. 2/03/1552/CU

Applicant S Anderson
2 Temple Road
Kings Lynn
Norfolk
PE30 3SG

Received 07 August 2003

Location Land adjoining 2 Temple Road
Parish Kings Lynn

Details Enclosure of open space to form part of garden

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
16 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Richard C F Waite 34 Bridge Street Kings Lynn PE30 5AB	Ref. No.	2/03/1551/F
		Received	08 August 2003
Applicant	Miss B Webb 8 Mill Lane Hockwold Norfolk IP26 4LR	Location	Dairy Farm Mill Lane
		Parish	Hockwold cum Wilton

Details **Construction of 6 houses**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan number 1/973/7 dated 24 November 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of development on the site full details of the brick and tiles to be used in the construction shall be submitted to and agreed in writing by the Borough Planning Authority.
- 3) Prior to commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be carried out in accordance with these approved plans.
- 4) Before the start of any development on the site, full details of the manner of treatment of all boundaries, including those between the proposed properties, shall be submitted to and approved in writing by the Borough Planning Authority.
- 5) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works shall be constructed and completed in accordance with the approved plans. Should contamination be encountered during ground works or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outlined and agreed with the Borough Planning Authority, prior to further development.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 3) To ensure the risk of water pollution be kept to a minimum
- 4) In the interests of local residential amenity.

Cont/...

2/03/1551/F

- 5) To ensure there is adequate provision made for contamination investigation and remediation and to avoid the risk of pollution to future occupants and the water environment.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Structure Plan

Policy H7: Housing in 'other villages'

Local Plan

Policy 4/21: Built Environment Areas

Policy 8/1: New housing in villages

Policy 9/29: Planning applications: general considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
24 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Court,
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King's Lynn,
Norfolk PE30 1EX

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Agent	Ian H Bix and Associates Sandpiper House Leete Way West Winch Kings Lynn Norfolk	Ref. No. 2/03/1550/F
		Received 06 August 2003
		Location Pier Entertainment Centre The Green
		Parish Hunstanton
Applicant	CHS Amusements Pier Entertainment Centre The Green Hunstanton Norfolk PE36 5AH	
Details	Extension of retail floorspace into basement void	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1549/F
Applicant Darker Ent Ltd 41 Norfolk Street Kings Lynn Norfolk PE30 1AH FAO Mr M Scrimshaw	Received 06 August 2003 Location 41 Norfolk Street Parish Kings Lynn

Details Repainting and retiling of shop front

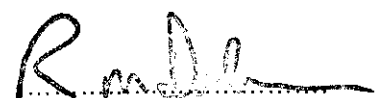
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the submitted details, before the start of any development on the site full details of all the external building materials, including tiles, paint colour and bricks, shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the external material preserve the character of the building and conservation area in accordance with Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.



Head of Planning
on behalf of the Council
29 September 2003

Checked by:

PLANNING PERMISSION

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Agent	Mike Hastings 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No.	2/03/1548/F
		Received	06 August 2003
		Location	Oak Cottage Setch Road Blackborough End
Applicant	Mr & Mrs A B Holman Oak Cottage Setch Road Blackborough End Kings Lynn Norfolk	Parish	Middleton

Details **Construction of detached garage**

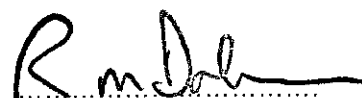
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.



Head of Planning Control
on behalf of the Council
09 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent

Ref. No. 2/03/1547/F

Applicant Mr P Ward
7 Downing Place
Cambridge
CB1 3EL

Received 12 August 2003

Location Bramleys
The Green

Parish Thornham

Details Extension and alteration to bungalow to create two storey dwelling and re-siting of garage

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of the external colour of the walls shall be submitted to and approved in writing by the Borough Planning Authority.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the appearance of the development.

Jeffrey Clarke
Head of Planning
on behalf of the Council
03 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Lynn,
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Agent	Russen & Turner 17 High Street Kings Lynn Norfolk PE30 1BP	Ref. No.	2/03/1546/F
		Received	07 August 2003
		Location	Adjacent Willow Green Barroway Drove
Applicant	Mr P Smith Willow Green Barroway Drove Downham Market Norfolk PE38 0AL	Parish	Stow Bardolph

Details Construction of bungalow and shared garage block


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent the increased risk of pollution to the water environment.


Head of Planning Control
on behalf of the Council
25 September 2003

Checked by:

- Notes:**
- (i) Please find attached letter dated 15 August 2003 from the Environment Agency.
 - (ii) Please find attached letter dated 3 September 2003 from the Internal Drainage Board.

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Brian Iredale Designs 2 London Road Horndean Waterlooville Hants PO8 0BZ	Ref. No. 2/03/1545/A
		Received 05 August 2003
		Location The Live and Let Live London Road
		Parish Downham Market
Applicant	Pollard Inns 30 Sherwood Rise Purley on Thames Reading RG8 8RW	
Details	Externally illuminated raised coloured lettering and facility board	

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted as modified by letter dated 11 September 2003, supporting documents received 15 September 2003, letter dated 17 September 2003 and plan (drawing 0365/3a) received 19 September 2003 and subject to compliance with the Standard Conditions set out overleaf and the following additional condition:

- 1) No part of the source of the illumination shall be directly visible to users of the adjacent public highway.

The Reason being:

- 1) In the interests of highway safety.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cams PE14 9EY	Ref. No. 2/03/1544/F
		Received 05 August 2003
		Location Lowside Lodge Lowside
		Parish Upwell
Applicant	Mr M Crawford Lowside Lodge Lowside Upwell Wisbech Cams	

Details Construction of new vehicular access

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Within one month of the access hereby permitted being created it shall be constructed in accordance with Norfolk County Council residential access construction specification for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of highway safety.



