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 D P Wadlow
35 High House
Station Road
Heacham
Norfolk
PE31 7HP

Ref. No. **2/03/2509/O**

Received 24 December 2003

Location **Land rear of 11 Lodge Road**

Parish **Heacham**

Applicant Thomas Construction Ltd
Marea Lodge
Marea Meadows
Heacham
Norfolk

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 reason:

1) The unclassified road serving the site is considered to be inadequate to serve the proposed development by reason of its poor alignment, restricted width and lack of passing provision, substandard construction and restricted visibility at the adjacent road junctions. Consequently, if permitted, the proposal would be likely to give rise to conditions detrimental to highway safety contrary to the provisions of Policy 9/29 of the Local Plan.

.....
Head of Planning
on behalf of the Council
05 February 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

Applicant Hunstanton Golf Club
Golf Course Road
Old Hunstanton
Norfolk
PE36 6JQ
FAO Mr D Thomson (Secretary)

Ref. No. **2/03/2508/F**

Received 24 December 2003

Location **Hunstanton Golf Club**
Golf Course Road

Parish **Hunstanton**

Details **Tank for water storage and shed for pumps**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 development hereby approved, full details of the colour to be applied to the water storage tank and shed shall be submitted to and approved in writing by the Borough Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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 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 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
05 February 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 Fibbens Fox Associates Ltd
31 The Broadway
Woodford Green
Essex
IG8 0HQ

Ref. No. **2/03/2507/F**

Received 24 December 2003

Location **Cross Drove Fishery**
Cowles Drove

Parish **Hockwold cum Wilton**

Applicant Mr R Morter
Cross Drove Fishery
Cowles Drove
Hockwold
Thetford
Norfolk IP26 4JQ

Details **Removal of condition 3 attached to planning permission number 2/03/0538/F requiring dwelling to be used in conjunction with the adjacent fishery business**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 8/10: Agricultural Occupancy Conditions

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
01 March 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 Amdega
Faverdale
Darlington
Co Durham
DL3 0PW

Ref. No. **2/03/2504/F**

Received 24 December 2003

Location **Manor Farm**
Parish **Runcton Holme**

Applicant Mr & Mrs Coates
Manor Farm
Watlington
Runcton Holme
King's Lynn
PE33 0EJ

Details **Erection of a timber framed glazed conservatory**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 4/16: Alteration of Listed Buildings

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2506/CU
Applicant	Mr M Brown The Old Cottage Brandon Creek Downham Market Norfolk PE38 0PP	**Received**	24-DEC-2003
		Expiring	17-FEB-2004
		Location	Farm Buildings Farthing Drove Brandon Creek
Agent	Greg Saberton Design 11 Springhead Lane Ely Cambs CB7 4QU		
		Parish	Southery
Details	Change of use from farm building to dwelling		
		Fee Paid	£ 220.00

Withdrawn
16/3/04

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 Amdega
Faverdale
Darlington
Co Durham
DL3 0PW

Ref. No. **2/03/2505/LB**

Received 24 December 2003

Location **Manor Farm**
Parish **Runcton Holme**

Applicant Mr & Mrs Coates
Manor Farm
Watlington
Runcton Holme
King's Lynn
PE33 0EJ

Details **Erection of a timber framed glazed conservatory**

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.

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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Peter Clarke

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

Checked by: .....

2/03/2503 - Not used

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

Applicant Mr & Mrs J S Sim
The Birches
Boughton Road
Stoke Ferry
King's Lynn
PE33 9ST

Ref. No. **2/03/2502/F**

Received 24 December 2003

Location **Plot 2**
Rear of The Birches
Boughton Road

Parish **Stoke Ferry**

Details **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 **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 H.7: Housing in 'Other' Villages

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Cont/....

2/03/2502/F

Head of Planning
on behalf of the Council
02 February 2004

Checked by: .....

Notes: **(i)** 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.

(ii) Please find attached letter dated 16 January 2004 from the Environment Agency.

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

Paktel Telecommunications Ltd
c/o Richard C F Waite
34 Bridge Street
King's Lynn
Norfolk
PE30 5AB

Reference No: 2/03/2501/F

Validated: 24 December 2003

Parish: Emneth

Details: **Construction of two storey block of motel rooms at 69 Elm High Road Emneth**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 on-site parking and servicing area shall be laid out, and surfaced to the satisfaction of the Local Planning Authority and retained thereafter available for that specific use.

3. 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 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.

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 / maneuvering area, in the interests of highway safety.

3. To prevent the increased risk of water pollution to the water environment.

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 CS6: Development in villages
Policy ENV12: Design

Local Plan

Policy 4/21: Built Environment Areas
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
30 November 2004

Checked by: .....

Notes

1. As modified by letter dated 9th July 2004 and transport assessment received 15th July 2004.

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

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
70 Green Lane
Tottenhill
King's Lynn
Norfolk
PE33 0RZ

Ref. No. **2/03/2499/F**

Received 23 December 2003

Location **Burnside**
Lynn Road

Parish **Tottenhill**

Applicant Mr A Sandford
Burnside
Lynn Road
Setchey
King's Lynn
Norfolk

Details **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) 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 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 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 9/29: Planning Applications – General Considerations

Cont/....

2/03/2499/F

Jeffrey Clarke

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

Checked by: .....

Notes: **(i)** Please find attached letter dated 27 January 2004 from the Environment Agency.

(ii) Please find attached letter dated 2 February 2004 from the Internal Drainage Board.

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 Mike Hastings Building Design
58 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Ref. No. **2/03/2498/LB**

Received 23 December 2003

Location **Salamanca House**
31 London Road

Parish **Downham Market**

Applicant Miss A J Wright
Salamanca House
31 London Road
Downham Market
Norfolk

Details **Insertion of 4 new windows to replace blank openings in east wall and replacement of 3 windows in the north wall**

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) Notwithstanding details shown on the approved plan, prior to commencement of any development on the site, full details of the window material, style and reveal 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) In the interests of the character and appearance of the Listed Building in accordance with Policy 4/16 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:

Structure Plan

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

Cont/....

2/03/2498/LB

Local Plan

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

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
13 February 2004

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

Ref. No. **2/03/2497/F**

Applicant Mr J Beckett
65A Railway Road
Downham Market
Norfolk

Received 26 January 2004

Location **65A Railway Road**
Parish **Downham Market**

Details **Retention of building to be used as domestic storage**

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 building, by reason of its height, mass and location, appears unacceptably discordant in relation to its backdrop of Grade II Listed Cottages and the Conservation Area in general. The proposal to retain the building would therefore be contrary to advice contained in PPG15, Policies ENV.12 and ENV.13 of the Norfolk Structure Plan 1999 and Policies 4/12, 4/19 and 4/21 of the King's Lynn and West Norfolk Local Plan 1998.

2) The land to which the application relates does not benefit from separate residential use and therefore the retention of the building for domestic storage would be premature.

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

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

Applicant Mr & Mrs N Kew
3 Rubens Way
Downham Market
Norfolk
PE38 9LB

Ref. No. **2/03/2496/O**

Received 23 December 2003

Location **Land rear of**
12 Downham Road
off Fairfield Lane

Parish **Watlington**

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 reason:

1) The unmade road serving the proposed site (Fairfield Lane) is considered to be inadequate to serve further development by reason of its restricted width, lack of passing provision, substandard construction and poor junction into the County Highway (Station Road). The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety and would therefore be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Cooke

.....
Head of Planning
on behalf of the Council
13 February 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 Richard Powles
11 Church Crofts
Castle Rising
King's Lynn
Norfolk
PE31 6BG

Ref. No. **2/03/2495/CU**

Received 23 December 2003

Location **Chapel**
High Road
Saddlebow

Applicant Mr & Mrs C Edwards
7 Rodinghead
King's Lynn
Norfolk

Parish **Wiggenhall St Germans**

Details **Change of use of disused chapel to 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 **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 alterations or extensions to the building other than those indicated on the deposited plan shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

3) The facing bricks to be used in the alterations of the building hereby permitted shall match as closely as possible the facing bricks used in the construction of the existing building.

4) 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.

5) 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.

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.

7) Prior to the first use of the development hereby permitted the parking shall be provided in accordance with the approved layout and surfaced to the satisfaction of the Borough Planning Authority, and any boundary hedge/fence onto Lynn Road shall not exceed a maximum height of 1 metre within 2 metres of the carriageway edge.

Cont/....

2/03/2495

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and 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.

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 in the interests of the visual amenities of the area.

3) To ensure that the converted building has a satisfactory appearance.

4) To prevent the increased risk of pollution to the water environment.

5) To ensure a satisfaction method of surface water drainage.

6) To protect the amenity of future occupiers of the site.

7) In the interests of highway safety.

8) To prevent water pollution.

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

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/20: Development and Sea Defences

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
02 February 2004

Checked by: .....

Notes: **(i)** 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.

(ii) Please find attached letter dated 28 January 2004 amended by letter dated 30 January 2004 from the Environment Agency.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2494/F
Applicant	K Yates 4 Cramner Avenue North Wootton King's Lynn Norfolk	Received	23-DEC-2003
		Expiring	16-FEB-2004
		Location	Plot 4 Chalk Road Walpole St Peter
Agent	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk PE31 6BG	**Parish**	Walpole
Details	Construction of two bungalows and garages		
		Fee Paid	£ 440.00

Victoria
14/1/04

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

Ref. No. **2/03/2493/F**

Received 23 December 2003

Location **Fern Lodge**
Fern Hill

Parish **Dersingham**

Applicant Bruce McEwan Homes Ltd
47 Station Road
Long Sutton
Spalding
Lincs
PE12 9BP

Details **First floor conversion and ground floor 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) 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
13 February 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 S J Hickling Esq
Maxey & Son
4 Limes House
Purfleet Street
King's Lynn
Norfolk PE30 1ER

Ref. No. **2/03/2492/CU**

Received 23 December 2003

Location **Barn adjacent to Ristoft Farm**
Station Road

Parish **Walpole Cross Keys**

Applicant Mr M Clare
Ambergate
Little Holme Road
Walpole Cross Keys
Norfolk
PE34 4EW

Details **Change of use of barn from agricultural 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) 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) 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.

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.

Cont/....

2/03/2492/CU

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 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) In the interests of the character of the countryside.

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:

Structure Plan

Policy ENV.1: Overall Strategy

Policy ENV.4: Landscaping: Protection of Countryside

Local Plan

Policy 8/6: Change of Use of Rural Buildings

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
05 February 2004

Checked by: .....

Note: Please find attached letter dated 9 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 NPS Property Consultants Ltd
Nautilus House
10 Central Avenue
St Andrews Business Park
Norwich
Norfolk NR7 0HR

Ref. No. **2/03/2491/F**

Received 23 December 2003

Location **St Michael's Primary School**
Saddlebow Road

Parish **Kings Lynn**

Applicant St Michael's Playgroup
St Michael's School
Saddlebow Road
King's Lynn
Norfolk
PE30 5BW

Details **Siting of modular accommodation for pre-school/NNI playgroup**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 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. This 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 and seeding and turfing shown in the approved scheme 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 five years from the completion of the development, due, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season, with plants of the same species and size.

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 is properly landscaped in the interests of the visual amenity of the locality 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:

Cont/....

2/04/2491/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
13 February 2004

Checked by: .....

Note: Please find attached letter dated 27 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 D Taylor
11 Milton Avenue
King's Lynn
Norfolk

Ref. No. **2/03/2490/F**

Received 23 December 2003

Applicant Mr & Mrs Brown
Sybric
Hill Road
Fairgreen
King's Lynn
Norfolk

Location **Sybric**
Hill Road
Fair Green

Parish **Middleton**

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

.....
Head of Planning
on behalf of the Council
02 February 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 H Fuller
42 Hall Lane
West Winch
King's Lynn
Norfolk

Ref. No. **2/03/2489/F**

Received 23 December 2003

Location **3 Watering Lane**
Parish **West Winch**

Applicant Mr P Diggins
3 Watering Lane
West Winch
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) Notwithstanding details shown on the approved plans, the first floor window to the north elevation shall be top hung and obscure glazed and thereafter retained in that condition.

3) Notwithstanding details shown on the approved plans, the roof lights to the west elevation of the extension shall be obscure glazed and shall thereafter be retained in that condition.

4) Notwithstanding details shown on the approved plans, prior to commencement of any development on the site, full details of the fixing of the roof lights to be installed 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.

5) Notwithstanding the provisions of the 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 shall be constructed above ground floor level on the north, east and west elevations of the extension hereby approved 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, 3, 4 & 5) In the interests of the privacy and amenity of adjoining neighbours in accordance with Policy 9/29 of the Local Plan.

Cont/....

2/03/2489/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 4/21 – Built Environment Areas – Type D.

Policy 9/29 – Planning Applications: General Considerations.

Jeffrey Clarke
Head of Planning
on behalf of the Council
30 March 2004

Checked by: .....

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

Carter Land Ltd
c/o Richard C F Waite
34 Bridge Street
Kings Lynn
PE30 5AB

Reference No: 2/03/2488/F

Validated: 22 December 2003

Parish: West Winch

Details: **Construction of workshop and office buildings after demolition of existing workshop at Garage Lane Setchey West Winch**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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, 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 EC5: Economic development - villages
Policy ENV12: Design

Local Plan

Policy 4/21: Built Environment Areas
Policy 8/2: Business in villages
Policy 9/29: Planning applications: general considerations

Jeffrey Clarke
.....
Head of Planning
On behalf of the Council
13 July 2004

Checked by: .....

Notes

1. Please find attached a letter from the Environment Agency dated 5 May 2004.

2. Please find attached a letter from the Internal Drainage Board dated 22 January 2004.

The case officer who dealt with this application was Mrs H Wood-Handy, telephone number 01553 616734.