Head of Planning Control
on behalf of the Council
12 September 2003

Checked by:

Note: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at Saddlebow, King's Lynn (01553 778000).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No. 2/03/1543/F
		Received 05 August 2003
		Location 7 Wensum Close
		Parish Watlington
Applicant	Mr & Mrs Glover 7 Wensum Close Watlington Norfolk	
Details	Extension to dwelling	

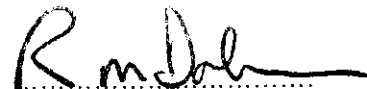
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
09 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent David Trundle Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Ref. No. 2/03/1542/F

Received 05 August 2003

Location 22 Fir Tree Drive
Parish West Winch

Applicant Mr & Mrs Gates
22 Fir Tree Drive
West Winch
Kings Lynn
Norfolk
PE33 0PR

Details Extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
22 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent

Applicant C Plumb
Bramley House
Town Street
Upwell
Wisbech

Ref. No. 2/03/1541/F

Received 05 August 2003

Location Adjacent Bramley House
Town Street

Parish Upwell

Details Construction of landing stage


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
12 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1540/CU
Applicant Kings Lynn & Wisbech NHS Trust The Queen Elizabeth Hospital Gayton Road Kings Lynn PE30 4ET	Received 05 August 2003 Location The Queen Elizabeth Hospital Gayton Road Parish Kings Lynn

Details **Change of use from hard standing tennis court to car parking**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) This permission shall expire on 30th November 2005 and unless or before that date application is made for an extension of the period of permission and such application is approved:
 - (a) the use hereby permitted shall be discontinued; and
 - (b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the carrying out of the development hereby approved.

The Reason being:

- 1) To enable the Borough Planning Authority to monitor the impact of the development and in particular the need for the car parking spaces it provides.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

Note: Renewal of the temporary consent will be dependent upon progress towards the adoption and implementation of a Travel to Work plan for the hospital site.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Maxey & Son 1-3 South Brink Wisbech Cambs	Ref. No.	2/03/1539/O
		Received	05 August 2003
Applicant	Mr & Mrs S Jarvis 72 Small Lode Upwell Wisbech Cambs	Location	Land south of 72 Small Lode
		Parish	Upwell

Details Site for construction of one dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order), no windows shall be constructed above ground floor level on the south-east elevation of the dwelling permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) Prior to occupation of the dwelling, the existing frontage barn shall be demolished and all resultant materials removed from the site.
- 6) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and/ or written specifications) shall be submitted to and approved in writing by the Borough Planning Authority in consultation with the Highway Authority to illustrate the following:
 - i) Access arrangements
 - ii) Parking provision in accordance with the adopted standard
 - iii) Visibility splays 2m by 90m.

Cont/....

- 7) Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 5) To ensure the provision of adequate visibility at the point of access to the site.
- 6) In the interests of satisfactory development and highway safety.
- 7) To protect the amenity of future occupiers of the site.

Jeffrey Clarke

Head of Planning
on behalf of the Council
07 October 2003

Checked by:

Note: The Local Planning Authority has determined this application on the basis of the information available. This does not mean that the land is free from contamination. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1538/F
Applicant	Mesdame Edwards, Andrews, Stokes c/o Font Le Roi Farmhouse Caundle Marsh Sherborne Dorset DT9 5JS	Received	05-AUG-2003
		Expiring	29-SEP-2003
Agent	Caundle Consultancy Font Le Roi Farmhouse Caundle Marsh Sherborne Dorset DT9 5JS FAO D C Edwards	Location	Part of The Garth site Burnham Overy Staithe
		Parish	Burnham Overy
Details	Construction of a terrace of 3 dwellinghouses		
		Fee Paid	£ 660.00

WITHDRAWN

06.10.03

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent D P Wadlow
35 High House
Station Road
Heacham
Kings Lynn
PE31 7HP

Ref. No. 2/03/1537/F

Received 18 August 2003

Location 12 Woodend Road
Parish Heacham

Applicant Mr and Mrs N Benstead
12 Woodend Road
Heacham
Kings Lynn
PE31 7DG

Details First floor extension to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
06 October 2003

Checked by:

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Hayes & Storr Solicitors
Mr R Hewitt
Market Place
Fakenham
Norfolk
NR21 9BH

Applicant Mr M C Layton
The Creeks
The Common
South Creake
Fakenham
Norfolk NR21 9JB

Ref. No. 2/03/1536/LD

*Town and Country Planning Act 1990 Section 191 as amended by Planning and Compensation Act 1991 Section 10
Town and Country Planning (General Development Procedure) Order 1995 Article 24*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 05 August 2003 the use described in the First Schedule in respect of the land specified in the Second Schedule and edged on the plan attached to this certificate **was lawful** within the meaning of Section 191 of the Town and Country Planning Act (as amended) for the following reason:

- 1) The applicant has provided evidence enough to support the application for the Certificate. The two statutory declarations particularly support the application that the caravan has been in place and lived in for more than 10 years.

Signed Jeffrey Cooke Head of Planning
on behalf of the Borough Council of King's Lynn and West Norfolk

Date: 12 January 2004

Checked by:

First Schedule: Permanent residential caravan and surrounding garden land

Second Schedule: The Creeks The Common South Creake

Notes

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate only applies to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner occupier liable to enforcement action.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent D P Wadlow
35 High House
Station Road
Heacham
Norfolk
PE31 7HP

Ref. No. 2/03/1535/CU

Received 05 August 2003

Location Victoria House
17 Cliff Terrace

Parish Hunstanton

Applicant Marchase Properties Ltd/
Admiral Construction Ltd
187 Mountsorrel Lane
Rothley
Leicester
LE7 7PU

Details Sub division of hotel/hostel into six flats

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plans received from Agent 13 October 2003, 24 October 2003 and 30 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the first occupation of the building the existing fence forming the boundary of the site with Northgate shall be repaired and re-instated to the satisfaction of the Borough Planning Authority.
- 3) Prior to the commencement of development full details of external building materials shall be submitted to and agreed in writing by the Borough Planning Authority and then implemented as agreed.
- 4) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking areas shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the visual amenities of the area.
- 3) In the interests of the character and appearance of the conservation area.
- 4) In the interests of highway safety.

Jeffrey Conke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	D P Wadlow 35 High House Station Road Heacham Norfolk PE31 7HP	Ref. No.	2/03/1534/F
		Received	05 August 2003
		Location	1 Waveney Road
		Parish	Hunstanton
Applicant	Mr L Martin & Ms C Randell 1 Waveney Road Hunstanton Norfolk PE36 5DF		
Details	Two storey extension to dwelling		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by letter and plan received from Agent on 22 September 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the northern elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the amenities of the occupiers of adjacent residential property

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Mr D B Doubleday
Cecil House
Mullicourt Road
Outwell
Wisbech
PE14 8PX

Particulars of Proposed Development

Location: Dyke Between The Old Crooked Chimney Bridge & Angle Road,
Mullicourt Road, Outwell
Applicant: Mr D B Doubleday
Agent: Mr D B Doubleday
Proposal: Variation of Condition No1 on pp C/2/2001/2016, to extend the
life of the site for a further two years

The Norfolk County Council hereby gives notice of its decision to PERMIT the development described in the notice of planning permission reference No.C/2/2001/2016 granted on the 5/6/02 without compliance with **condition No 1** set out in that notice, subject to compliance with the condition(s) set out on the attached sheet.