Ref: P.02/2~~0~~03/2487/F

2/03/2487

'o: 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

ocation : **West Walton Community Primary School, School Road**

'roposal : **Standing of Modular Classroom and Family Centre Units**

)eveloping Department : **Education**

articulars of Decision:

accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the orfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in e application and particulars deposited on the **9 October 2003, 24 October 2003** and as ıbsequently amended by Drawing Nos: **CF4802-2112 002 A** deposited on **19 November 2003**.

ıis permission is subject to compliance with the conditions hereunder:

. The development hereby permitted shall be commenced within five years of the date of this notice

:. Unless permission is granted beforehand for its retention, the use hereby permitted shall cease on or before 28 February 2009 and the land reinstated to its former condition

ı. Before the development hereby permitted is brought into use, the new 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

ı. 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 order to retain control over the development which could become detrimental to the amenities / appearance of the locality
3. To ensure the availability of the parking/manoeuvring area, in the interest of highway safety
4. 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

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 **Twenty Third** day of **February 2004**

Signed:

for Director of Planning and Transportation
Norfolk County Council

NOTES:

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 enure only for the benefit of the applicant Planning Authority, except where the development is to b carried out jointly with another person specified in the application, in which case the permiss 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 Michael J Yarham
Nethergate
Hall Lane
Colkirk
Fakenham
NR21 7ND

Ref. No. **2/03/2486/F**

Received 22 December 2003

Location **Land rear of Russett Lodge**
Cross Lane

Parish **Brancaster**

Applicant Mr and Mrs J Minney
The Coach House
Pilton
Peterborough
PE8 5SN

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 **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 shall include the size, texture and method of coursing of proposed flint work.

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 submitted by the applicant and approved in writing by the Borough Planning Authority.

4) 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.

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.

The Reasons being:

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

Cont/....

2/03/2486/F

2) To enable the Borough Planning Authority to consider such details in the interests of ensuring a satisfactory form of development, in accordance with Policy 4/21 of the Local Plan.
3) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded, in accordance with Policy 4/10 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) In the interests of highway safety, 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 4/10: Conserving Areas of Archaeological Interest – Evaluation

Policy 4/21: Build Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
24 March 2004

Checked by: .....

Notes

i) The access improvements shown on the submitted plan are considered appropriate for this single residential dwelling only. Further development will require improved visibility splays.

ii) Please note that the development may not comply with the relevant Building Regulations.

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

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

Agent

Ref. No. **2/03/2485/A**

Applicant Etam PLC (Sophie Elsom)
Jubilee House
213 Oxford Street
London
W1D

Received 22 December 2003

Location **50 High Street**
Parish **Kings Lynn**

Details **Non-illuminated fascia and projecting 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 referred to above for the following reason:

1) The proposed hanging sign will result in the loss of an original projecting bracket to the detriment of the character of the Listed Building. The proposal is therefore contrary to Policy 4/16 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
13 February 2004

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

Ref. No. **2/03/2484/F**

Applicant Etam PLC (Sophie Elsom)
Jubilee House
213 Oxford Street
London
W1D

Received 22 December 2003

Location **50 High Street**
Parish **Kings Lynn**

Details **Alterations to shopfront**

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 detail accompanying the application with regard to the treatment of the fascia and pilasters, which are boxed in rather than stone-clad, is insufficient for the impact of the development upon the conservation area to be accurately assessed. The proposal is therefore contrary to Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
13 February 2004

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 B Burnett
21 Shelduck Drive
Snettisham
Kings Lynn
PE31 7RG

Ref. No. **2/03/2483/F**

Received 22 December 2003

Location **15 Houghton Avenue**
Parish **Kings Lynn**

Applicant Mr and Mrs Kerr
15 Houghton Avenue
Kings Lynn
PE30 3EG

Details **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 proposed development does not respect the design and scale of the existing dwelling and will be out of place in the street scene. The proposal is therefore contrary to Policy ENV.12 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
05 February 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

Ref. No. **2/03/2482/CU**

Applicant Mr T Gostling, Surf 55
123-125 Wootton Road
Kings Lynn
Norfolk
PE30 4DJ

Received 22 December 2003

Location **123-125 Wootton Road**
Parish **Kings Lynn**

Details **Change of use of warehouses 1 and 2 to operate independently of units A and B**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
25 February 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 Brian Salter
3 The Bowling Green
Church Street
Wells Next The Sea
Norfolk
NR23 1JB

Ref. No. **2/03/2481/CU**

Received 22 December 2003

Location **1 School Cottages**
Front Street

Parish **Burnham Market**

Applicant Mr and Mrs D Greenwood
1 School Cottages
Front Street
Burnham Market
Kings Lynn

Details **Change of use of part of adjacent factory to be included within the 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 condition:**

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

2) The window to the north elevation shall be fitted with obscured glazing to a height of at least 1.8m, measured from the internal floor level, and shall thereafter be retained in such manner.

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 amenity of adjoining neighbours 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:

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
13 February 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 CDG Architects
Maple Road
Kings Lynn
PE34 3AF

Applicant Mr G Dixon
42 Wisbech Road
Kings Lynn
PE30 5JP

Ref. No. **2/03/2480/F**

Received 22 December 2003

Location **The Post Office**
42 Wisbech Road

Parish **Kings Lynn**

Details **Extension to post 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) Notwithstanding details shown on the approved plans prior to the commencement of any development on the site, full details of external building materials 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, 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:

Structure Plan

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
Head of Planning
on behalf of the Council
13 February 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 John Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. **2/03/2479/F**

Received 22 December 2003

Location **Alpha**
Station Road

Parish **Hockwold cum Wilton**

Applicant Mr and Mrs D Webb
Alpha
Station Road
Hockwold
Thetford
Norfolk

Details **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.

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
02 February 2004

Checked by: .....

Note: Please find attached letter dated 9 January 2004 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

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

Agent Tawn Landles
Blackfriars Chambers
Kings Lynn
PE30 1NY

Applicant Mr and Mrs I W Lilley
2 Keats Way
Chaucer Road
Peterborough

Ref. No. **2/03/2478/O**

Received 22 December 2003

Location **Maryland**
East End

Parish **Hilgay**

Details **Site for construction of 2 dwellings after demolition of existing 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 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 to illustrate the following:

   i) Access arrangements
   ii) Parking provision in accordance with adopted standard
   iii) Surfacing of the opened frontage (bound material)

5) The dwellings hereby permitted shall be of two storey construction and shall be designed in sympathy with the existing development adjacent to the site.

6) Before the start of any development on the site, full details of the manner and treatments of all boundaries shall be submitted to and approved in writing by the Borough Planning Authority.

Cont/....

2/03/2478/F

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) In the interests of the street scene.

6) 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 Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
10 February 2004

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.

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

Ref. No. **2/03/2477/LB**

Received 22 December 2003

Location **Paradise Court**
Off Paradise Road

Parish **Downham Market**

Applicant Mr G Wareham
39 London Road
Downham Market
PE38 9AT

Details **Demolition of 2 sections of boundary wall to facilitate extension to Paradise Court and form gateway**

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 dated 29th January 2004 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 of wall clearly indicated to be demolished on the approved plan. All other parts of the wall shall be adequately supported before and during the works to prevent collapse.

The Reason being:-

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

2) To ensure those parts of the wall to be retained are protected in the interests of the character and appearance of the Listed building and the Conservation Area in general, in accordance with Policies 4/13 and 4/19 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:

Structure Plan

Policy ENV.12 – Design.
Policy ENV.13 – Historic Buildings, Archaeology and the Historic Landscape.

Continued/...

2/04/2477/LB

Local Plan

Policy 4/12 – Development in Conservation Areas.
Policy 4/13 – Demolition in Conservation Areas.
Policy 4/15 – Demolition of Listed Buildings.
Policy 4/21 – Built Environment Areas – Type C.
Policy 9/29 – Planning Applications: general considerations.

.....
Head of Planning
on behalf of the Council
24 February 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 Anglian Home Improvements
Conservatory Admin Dept
PO Box 65 Norwich
NR6 6EJ

Ref. No. **2/03/2476/F**

Received 22 December 2003

Location **28 Manor Road**
Parish **Dersingham**

Applicant Mr E Emmerson
28 Manor Road
Dersingham
Kings Lynn
PE31 6LD

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:

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
13 February 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 The Louis De Soissons Partners
Michael Hill
Shoot Lodge
Wandon Green
Beds
LU2 8PH

Ref. No. **2/03/2475/F**

Received 22 December 2003

Location **The Old Coalhouse**
Wolferton

Parish **Sandringham**

Applicant Mr and Mrs S Jones
The Old Coalhouse
Wolferton
Kings Lynn
Norfolk
PE13 6HA

Details **Construction of detached 4 car garage/barn with first floor games room/store over**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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.

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 safeguard the amenities and interests of the occupiers of nearby property.

3) 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:

Cont/....

2/03/2475/F

Local Plan

Policy 4/5: Conserving Nationally Designed Landscapes

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

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

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	Urban	**Ref. No.**	2/03/2474/F
Applicant	Januarys York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ	**Received**	22-DEC-2003
		Expiring	15-FEB-2004
		Location	Edward Benefer Way Former Anglia Canners Site
Agent			
		Parish	Kings Lynn
Details	Variation of condition 2 of planning permission 2/02/0715/F to allow unit to have A1 (retail)use		
		Fee Paid	£ 110.00

Withdrawn
27.8.04

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

Applicant Mr and Mrs T Bamber
Willowfield Grange
Lynn Road
Walsoken
Wisbech
Cambs

Ref. No. **2/03/2473/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 22 December 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 evidence produced by Mr Bamber is more than sufficient and carries weight enough to adequately prove his contention that the dwelling has been occupied in excess of 10 years without complying with the agricultural restriction.

Signed.....Head of Planning
on behalf of the Borough Council of King's Lynn and West Norfolk

Date:23 January 2004
Checked by: .....

First Schedule: **Occupation of the dwelling without complying with the agricultural occupancy restriction imposed by condition 5 of planning permissin 2/91/0202/O dated 23/05/1991 by condition 3 of planning permission 2/91/1812/F dated 28/08/91.**

Second Schedule: **Willowfield Grange Lynn Road Walsoken Norfolk together with garden land shown outlined on the attached plan in red.**

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.*

CERTIFICATE OF LAWFUL USE OR 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

Borough Council of
KING'S LYNN & WEST NORFOLK

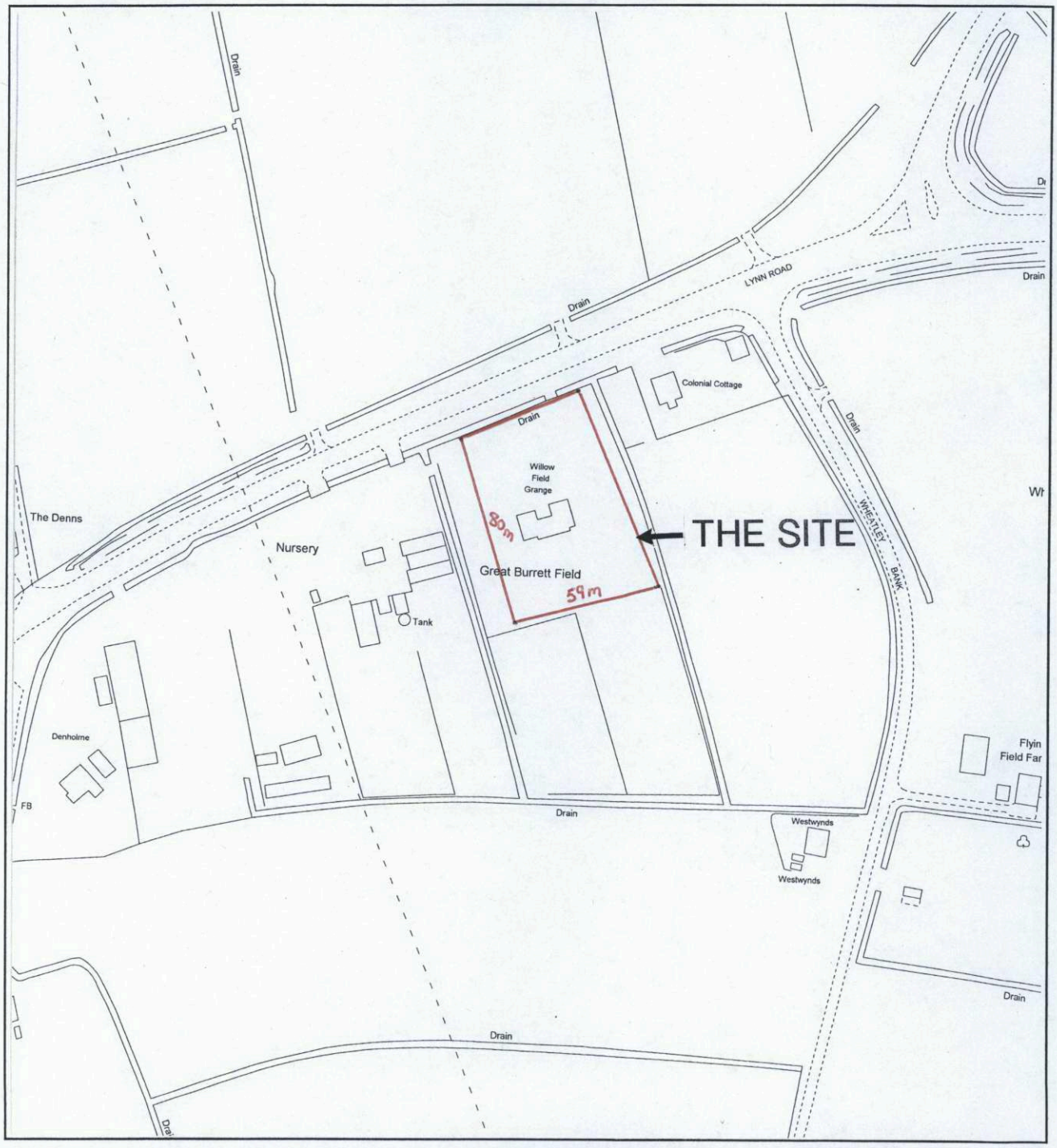
A Plan showing site at: Willowfield Grange, Lynn Road, Walsoken, Norfolk.