The reasons for these conditions are also set out on the attached sheet.

Signed: B. Flint Date: 22.9.03

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land accordance with Section 137 of the Town and County Planning Act, 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
4. Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk.

Location: Dyke Between The Old Crooked Chimney Bridge & Angle Road,
Mullicourt Road

Conditions:

1. The development hereby permitted shall cease and the site shall be restored in accordance with condition 4 within 2 years of the date of this permission.
2. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-
07.00 - 17.00 Mondays to Fridays
07.00 - 13.00 Saturdays
3. No material other than inert waste falling within category 1 shall be brought onto the site.
4. Within one month of the date of this permission a scheme of working and restoration of the dyke and the adjacent soil bund immediately to the south of the site shall be submitted for agreement in writing with the County Planning Authority. No operation shall take place except in accordance with the agreed scheme. The scheme shall include details of:-
 - (a) the order and direction of working;
 - (b) the phasing of the working indicated on a plan;
 - (c) the method of working and the types of machinery to be used;
 - (d) the removal of the adjacent soil bund.
5. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
6. The final one metre of fill shall comprise inert cover material which shall be free of materials likely to interfere with final restoration, drainage or subsequent after-use.
7. An even layer of topsoil shall be re-spread on the subsoil layer to an even depth of at least 300mm.
8. All stones and deleterious materials in excess of 15cm which arise from the ripping of the subsoil and topsoil shall be removed from the site.
9. The final layers of material shall be levelled to facilitate natural drainage and shall conform to the contours of adjoining undisturbed land.

10. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.
11. Measures including ripping and/or subsoiling shall be carried out after soil replacement so that the compacted layers and pans are broken up to assist free drainage.
12. Any differential subsidence occurring during a period of five years after completion of soil replacement and which interferes with the planned after-uses shall be treated to the satisfaction of the County Planning Authority.
13. No excavation shall take place outside the area shown on the attached Plan No 1 dated 31 May 2002.
14. No waste or other material shall be brought onto the site except that which is to be disposed of in accordance with this permission. There shall be no other handling, storage, treatment or transfer.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

- 1, 6-9; 11-12 To ensure the proper and expeditious restoration of the site, to accord with the Waste Local Plan Policy WAS 34.
- 2-4; 13-14 To protect the amenities of the surrounding area, to accord with the Waste Local Plan Policy WAS 13.
- 5 In the interests of highway safety, to accord with the Waste Local Plan Policy WAS 16.
- 10 To safeguard hydrological interests, to accord with the Waste Local Plan Policy WAS 18.

Note:

Attention is drawn to the requirements of the DEFRA as contained in their letter dated 09.08.01 a copy of which is attached to this notice.

DEFRA

Department for
Environment,
Food & Rural Affairs

Rural Development Service – National Land Management Team

100 Southgate Street, Bury St Edmunds, Suffolk IP33 2BD

Telephone: 01284 723136

GTN:

Direct line: 01953 606838

FAX: 01953 606838

E-mail: m.stephen@frca.maff.gsi.gov.uk

Ben

Director of Planning and Transportation
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

Your Ref. : E/C/2/2001/2016

LAC
19/8/01

Date : 9 August 2001

Dear Sir

**OUTWELL : DYKE BETWEEN OLD CROOKED CHIMNEY BRIDGE AND ANGLE
ROAD, MILLICOURT ROAD : RECLAMATION OF DYKE : MR D B
DOUBLEDAY**

I refer to your letter of 25 July 2001 consulting the Farming and Rural Conservation Agency (FRCA) on behalf of the Ministry of Agriculture, Fisheries & Food (MAFF) about the above matter. This response is made by the Department for Environment, Food and Rural Affairs (DEFRA), which has recently been created to take over responsibility for a number of matters, including those previously of MAFF.

Please note that the FRCA is no longer in existence and all future consultations on ad hoc mineral and waste development proposals should be sent to the Team Manager, National Land Management Team at the above address.

noted

Having considered this proposal in the light of Government policy for the protection of the best and most versatile agricultural land as set out in paragraphs 2.16 to 2.20 and Annex B of Planning Policy Guidance note 7, *"The Countryside - Environmental Quality and Economic and Social Development"* the Department does not wish to comment on the principle of the proposal but draws your Authority's attention to the following agricultural considerations:

1. The applicants should create a soil profile without significant compaction of at least 1 metre depth, and without any materials damaging to deep cultivations or the installation of a drainage scheme. Soils should only be handled when in a dry and friable condition.
2. As far as possible the profile should consist of similar soil types to the adjoining land to facilitate management in the agricultural afteruse.
3. The infilled area should be drained by the installation of an artificial drainage scheme if this is found to be necessary.



INVESTOR IN PEOPLE

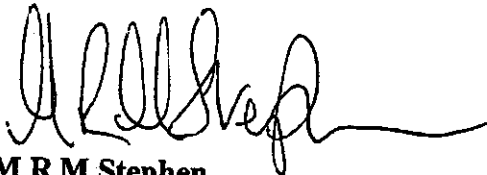
4. Throughout the period of working, restoration and Aftercare, the operator shall have due regard to the need to adhere to the precautions laid out in the leaflet entitled "Preventing the Spread of Plant and Animal Diseases", published by MAFF.

The Department does not wish to object to the proposal because it would not result in the loss of any best and most versatile land.

The views expressed above are without prejudice to the Secretary of State for Transport, Local Government and the Regions' duty to take account of all material planning considerations and the representations made by other parties.

I should be grateful if you would let me know the outcome of your Authority's consideration of this proposal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M R M Stephen', with a long horizontal flourish extending to the right.

M R M Stephen
National Land Management Team

MIDDLE LEVEL MAIN DRAIN

DYKE

DYKE

ROADWAY TO CROOKS CHANNEL (BRIDGE NO LONGER THERE).

LAND FOR SPOIL

DYKE TO BE FILLED.
25 hectares approx

LAND FOR SPOIL

PLAN 1.

31-5-02

40 ACRE FIELD.

OWNED BY D.B. DOUGLEDAY

REF DOUG 10Y/2001

MULHOURT ROAD

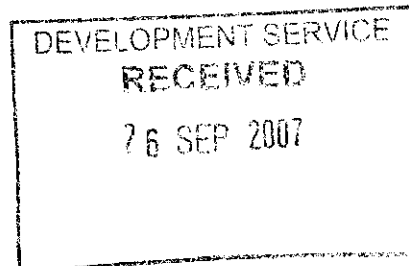
GLE
DAS

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Peter Godfrey
Chelwood House
Sherborne Road
Dersingham
KING'S LYNN
PE31 6HZ

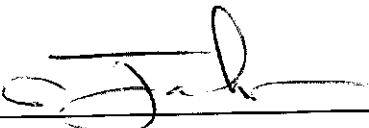


Particulars of Proposed Development

Location: Mill Drove, Blackborough End
Applicant: King's Lynn Sand & Gravel Co
Agent: Peter Godfrey
Proposal: Proposed Concrete Crusher

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 29 July 2003, subject to compliance with the conditions set out on the attached sheet.

The reasons for the grant of permission and for the conditions are also set out on the attached sheets.

Signed:  Date: 20.9.2007

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Location: Mill Drove, Blackborough End

Conditions:

1. The development hereby permitted shall commence not later than three years from the date of this permission.
2. No waste or other material shall be brought onto the site except that which is to be crushed in accordance with this permission. There shall be no other handling, storage, treatment or transfer.
3. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-
08.00 - 16.00 Mondays to Fridays
08.00 - 11.00 Saturdays
4. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced.
5. Measures shall be taken to minimise dust nuisance and sand blow caused by the operations, including spraying of road surfaces, plant area and stockpiles as necessary.
6. Within three months of the date of this notice a scheme of lighting shall be submitted to and approved in writing by the County Planning Authority. Such scheme as may be so approved shall thereafter be implemented for the duration of this permission.
7. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
8. No more than 10,000 tonnes of material per annum shall be recycled as part of the operation hereby permitted.
9. The use of a concrete crusher at the site shall be limited to not more than 50 days per annum, and from the date of this permission the site operator shall maintain records of the days on which a crusher is used and shall make them available to the County Planning Authority at any time on request. Such records shall be kept for two years.
10. Within three months of the date of this notice a scheme of landscaping shall be submitted to and approved in writing by the County Planning Authority. The scheme as may be so approved shall be implemented within three months of the date of the planning permission or such other period agreed in writing with the County Planning Authority. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, arrangements for their protection and maintenance of the soil bunds. It shall include provision for:
 - (a) the screening of the operations by trees, hedges and soil bunds;
 - (b) the protection and maintenance of existing trees and hedges which are to be retained on the site;

(d) the replacement of any damaged or dead trees of similar size and species at the next appropriate season.

11. An aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for wildlife habitat shall be submitted for the approval of the County Planning Authority not later than 12 months from the date of this permission. The approved aftercare scheme shall be implemented over a period of five years following the completion of restoration or in the case of phased restoration in stages each of five years duration dating from each completed restoration phase.
12. The development to which this permission relates shall cease on or before the 30 September 2012 for restoration of phase 4 of the mineral extraction permitted by planning permission reference C/2/99/2001, and the site shall be cleared and be restored in accordance with condition 11 of permission C/2/99/2001 by 31 December 2012.
13. The restoration of the site shall be in accordance with the scheme approved by planning application reference C/2/99/2001 as shown on Plan No. 7/02/2420.03.Rev.'A', 7/02/2420.04 and 7/02/2420.06 B
14. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
15. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.
16. This permission is subject also to an legal agreement under Section 106 of the Town and Country Planning Act 1990, concerning HGV routing agreement

The reasons for the above conditions are:

- 1 To accord with Section 91 of the Town and Country Planning Act 1990.
- 2-6 To protect the amenities of the surrounding area, to accord with the Waste Local Plan Policy WAS 13.
- 7 In the interests of highway safety, to accord with the Waste Local Plan Policy WAS 16.
- 8-10 To ensure orderly working in the interest of the amenities of the surrounding, area to accord with the Waste Local Plan Policy WAS 13.
- 11-14 To ensure the proper and expeditious restoration of the site, to accord with the Waste Local Plan Policy WAS 34.

- 15 To safeguard hydrological interests, to accord with the Waste Local Plan Policy WAS 18.

Reasons for the grant of permission:

The proposal is considered to comply with Policies WAS 3, WAS4, WAS13, WAS 16, WAS 18 and WAS 34 of the Norfolk Waste Local Plan (2000). Impacts of the proposed development would be mitigated by planning conditions such that it would not have an unacceptable visual or other environmental effect on the area and would not result in an unacceptable adverse impact upon local amenity, human health or restoration of the site. Furthermore, the highway network serving the site is considered suitable and there would not be unacceptable harm to water resources, flood prevention, or drainage.

-Taking account of the acceptability of the proposal when assessed against all relevant Development Plan policies in the Norfolk Waste Local Plan (2000), it is concluded that the proposal is in accordance with Development Plan policies and there would be no material adverse effects such that the application should be refused. The proposal should therefore be permitted.

DATED 10th September 2007

NORFOLK COUNTY COUNCIL

- and -

KINGS LYNN SAND AND GRAVEL COMPANY LIMITED

- and -

WILLIAM JOHN GEORGE

AGREEMENT

Under Section 106 of the
Town and Country Planning Act 1990
relating to land at Middleton

Head of Law
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

THIS AGREEMENT is made by Deed the *10th* day of *September* 2007

BETWEEN NORFOLK COUNTY COUNCIL (the "County Council") of County Hall Martineau Lane Norwich (1) KINGS LYNN SAND AND GRAVEL COMPANY LIMITED ("the Developer") whose registered office is situate at Acacia House Sandy Lane Borough End Kings Lynn (2) and WILLIAM JOHN GEORGE ("the Owner") of Blackborough End Kings Lynn (3)

AND RECITES:-

- (1) The Owner is the freehold owner of the land shown edged red (the "Land") on the attached plan (the "Plan")
- (2) The County Council is a Local Planning Authority within the meaning of the Town and Country Planning Act 1990 (the "Act") for the area within which the Land is situated
- (3) The Developer has made applications to the County Council under reference numbers C/2/1999/2001, C/2/2003/2015, C/2/2003/2018, C/2/2003/2021 and C/2/2003/2022 (the "Applications") in accordance with the Act and the Orders and Regulations for the time being in force thereunder for planning permission to develop the Land by variation to conditions 1 and 10 of application 2/89/3178 to extend the time limit and phased restoration, proposed concrete

Route") and shall at no time use the roads shown coloured green on the Plan ("the Non-Permitted Route")

2.2 in relation to vehicles not under the direct control of the Owner or the Developer all reasonable endeavours shall be used to ensure that such vehicles approach and leave the Land via the Permitted Route