Ref: 2/03/2473/LD

Traced From: TF 4812

Date: 23-January-04

Scale: 1 : 2500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Officer. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Borough Council of King's Lynn and West Norfolk. Licence No. LA086045. Published 2001

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 SJA Design
10 Iveagh Close
Dersingham
Norfolk
PE31 6YH

Ref. No. **2/03/2472/F**

Received 22 December 2003

Location **3 Le Strange Terrace**
Parish **Hunstanton**

Applicant Miss Gill Bayes
3 Le Strange Terrace
Hunstanton
Norfolk
PE36 5AJ

Details **Alterations including link to public footpath**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 development hereby approved full details of the colour to be applied to the western elevation shall be submitted to and approved in writing by the Borough Planning Authority. The development shall then be carried out in accordance with the approved details.

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 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 7/5: Holiday Development Zone

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
05 February 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

Ref. No. **2/03/2471/CU**

Applicant Mrs S Ward
83 Downham Road
Watlington
Kings Lynn
PE33 OHT

Received 22 December 2003

Location **11 Meadow Close**
Parish **North Wootton**

Details **Change of use from hair salon 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 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
06 February 2004

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.

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

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

Agent D H Williams
72A Westgate
Hunstanton
Norfolk

Applicant G H Owen Property Ltd
2 Waldens Barns
Chapel Road
Dersingham
Norfolk

Ref. No. **2/03/2470/D**

Received 19 December 2003

Location **Land rear of 28 Manor Road**

Parish **Dersingham**

Details **Construction of chalet bungalow 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 **as modified by letter and plan received 6 February 2004 and** in accordance with the grant of outline permission.

.....
Head of Planning
on behalf of the Council
3 March 2004

Checked by: .....

Local Plan

Policy 4/21 – Built Environment Areas.

Policy 9/29 – Planning applications: general considerations.

Norfolk Structure Plan

Policy ENV.12 – Design.

Note: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/03/0736/O.

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 F Munford
36 New Sporle Road
Swaffham
Norfolk
PE37 7JQ

Ref. No. **2/03/2469/F**

Received 19 December 2003

Location **18 Munson's Place**
Parish **Feltwell**

Applicant Mr & Mrs T Roberts
18 Munson's Place
Feltwell
Norfolk
IP26 4DF

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 **accompanied by west elevation plans and letter received 4 February 2004 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.

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.

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 Area

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

REFUSAL OF LISTED BUILDING CONSENT

Notice of decision

APPEAL LODGED
APP/U2635/E/04/1147046
8/4/04
APPEAL DISMISSED.
29/3/05
ENF NOTICE UPHELD

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. **2/03/2468/LB**

Received 19 December 2003

Location **22 Church Lane**
Parish **Heacham**

Applicant Mr & Mrs Bell
22 Church Lane
Heacham
Norfolk
PE31 7HJ

Details **Installation of UPVC windows and rear door**

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

Listed Building Consent is refused for the execution of the works referred to above for the following reason:

1) The installation of the UPVC windows and door into a Grade II Listed Building would damage the historic and architectural character of the building, contrary to Policy ENV.13 of the Norfolk Structure Plan and Policy 4/16 of the King's Lynn and West Norfolk Local Plan.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 February 2004

Checked by: .....

Note: It is an offence to alter a listed building without the necessary consent. Given the fact the alterations applied for have already taken place, you may be liable to prosecution and/or enforcement action.

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Rural	**Ref. No.**	2/03/2467/F
Applicant	Mr M J L Trash Claremont Beacon Hill Road Burnham Market Norfolk PE31 8ET	**Received**	19-DEC-2003
		Expiring	12-FEB-2004
		Location	Site adjacent to Claremont Beacon Hill Road
Agent	Richard C F Waite 34 Bridge Street King's Lynn Norfolk PE30 5AB		
		Parish	Burnham Market
Details	Construction of house, alterations and upgrading of access and construction of detached double garage to be shared by both houses		
		Fee Paid	£ 220.00

Wilkdnm
B.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

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. **2/03/2466/F**

Received 18 December 2003

Location **Loune**
South Road

Parish **Shouldham Thorpe**

Applicant Miss L S Mellish
Loune
South Road
Shouldham Thorpe
King's Lynn
Norfolk

Details **Two storey extension to dwelling and pitched roof to replace 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.

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 Wade

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2465/F
Applicant	Mr & Mrs H Collins Leewood Herrings Lane Burnham Market Norfolk	**Received**	18-DEC-2003
		Expiring	11-FEB-2004
		Location	Leewood Herrings Lane
Agent	Knight & Associates 6 Old Railway Yard Station Road Burnham Market Norfolk PE31 8UP	**Parish**	Burnham Market
Details	Two storey extension to dwelling		
		Fee Paid	£ 110.00

Withdrawn
20.1.04

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 Grahame Seaton Design Ltd
67 St Peters Road
Upwell
Wisbech
Cambs

Ref. No. **2/03/2464/F**

Received 18 December 2003

Location **Chapel House Farm**
Salters Lode

Parish **Downham West**

Applicant Mr J Wong
Chapel House Farm
Salters Lode
Downham Market
Norfolk

Details **Extension to create swimming pool cover**

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

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

Checked by: .....

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

Pastimes
c/o David Taylor
11 Milton Avenue
King's Lynn
Norfolk

Reference No: 2/03/2463/F

Validated: 18 December 2003

Parish:

Details: **Construction of 10 flats and extension to existing flat at Rear of Pastimes 7 9 11 & 13 Tower Street King's Lynn**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 submitted application details of the type, colour and texture of all materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates. The development shall be carried out in accordance with the approved details.

3. Prior to the commencement of the development full details of the bellustrades, rainwater goods, roof lights, doors and window styles and reveal cill and header treatments shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. All windows and doors shall be set back from the face of the building within the window reveals by a minimum of 100mm unless approved otherwise in writing by the Local Planning Authority.

5. Prior to the commencement of the development details of the hard surfacing materials to be used within the development shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

6. No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

7. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be undertaken to avoid risk to the public/buildings/environment before the site is developed. The development shall not commence until the measures approved in the scheme have been implemented.

8. Prior to the occupation of the development hereby approved bicycle and dustbin storage facilities shall be provided in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The bicycle and dustbin storage facilities shall thereafter be retained.

9. Prior to the commencement of the development a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority that provides for the retention of the facilities to 11 and 13 Tower Street. The development shall be implemented in accordance with the approved details.

10. The development shall be carried out in complete accordance with the submitted plans as amended by Drawing Nos P/E/04/GF, P/PR/01A/PE/1, P/PR/07/GF, P/PR/08/FF and P/PR/09/SF received by the Local Planning Authority on 23 February 2004 and Drawing Nos P/PR/03/RL and P/PR/02B/PSE/RI received by the Local Planning Authority on 5 May 2004.

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 external appearance and grouping of materials in accordance with Policy ENV.12 of the Norfolk Structure Plan, 1999 and Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

3. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV.12 of the Norfolk Structure Plan, 1999 and Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

4. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy ENV.12 of the Norfolk Structure Plan, 1999 and Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

5. To ensure satisfactory external appearance and grouping of materials in accordance with Policy ENV.12 of the Norfolk Structure Plan, 1999 and Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

6. To safeguard archaeological interests in accordance with Policy ENV.13 of the Norfolk Structure Plan, 1999 and Policy 4/11 of the West Norfolk Local Plan, 1998.

7. To mitigate the potential risks associated with contaminated land.

8. In order to ensure that facilities are available in the interests of the residential amenities of the future occupiers.

9. In order to safeguard the integrity of the building in accordance with Policy ENV.13 of the Norfolk Structure Plan, 1999 and Policy 4/12 of the King's Lynn and West Norfolk Local Plan, 1998.

10. For the avoidance of doubt and to ensure a satisfactory standard of development.

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 H2: Housing densities
Policy ENV12: Design
Policy ENV13: Historic buildings, archaeology & the historic landscape

Local Plan

Policy 4/11:	Conserving areas of archaeological interest - recording
Policy 4/12:	Development in Conservation Areas
Policy 9/3:	Density
Policy 9/29:	Planning applications: general considerations
Policy 9/32:	Parking standards

Jeffrey Clarke

.....

Head of Planning
On behalf of the Council
5 July 2004

Checked by: .....

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

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 Russen & Turner
17 High Street
King's Lynn
Norfolk
PE30 1BP

Ref. No. **2/03/2462/F**

Received 17 December 2003

Location **Land rear of 62 West End**

Parish **Northwold**

Applicant Mr T Gostling
62 West End
Northwold
Thetford
Norfolk
IP26 5LG

Details **Construction of 3 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 reason:

1) Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. Contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) The proportions of the double garages are suburban in design and do not compliment the rustic character of this setting within the conservation area of Northwold. The proposal is therefore contrary to the provisions of Policies ENV.12 and ENV.13 of the Norfolk Structure Plan (1999) and Policies 4/12, 4/21 and 9/29 of the Local Plan (1998).

3) The relationship of the proposed dwelling on Plot 2 with properties to the immediate east of the site would result in overlooking to such a degree as to adversely affect the residential amenity of neighbouring occupiers. This would be contrary to the provisions of Policy 9/29 of the Local Plan (1998).

.....
Head of Planning
on behalf of the Council
11 March 2004

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 Robert & Fralilo
17 Old School Court
King Street
King's Lynn
PE30 1BD

Applicant Tutor Place Ltd
c/o 18 Old School Court
King's Lynn
Norfolk
PE30 1RD

Ref. No. **2/03/2461/LB**

Received 17 December 2003

Location **Old School Court**
King Street

Parish **Kings Lynn**

Details **Removal of exterior spiral iron staircase**

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) All areas of brickwork affected by the removal of the staircase shall be restored to match the existing to the satisfaction of 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 ensure that the character of the Listed Building is preserved in accordance with Policy 4/16 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 4/16: Alteration of Listed Building – Preservation of Character.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
10 February 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 Sturdivant Design Ltd
Blackberry Cottage
Cranworth
Thetford
Norfolk
IP25 7SH

Ref. No. **2/03/2460/F**

Received 17 December 2003

Location **18 Ventura Close**
Parish **Methwold**

Applicant Mr D Freeman
18 Ventura Close
Methwold
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:

Local Plan

Policy 9/29: Planning Applications – General Considerations

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

Ref. No. **2/03/2458/F**

Applicant W & S Nunn
44 London Road
Downham Market
Norfolk
PE38 9AT

Received 17 December 2003

Location **Land off Victory Road**
Parish **Downham Market**

Details **Variation of condition 1 of planning permission 2/00/1693 to extend the time period for the submission of reserved matters**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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) 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 building/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 application to form an integral part of the application.

4) The dwellings hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

5) Notwithstanding the details shown on the submitted plan the details submitted in accordance with Condition 2 above shall include the full details of the siting, construction, lighting and maintenance of the public footpath/cycleway to provide public access from Victory Road through to the south western corner of the Tesco site.

6) The footpath/cycleway shall be constructed and completed to the written satisfaction of the Borough Planning Authority before the occupation of the first dwelling hereby approved.

7) Before the start of any operations on the site, including site clearance, details of all existing trees on site with a stem diameter of 75mm (or greater), taken 1.5m above ground level, shall be supplied to the Borough Planning Authority and shall include the following information:

   (a) Location, species, reference number, girth or stem diameter (taken 1.5m above ground level) accurate canopy spread and an assessment of condition, with each tree given a specific reference number.

Cont/....

(b) Existing ground levels at the base beneath the canopy spread of trees shall be given where nearby changes in level or excavations are proposed.

(c) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.

(d) Positions and details of fencing or hoarding, prohibited areas and other physical means of protecting trees shall be submitted to and agreed with the Borough Planning Authority in writing prior to the carrying out of any works on site.

8) Prior to the 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 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 92 of the Town and Country Planning Act 1990.

2) This permission is granted under Article 7 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 7 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 occupies of the nearby properties in accordance with Policy 9/29 of the Local Plan.

5) To comply with Policy 9/13 of the King's Lynn and West Norfolk Local Plan, in order to provide a facility for the local residents.

6) To ensure a properly planned development in accordance with Policies 9/13 and 9/29 of the Local Plan.

7) In the interests of visual amenity and to ensure the retention of trees and hedgerows which make a significant contribution to the local environment in accordance with Policy 9/29 of the Local Plan.

8) To ensure a satisfactory method of surface water drainage in accordance with Policy 9/21 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:

Structure Plan

Policy H.4: Housing in Towns – Rural Centres

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/13: Footpath/Cycleway Network

Policy 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
02 February 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2457/F
Applicant	Mr & Mrs Delmar Morgan Mulberry Cottage 5 Western Terrace London W6 9TX	**Received**	17-DEC-2003
		Expiring	10-FEB-2004
		Location	Casablanca The Green
Agent	Robin Moore Ede & Associates 46 Albemarle Street London W1S 4JN		
		Parish	Thornham
Details	Construction of house after demolition of existing dwelling		
		Fee Paid	£ 220.00

Withdrawn
11.2.04

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 Ian J M Cable
Highlands
Wretton Road
Boughton
Norfolk
PE33 9AJ

Ref. No. **2/03/2456/LB**

Received 17 December 2003

Location **4 Mill Farm**
Parish **Burnham Overy**

Applicant A Botterill
1 North Square
London

Details **Mezzanine floor over existing first floor and insertion of roof light**

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.