2.3 there are affixed and displayed and maintained on the Land such signs approved by the County Council in writing as to locations numbers size and legend and as shall be required from time to time by the County Council (including any modifications, additions or subtractions to those first or subsequently approved by the County Council)

3. It is hereby agreed and declared for the purposes of clause 2.2 that the requirement to use reasonable endeavours:

3.1 requires the Owner and the Developer to incorporate in all contracts with persons likely to visit the Land a term having the same effect as clause 2.1

3.2 requires the Owner and the Developer to communicate in writing with persons whose vehicles from time to time regularly visit the Land informing them of the Permitted Route and the Non-Permitted Route and requesting that their vehicles follow the Permitted Route it at all times when visiting the Land at a method and frequency as shall be reasonably likely to secure co-operation with the use of the Permitted Route such method and frequency to be

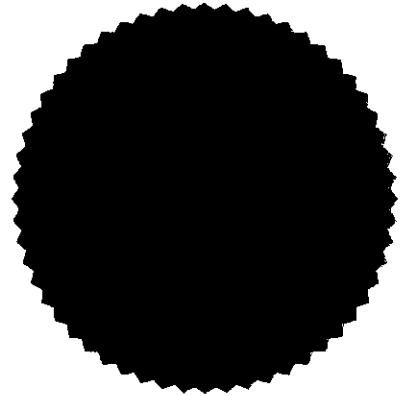
decision by a person appointed by agreement between the parties or in default of agreement by the President for the time being of the Institute of Civil Engineers who shall act as an expert and not as an arbitrator and whose decision shall be final and binding upon the parties

- 5.4 Nothing in clauses 4.1 and 4.2 shall apply to the recovery of a liquidated sum or prevent the parties from commencing or continuing court proceedings
6. Without prejudice to the enforcement of restrictions and obligations against successors in title no person shall be liable for any breach of this Agreement if at the time the breach occurs they have no interest in the Land
7. No waiver (whether express or implied) by the County Council of any breach of default by the Owners, the Developers or their respective successors in title in performing or observing any of the terms and conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the terms and conditions or from acting upon any subsequent breach or default in respect thereof by the Owners, the Developers or their respective successors in title
8. If the Planning Permission is quashed revoked or expires without implementation then this Deed shall absolutely determine
9. The Owners hereby covenant that they are the freehold owners of the Land and have full power to enter into this Agreement that the Land is free from all

IN WITNESS WHEREOF the parties hereto have executed and delivered this Deed
the day and year first before written

THE COMMON SEAL of THE NORFOLK
COUNTY COUNCIL was hereunto
affixed in the presence of:-

1c 2 ✓



HEAD OF LAW

THE COMMON SEAL of
KING'S LYNN SAND AND GRAVEL
COMPANY LIMITED was hereunto
affixed in the presence of:-

Director

K. George

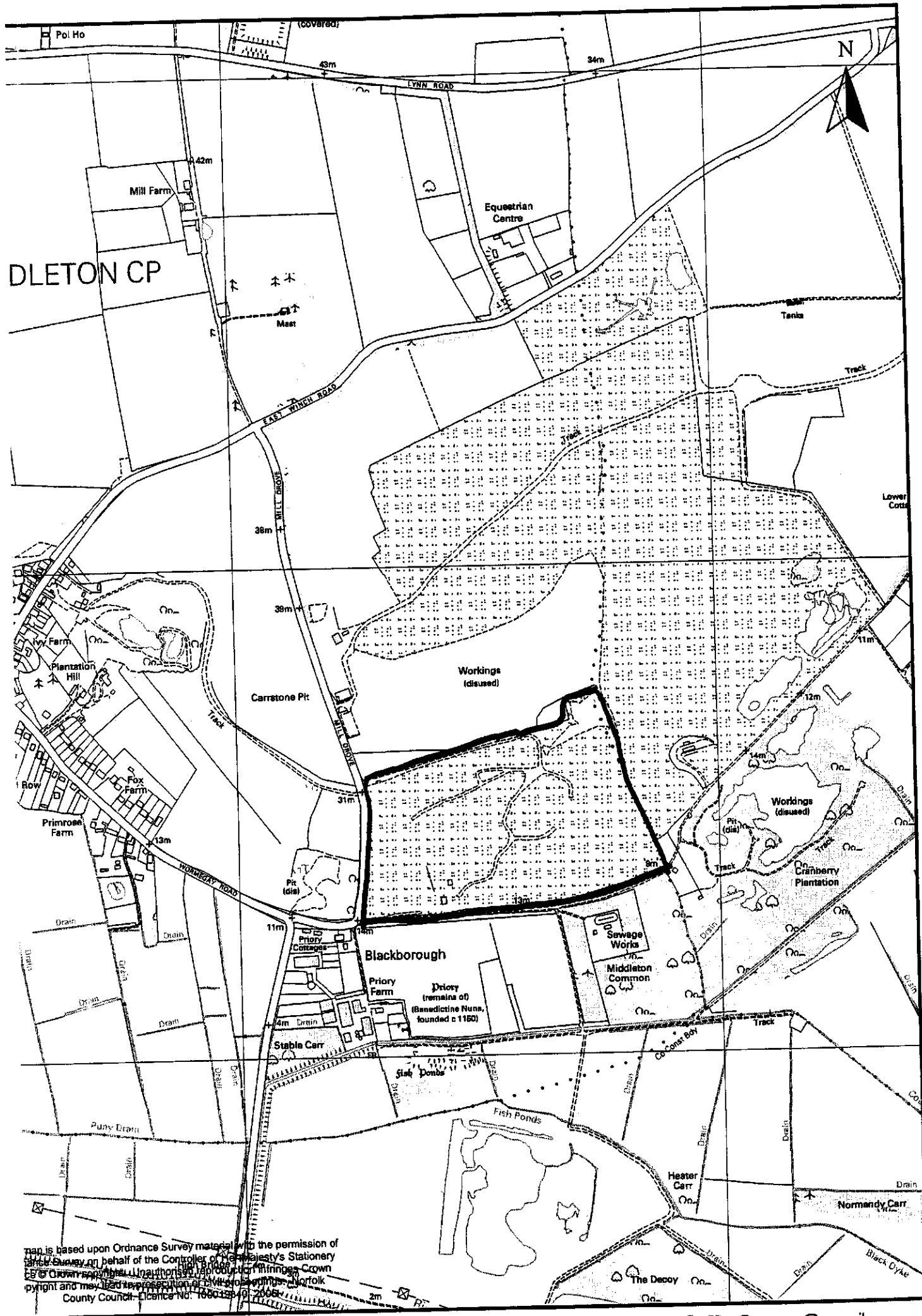
Secretary

[Signature]