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 & The Historic Landscape

Local Plan

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

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

Policy 9/29: Planning Applications – General Considerations

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

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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Applicant Mr D Wing
Hughendon
Wisbech Road
Walpole St Andrew
Norfolk
PE14 7LR

Ref. No. **2/03/2455/O**

Received 17 December 2003

Location **Wisbech Road**
Walpole St Andrew

Parish **Walpole**

Details **Site for construction of 2 dwellings**

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) The dwelling hereby permitted shall be erected on a building line to conform with that of the existing properties adjacent to the site.

Cont/....

2/03/2455/O

7) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by the erection of fencing or some other means which shall previously have been agreed in writing by the Borough Planning Authority.

8) 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
   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.

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 safeguard the amenities and interests of the occupiers of nearby property.

7) 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.

8) 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 H.7: 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
05 February 2004

Checked by: .....

Note: Please find attached letter dated 2 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 Mr M I Careless
35 Hunstanton Road
Heacham
King's Lynn
Norfolk
PE31 7JY

Applicant Heacham Methodist Church
65 Station Road
Heacham
King's Lynn
Norfolk
PE31 7EY

Details **Extension to form store**

Ref. No. **2/03/2454/F**

Received 17 December 2003

Location **Heacham Methodist Church**
65 Station Road

Parish **Heacham**

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

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2453/O
Applicant	Mr K P Wright 60 West End Northwold Thetford Norfolk IP26 5OG	**Received**	16-DEC-2003
		Expiring	09-FEB-2004
		Location	Furlong Drove
Agent	Vawser & Co 46 West End March Cambs PE15 8DL		
		Parish	Stoke Ferry
Details	Site for construction of one agricultural dwelling		
		Fee Paid	£ 220.00

Hilldrian
13.2.04

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

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. **2/03/2452/F**

Received 16 December 2003

Location **39 The Broadway**
Parish **Heacham**

Applicant Mr A Peacock
30 The Broadway
Heacham
King's Lynn
Norfolk

Details **Ground floor and first floor extensions to dwelling including new 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.

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
29 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 Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk
PE37 7BH

Ref. No. **2/03/2451/F**

Received 16 December 2003

Location **13 St Lawrence Close**
Parish **Harpley**

Applicant Mr and Mrs M Peaston
13 St Lawrence Close
Harpley
King's Lynn
Norfolk
PE31 6TS

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 plans received 19 January 2004 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 south/west 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, 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 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 February 2004

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

Applicant Mr J Wiffen
t/a Brightwood Stud
31 Burrettgate Road
Walsoken
Norfolk
PE14 7BN

Ref. No. **2/03/2450/O**

Received 16 December 2003

Location **Paradise Farm**
Biggs Road
Parish **Walsoken**

Details **Site for construction of dwelling, stables, covered area and associated buildings for equine breeding stud**

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 six months from the date of this permission (otherwise the permission lapses); and the development shall be begun within either one year from the date of this permission or six months 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 accommodation hereby approved shall be constructed for and first occupied by Mr J A Wiffen, trading as Brightwood Stud. Thereafter, the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the equestrian business on the site, or a widow or widower of such person and to any resident dependents.

5) The details to be submitted under Condition 2 above shall include details of vehicular passing bays along Biggs Road. Such approved bays shall be constructed and surfaced to the satisfaction of the Borough Planning Authority prior to the commencement of any business use of the site.

6) 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, and additionally to accord with details to be approved in writing by the Borough Planning Authority, for the first 10 metres into the site as measured back from the near edge of the adjacent carriageway.

7) Prior to the first occupation of the development hereby permitted the proposed access, on-site parking, servicing, loading, unloading, turning and waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Cont/....

8) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and 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.

9) In conjunction with the requirements of condition 2 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.

The Reasons being:

1) This application has been submitted supported by grounds showing necessity for the development in the essential interest of agriculture or horticulture in this particular location. The proposal has been approved on the basis of this specific need and the applicant's good faith should be confirmed by the implementation of the proposal within the period stated.

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 provide for the specific personal needs advanced by the applicant.

5) In the interests of highway safety.

6) In the interests of highway safety.

7) In the interests of highway safety.

8) To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment.

9) To ensure the development in satisfactorily integrated into the surrounding countryside.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
20 April 2004

Checked by: .....

Notes:

(i) This consent relates to the application site only and the use of additional land for paddocks associated with the stud farm may require separate consent.

(ii) Adequate provision shall be made within the site for turning of fire service vehicles to meet Building Regulations.

(iii) Please find attached letter dated 22 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 B Burnett
21 Shelduck Drive
Snettisham
King's Lynn
PE31 7RG

Applicant Mr and Mrs Priestly
Bramble
Choseley Road
Brancaster
Norfolk
PE31 8AY

Ref. No. **2/03/2449/F**

Received 16 December 2003

Location **Bramble**
Choseley Road

Parish **Brancaster**

Details **Creation of first floor to bungalow including new roof, dormer windows and chimney**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 20 January 2004 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 Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke

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

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 and Son
1-3 South Brink
Wisbech
Cambs

Applicant Exors of F R Upson decd
c/o Barclays Bank
Gadbrook Park
Northwich
Cheshire

Ref. No. **2/03/2448/O**

Received 16 December 2003

Location **Land south of St-Lo**
4 Mill Road

Parish **Walpole Highway**

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 erected on a building line to conform with that of the existing properties adjacent to the site.

5) The dwelling hereby permitted shall be of two storey construction and shall be designed in sympathy with the existing development adjacent to the site.

6) 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 southern elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

7) The details submitted under Condition 2 above shall include boundary treatments to the site and shall make provision for a 1.8 metre close boarded fence along the southern boundary of the plot.

The Reasons being:

1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Cont/....

2/03/2448/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) In the interests of the street scene.

5) In the interests of the street scene.

6) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

7) In the interests of residential 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 8/1: New Housing in Villages

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
05 February 2004

Checked by: .....

Note

: Please find attached letter dated 2 January 2004 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

Agent Russen and Turner
17 High Street
King's Lynn
Norfolk
PE30 1BP

Ref. No. **2/03/2447/CU**

Received 16 December 2003

Location **Barns to rear of 64 West End**

Parish **Northwold**

Applicant Dr C G Goymour
Little Thatch
Buntingford
Hertfordshire
SG9 0BL

Details **Conversion of barns to three residential dwellings and 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 reason:

1) Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. Contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) The scale, layout and design of the new-build barn and associated garage do not respect or enhance the character and appearance of this collection of rustic buildings set within the conservation area of Northwold. The development is therefore contrary to the provisions of Policy ENV.12 and ENV.13 of the Norfolk Structure Plan (1999) and Policies 4/12 and 4/21 of the Local Plan (1998).

3) The relationship of the new-build barn to the conversion of existing buildings would result in overlooking to such a degree as to adversely affect the residential amenity of future occupiers. The proposal is therefore contrary to Policy 9/29 of the Local Plan (1998).

4) The layout and design of Barn 3 is lacking in private amenity space to serve an independent dwelling and therefore constitutes an over-development of the site contrary to Policy 9/29 of the local Plan (1998).