SIGNED as a DEED by the said
WILLIAM JOHN GEORGE in the
Presence of:-

W. George

[Three signatures]





PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Ian J M Cable
The Sidings
Park Lane
Downham Market
Norfolk

Applicant P & R Williams
Whitehouse Farm
Denver Sluice
Downham Market
Norfolk

Details Extension to dwelling

Ref. No. 2/03/1531/F

Received 04 August 2003

Location Rose Cottage
Denver Sluice

Parish Denver

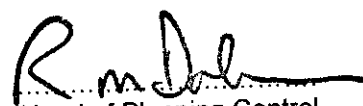
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning Control
on behalf of the Council
09 September 2003

Checked by:

Note: Please find attached letter dated 15 August 2003 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent M Gibbons
22 Collins Lane
Heacham
Kings Lynn
Norfolk

Applicant Mr R Southgate
Boundary House
67 Manor Road
Dersingham
Norfolk

Details Two storey extension to dwelling

Ref. No. 2/03/1530/F

Received 04 August 2003

Location Boundary House
67 Manor Road

Parish Dersingham

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning Control
on behalf of the Council
26 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent

Applicant Mr R Hodgkinson
7 John Davis Way
Watlington
Kings Lynn
Norfolk
PE33 0TB

Ref. No. 2/03/1529/F

Received 04 August 2003

Location 7 John Davis Way
Parish Watlington

Details Extension to dwelling

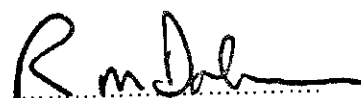
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
09 September 2003

Checked by:

NOTE: Please find attached letter dated 3 September 2003 from the Internal Drainage Board.

2/03/1528

Ref: P.02/03/1528

to: NPS Property Consultants Ltd

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

ARTICULARS OF PROPOSED DEVELOPMENT

Location : Wiggenhall St Mary Magdalen Primary School, Park Crescent,
Wiggenhall St Mary Magdalen

Proposal : Single Story Classroom Extension and Internal Alterations to
Provide Larger Classrooms

Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the 30 July 2003, as set out in Drawing reference CM 19196 01, 02, 03, 04, 05, 06

This permission is subject to compliance with the conditions hereunder:

1. The development hereby permitted shall be commenced within five years of the date of this notice.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To comply with Section 91 of the Town and Country Planning Act, 1990

Continued...

The following policies and proposals in the development plan(s) referred to below are relevant to this decision:

Norfolk Structure Plan 1999

Policy CS 1 – Supports the vitality of urban and rural communities

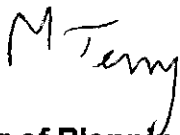
Policy ENV. 12 - Seeks high standard of design

Borough of King's Lynn and West Norfolk Local Plan 1998

Policy 9/29 - Controls design and amenity

Dated this 13 day of October 2003

Signed:



**for Director of Planning and Transportation
Norfolk County Council**

NOTE:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent Parsons & Whittle
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. 2/03/1527/F

Received 04 August 2003

Location Chances
St James Green

Applicant Mr & Mrs J Hughes
Chances
St James Green
Castle Acre
Kings Lynn
Norfolk

Parish Castle Acre

Details Extensions to dwelling

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted as modified by letter and plan received on 30 September 2003, **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

.....
Head of Planning
on behalf of the Council
30 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Humphrey Associates Ltd 30 Old Market Wisbech Cams PE13 1NB	Ref. No.	2/03/1526/F
		Received	04 August 2003
		Location	The Woolpack Main Road
Applicant	Mr & Mrs Carter The Woolpack Main Road Terrington St John Norfolk	Parish	Terrington St John
Details	Porch extension to dwelling after demolition of existing porch		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Head of Planning Control
on behalf of the Council
03 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ian Haye Partnership Street Farm High Street Northwold Norfolk IP26 5LA	Ref. No. 2/03/1525/CU Received 04 August 2003 Location 23 High Street Parish Northwold
Applicant	Ms C Morton Hall Farm Black Horse Road Skeyton Norwich NR10 5DJ	
Details	Sub-division of 1 dwelling to create 2 dwellings	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no development covered by the above, shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) Before the start of any development on the site, full details of the manner of treatment of all boundaries, including those between the proposed properties, shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in view of the effect that any future development could have on the character of the buildings.
- 3) In the interest of local residential amenity.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham Kings Lynn	Ref. No.	2/03/1524/F
		Received	04 August 2003
		Location	21 Little Carr Road
		Parish	North Wootton
Applicant	Mr and Mrs P Neal 21 Little Carr Road North Wootton Kings Lynn		
Details	Extension to dwelling and construction of detached garage		


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) The existing conifer hedging on the northern and western boundaries of the application site shall be retained at a height of not less than 2 metres at all times unless the prior written consent of the Borough Planning Authority is obtained for any alteration.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) In the interests of visual amenity.


Head of Planning Control
on behalf of the Council
10 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Matt Sturgeon 17 Gaywood Road Kings Lynn Norfolk	Ref. No.	2/03/1523/F
		Received	04 August 2003
Applicant	Mr K Bristow 14 Ingoldale Ingoldisthorpe Kings Lynn Norfolk	Location	14 Ingoldale
		Parish	Ingoldisthorpe
Details	Extension to dwelling		

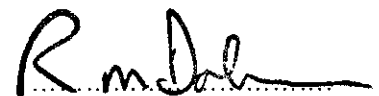
Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

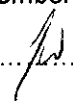
- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
03 September 2003

Checked by: 

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652


DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	J A Hobden 33 Feltwell Road Southery Downham Market Norfolk PE38 0NR	Ref. No. 2/03/1522/O
		Received 04 August 2003
		Location 9 Westgate Street
		Parish Southery
Applicant	Mr N Burton 9 Upgate Street Southery Downham Market Norfolk PE38 0NA	
Details	Site for construction of dwelling after demolition of barn	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The proposal to erect a dwelling to the rear of the existing frontage development with an access track that bisects the plot of number 9 Westgate Street plus the building plot proposed, and serves the agricultural land beyond, constitutes a sub-standard layout of land. The proposal is therefore contrary to Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 as it would neither respect nor reflect the existing built form and character of the surrounding area.
- 2) The increased vehicular usage in close proximity to number 9 Westgate Street would result in a loss of privacy and be detrimental to the amenities at present enjoyed by the occupants of that adjoining residential property. The proposal is therefore considered to be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.


Head of Planning
on behalf of the Council
09 October 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1521/LB
Applicant Mrs S J Freeman Green Farm Hurns End Old Leake Boston Lincs	Received 04 August 2003 Location 22 Faize Cottages Station Road Parish East Rudham

Details Porch extension after demolition of existing porch

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

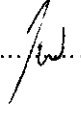
Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

.....
Head of Planning Control
on behalf of the Council
26 September 2003

Checked by: 

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1520/F
Applicant Ms Z R Marsters 22 The Causeway Stowbridge Kings Lynn Norfolk PE34 3PP	Received 04 August 2003 Location 22 The Causeway Stowbridge Parish Stow Bardolph

Details **Extension to dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and modified by letter and plans dated 15th August 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Head of Planning Control
on behalf of the Council
28 August 2003

Checked by:

NOTE: Please find attached letter dated 15th August 2003 from the Environment Agency.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1519/F
Applicant	Mr G Plowman-Moss 154 Newark Avenue Peterborough Cambs PE1 4NP	Received	04-AUG-2003
		Expiring	28-SEP-2003
Agent		Location	No 4 Ponderosa Shepherds Port Road
		Parish	Snettisham
Details	Continued siting of mobile home		
		Fee Paid	£ 110.00

Withdrawn
2.3.05

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

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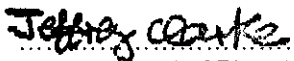
Agent	Active Signs Ltd 24 Leigh Road Haine Industrial Park Ramsgate Kent CT12 5EU	Ref. No. 2/03/1518/A Received 01 August 2003 Location 8 Norfolk Street Parish Kings Lynn
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Applicant Specsavers
La Villiaze
St Andlins
Guernsey

Details Illuminated fascia sign and non-illuminated projecting sign

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

- 1) **Consent is granted** for the display of advertisements referred to above in accordance with the application and plans submitted **as modified by plans received 24 October 2003 under cover of letter dated 21 October 2003 and subject to compliance with the Standard Conditions set out overleaf.**


Head of Planning
on behalf of the Council
24 October 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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APPEAL LODGED

25/2/04

APP/U2635/A/04/1142098

APPEAL DISMISSED

5/8/04

Agent	Maxey & Son 1-3 South Brink Wisbech Cambs	Ref. No.	2/03/1517/O
		Received	01 August 2003
Applicant	Mr & Mrs R Tysall New Homewood Bustards Lane Walpole St Peter Wisbech Cambs	Location	Land east of New Homewood Bustards Lane Walpole St Peter
		Parish	Walpole
Details	Site for construction of dwelling		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan requires new residential development within the villages to enhance the form and character of the village and its setting. It is considered that the proposal to erect a dwelling approached by a long access track to the rear of existing development constitutes a substandard layout of land which would fail to enhance the form and character of the village. As such the current proposal is contrary Policy H7 of the Norfolk Structure Plan 1999 and Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposal to erect a dwelling approached by a long access track to the rear of existing frontage development would be likely to result in a detrimental impact on the residential amenities of adjoining properties, by virtue of noise and disturbance from vehicular movements in and around the site and general domestic activity. As such the proposal would be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) The unclassified road (Bustards Lane) serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted visibility at its junction with Chalk Road. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety and would thereby be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

LISTED BUILDING CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Mike Hastings Building Design
58 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Ref. No. 2/03/1516/LB

Received 01 August 2003

Location Oak Cottage
Setch Road

Parish Middleton

Applicant Mr & Mrs A B Holman
Oak Cottage
Setch Road
Blackborough End
Norfolk

Details Alterations to dwelling

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) In the interests of the appearance and character of the Listed Building.


Head of Planning Control
on behalf of the Council
24 September 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	T R Faire Stokers Gong Lane Overy Staithe Norfolk PE31 8JG	Ref. No.	2/03/1515/F
		Received	01 August 2003
		Location	Lorelei Cross Lane
		Parish	Brancaster
Applicant	Mr C Johnson Grove House Bippenham Beds MK40 4BB		
Details	Construction of house after demolition of existing dwelling (revised design)		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 16 October 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site a sample panel of the brick, flint and chalk proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 3) The first floor windows on the east and west elevations shown to be glazed with obscured glass shall be thereafter retained in that condition.
- 4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the east and west elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) The existing hedges along the boundaries of the site shall be retained except where required to be removed in order to gain access to the site as hereby approved and shall not be reduced below a height of 1.5 m without the written consent of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to ensure that the overall appearance of the walling is appropriate in the street scene.

Cont/....

2/03/1515/F

3&4) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

5) In the interests of the visual amenities of the locality.

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Local Plan

Policy 4/21: Built Environment Type D.

Policy 4/29: Planning Applications – general considerations.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
09 December 2003

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	Ref. No.	2/03/1514/F
Applicant	Mr R Wall c/o Agent	Received	01-AUG-2003
		Expiring	25-SEP-2003
Agent	D Taylor 11 Milton Avenue Kings Lynn Norfolk	Location	Site of Seven Sisters Public House Extons Road
		Parish	Kings Lynn
Details	Construction of dwelling house after demolition of public house (revised design)		
	Fee Paid	£	.00

Withdrawn
14/11/03

ADVERTISEMENT CONSENT

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Ref. No. 2/03/1513/A
Applicant Clear Channel UK Ltd 33 Golden Square London W1R 3PA FAO Clare Aishford	Received 06 October 2003 Location Sainsburys Dominic's Square Vancouver Centre Parish Kings Lynn

Details 4 illuminated wall mounted advertising units

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf.**


Head of Planning
on behalf of the Council
10 November 2003

Checked by:

Reasons for Grant of Permission

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of details may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

King's Lynn and West Norfolk Local Plan adopted 1998

Policy 9/34: Advertisements

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk
PE37 7BH

Ref. No. 2/03/1512/F

Received 01 August 2003

Location 22 Nursery Lane

Parish Hockwold cum Wilton

Applicant Mr & Mrs R Mason
22 Nursery Lane
Hockwold Cum Wilton
Norfolk

Details Extensions to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and amended by letter and plans from agent dated 14th August 2003 and 29th August 2003 and subject to compliance with the following condition:**

1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
28 August 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk
PE37 7BH

Ref. No. 2/03/1511/F

Received 01 August 2003

Location 5 The Row
Parish Wereham

Applicant Mr & Mrs J W Simms
5 The Row
Wereham
Kings Lynn
Norfolk
PE33 9AN

Details Two storey extension to dwelling

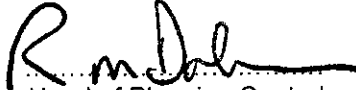
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as amended by letter and plans from agent dated 8th August 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.


Head of Planning Control
on behalf of the Council
28 August 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk
PE37 7BH

Ref. No. 2/03/1510/F

Received 01 August 2003

Location Ijsselmeri
Lime Kiln Road

Parish West Dereham

Applicant Mr & Mrs N J Saberton
Ijsselmer
Lime Kiln Road
West Dereham
Norfolk

Details Extensions to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
28 August 2003

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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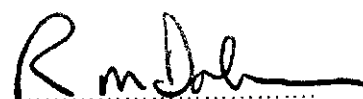
Agent	Ref. No. 2/03/1509/O
Applicant Mr J Read Rose Villa March Road Tips End Welney Cambs PE14 9SH	Received 01 August 2003 Location Rose Villa March Road Tips End Parish Welney

Details **Site for residential development**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1) The Development Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions where it can be demonstrated that the proposed development could not be met within an existing settlement. As the proposed dwelling is not demonstrated to be linked to such uses and no exceptional circumstances have been shown to exist, the proposal is consequently contrary to the provisions of the Development Plan. Specifically the proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed development is located on land defined as 'countryside' in the Proposals Map accompanying the Development Plan for the area. As such, it would be contrary to national policy as set out in PPG7, and Policies ENV1 and ENV4 of the Structure Plan that seek to protect the countryside for its own sake and to preserve its character and appearance. To allow this development would lead to the erosion of the countryside and set a precedent that would undermine the strong policies of the Development Plan that seek to prevent this kind of sporadic development.



Head of Planning Control
on behalf of the Council
28 August 2003

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Lynn,
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Agent

Ref. No. **2/03/1508/F**

Applicant Mrs A M Knapp
Park House
Didlington
Thetford
Norfolk
IP26 5AT

Received 01 August 2003

Location Keepers Cottage
Watermill Farm
Cranwich
Parish Northwold

Details Extensions and alterations and use of land for residential curtilage (renewal)

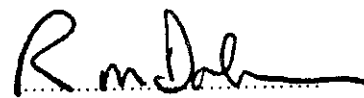
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.


Head of Planning Control
on behalf of the Council
29 August 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	A Parry Delamere Lime Kiln Road Gayton Kings Lynn Norfolk PE32 1QT	Ref. No. 2/03/1507/F
		Received 01 August 2003
		Location 15 Chase Avenue
		Parish Kings Lynn
Applicant	Mr M Massen 15 Chase Avenue Kings Lynn Norfolk	
Details	Extension to dwelling	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as amended by plans received 22 September 2003 under cover of letter dated 19 September 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Coake
Head of Planning Control
on behalf of the Council
3 October 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent Brian Salter
3 The Bowling Green
Church Street
Wells-Next-The-Sea
Norfolk
NR23 1JB

Applicant Mr & Mrs Sisman
Marshlands
Cross Lane
Brancaster
Norfolk
PE31 8AE

Ref. No. 2/03/1506/F

Received 01 August 2003

Location Marshlands

Cross Lane

Parish Brancaster

Details First floor extension to dwelling

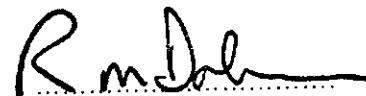
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
08 September 2003

Checked by: 

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1505/O
Applicant	Mr J Hallett Executor of Ruth Chenery Deceased Kenneth Bush 11 New Conduit Street Kings Lynn PE30 1DG	Received	01-AUG-2003
		Expiring	25-SEP-2003
Agent	Richard C F Waite 34 Bridge Street Kings Lynn Norfolk PE30 5AB	Location	43 Common Road
		Parish	Wiggenhall St Germans
Details	Construction of 2 chalet bungalows after demolition of existing bungalow		
		Fee Paid	£ 440.00

WITHDRAWN
9.12.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/03/1504/F
Applicant	E Woolsey 13 Ferry Road West Lynn Norfolk PE34 3ND	Received	01-AUG-2003
Agent		Expiring	25-SEP-2003
		Location	25 The Cedars Beach Road
		Parish	Snettisham
Details	Variation of condition 2 of planning permission 2/78/2864 to allow occupation for 11 months each year		
		Fee Paid	£ 110.00

Withdrawn
29/7/04

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	R Gilbert Scott Megs Cottage Burnham Norton Kings Lynn Norfolk PE31 8DS	Ref. No. 2/03/1503/F
		Received 31 July 2003
		Location 9 Cricket Pastures Burnham Deepdale
		Parish Brancaster
Applicant	Miss V Cox 9 Cricket Pastures Burnham Deepdale Kings Lynn Norfolk PE31 8DQ	
Details	Two storey extension to dwelling (amended plans)	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plans received 7 October 2003 and subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 November 2003

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	Architectural Design S J Thrower 3 Newgate Road Tydd St Giles Wisbech PE13 5LH	Ref. No. 2/03/1502/F
		Received 31 July 2003
		Location Mobile Home Green Lane
		Parish Walsoken
Applicant	A Brazil Mobile Home Green Lane Walsoken Wisbech Cams	

Details Construction of dayroom

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the Day Room building hereby approved shall be as ancillary accommodation to the residential mobile home, and shall not be occupied as a separate residential unit.
- 3) Before the start of any development on the site, full details of all external facing and roofing materials to be used in the construction of the Day Room shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to clarify the terms of this permission.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Jeffrey Cooke
Head of Planning
on behalf of the Council
07 October 2003

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cams	Ref. No. 2/03/1501/O
		Received 31 July 2003
		Location Land north of Virginia House Smeeth Road
Applicant	Mr E W Griib Virginia House Smeeth Road Marshland St James Norfolk	Parish Marshland St James
Details	Site for construction of dwelling	

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) The dwelling hereby permitted shall be of two or one and a half storey construction and shall be designed in sympathy with the existing development adjacent to the site.
- 5) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
 - v) Access arrangements
 - ii) Parking provision in accordance with adopted standard
 - iii) On-site turning facilities.

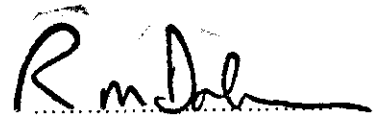
The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Cont/....

2/03/1501/O

- 2) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To safeguard the amenities and interests of the occupiers of nearby property.
- 5) In the interests of highway safety.



Head of Planning Control
on behalf of the Council
15 September 2003

Checked by:

NOTE: Please find attached letter dated 8 August 2003 from the Environment Agency.