.....
Head of Planning
on behalf of the Council
11 March 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 Revd H Walker
The Manse
School Road
Terrington St John
King's Lynn
PE14 7SE

Ref. No. **2/03/2446/CU**

Received 16 December 2003

Location **The Methodist Church**
Ely Row

Parish **Terrington St John**

Applicant The Methodist Church
Terrington St John
Ely Row
Terrington St John
King's Lynn
Norfolk

Details **Change of use of Methodist Church 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 17 March 2004 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 any construction commences, a noise insulation scheme shall be submitted to and approved by the Borough Planning Authority. The scheme shall specify:

   i) How noise levels inside the residential properties 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 the trickle vents open.

   ii) How noise levels within the garden of the residential property shall not exceed 55 (60 min L_{AEQ}).

   iii) The details of the internal layout must be provided to show where noise sensitive rooms such as bedrooms will be located.

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 ground floor windows on the eastern elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.

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 eastern or western elevations, including rooflights and dormer windows, of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

Cont/....

6) The indicated parking area within the site, as indicated on plan reference 589/02, received by the Borough Planning Authority on 17 March 2004 shall be retained as a vehicle parking area at all times and shall be retained free from any obstruction at all times.

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 91 of the Town and Country Planning Act 1990.

2) To protect the amenity of occupants of the new development.

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 prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

5) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

6) To prevent obstruction of the highway in the interests of highway and pedestrian safety.

7) 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
14 April 2004

Checked by: .....

Notes: **(i)** 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.

(ii) This consent does not authorise any obstruction of or alteration to the adjacent public and/or private right of way to the west of the site.

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 P Chick and Partners
23 St STtephens Road
Norwich
NR1 3SP

Applicant Mr A Golding
May Cottage
Lady Drove
Barroway Drove
Downham Market
Norfolk

Ref. No. **2/03/2445/F**

Received 16 December 2003

Location **May Cottage, Lady Drove**
Barroway Drove

Parish **Stow Bardolph**

Details **Extensions to dwelling to replace existing 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 **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 Cooke
.....
Head of Planning
on behalf of the Council
21 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 Weekone Consulting
39 Westway
Wimbotsham
King's Lynn
Norfolk

Applicant Mr P Maclean
387 Elm Road
Upper Marham
King's Lynn
Norfolk

Ref. No. **2/03/2444/F**

Received 15 December 2003

Location **Old School House**
Church Road

Parish **West Dereham**

Details **Conversion of former school 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 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
21 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 Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk
PE30 1QT

Ref. No. **2/03/2443/CU**

Received 15 December 2003

Location **1 Sir Lewis Street**
Parish **Kings Lynn**

Applicant Miss S Baxter
c/o 17 Gaywood Road
King's Lynn
Norfolk
PE30 1QT

Details **Conversion of existing property into 2 flats and construction of 6 further 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) Prior to commencement of development full details of on-site cycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be put in place prior to occupation of the first unit hereby approved and shall be retained in place thereafter for the lifetime of the development.

3) Prior to commencement of development full details of all external building materials shall be submitted to and approved in writing by the Local Planning Authority.

4) 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 approved by the Local Planning Authority.

5) Prior to commencement of development full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

6) The kitchen window to flat 4 as shown on the approved plans shall be obscurely glazed that shall thereafter be retained in that condition.

7) No development shall take place within the site until the applicant, their agent or successor in title has: -
   a) Caused to be implemented a programme of archaeological evaluation in accordance with a first written scheme of investigation that has been submitted to and agreed in writing by the local planning authority; and next
   b) Submitted the results of the archaeological evaluation to the local planning authority; and next
   c) Secured the implementation of a programme of archaeological mitigatory work in accordance with a second written scheme of investigation that has been submitted to and approved in writing by the local planning authority; and next, if the mitigatory works consists of further excavation
   d) A formal legal contract with an archaeological contractor has been submitted to and agreed in writing by the local planning authority. Such a contract will deal with all the details contained in the approved detailed second written scheme of investigation, including post-excavation assessment, analysis, archiving and publication of results.

Continued/...

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 arrangements in the in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

3) To ensure that the materials used are appropriate for the location and design of the building in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

4) To ensure that the design of the windows and doors, method of installation and detailing are appropriate for the location and the design of the building in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

5) To ensure that the boundary treatments used are appropriate for the location in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

6) To minimise loss of privacy and overlooking within the communal courtyard in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

7) To secure an archaeological investigation of the site and to ensure that any archaeological remains are recorded, preserved in situ or removed as may be appropriate in accordance with policy ENV.13 of the Norfolk Structure Plan 1999 and policy 4/10 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.

Local Plan

Policy 4/10 – Areas of Archaeological Interest.
Policy 4/21 – Built Environment Type D.
Policy 9/29 – Planning applications: General considerations.

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

Checked by: .....

NOTES:

1) 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 the safe development and secure occupancy of the site lies with the developer.

2) Please find attached letter dated 2nd January 2004 from the Environment Agency.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2442/F
Applicant	Castle Acre Parochial Church c/o Mr D Bowman 2 Braeford Close Lower Hellesdon Norwich	**Received**	15-DEC-2003
		Expiring	08-FEB-2004
		Location	The Parish Church of St James
Agent	Neil H Birdsall 3 Pottle's Alley Hingham Norfolk NR9 4HS		
		Parish	Castle Acre
Details	Siting of replacement oil tank		
		Fee Paid	£ 110.00

Withdrawn
14/7/04

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

Applicant JC Decaux UK Ltd
991 Great West Road
Brentford
TW8 9DN

Ref. No. **2/03/2440/A**

Received 15 December 2003

Location **Tesco Store (1 of 2)**
St Faith's Drive
Parish **Kings Lynn**

Details **Siting of 2 internally illuminated free standing rotating panels either side of main entrance (positions 2 and 3 on submitted plan)**

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 plan received 12 January 2004 under cover of letter dated 8 January 2004 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 9/34: Advertisements

Jeffrey Clarke

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

Checked by: .....

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

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

Agent

Applicant JC Decaux UK Ltd
991 Great West Road
Brentford
TW8 9DN

Ref. No. **2/03/2440/A**

Received 15 December 2003

Location **Tesco Store (2 of 2)**
St Faith's Drive

Parish **Kings Lynn**

Details **Siting of internally illuminated free standing advert panel in planting area behind 39 Lynn Road**

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 referred to above **as modified by plan received 12 January 2004 under cover of letter dated 8 January 2004 and** for the following reason:

1) The proposed advertising panel will be unduly intrusive in the street scene by virtue of the illumination proposed. It will also lead to the loss of part of a mature planting scheme with a consequent negative impact upon the character of the area. The proposal is therefore contrary to Policy 9/34 of the King's Lynn and West Norfolk Local Plan 1998.

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2439/F
Applicant	Mrand Mrs K Harrison 24 White Road Methwold Norfolk	**Received**	15-DEC-2003
		Expiring	08-FEB-2004
		Location	Plot 2 Rear of 35-45 High Street
Agent	Milburn Leverington Thurlow 3 Whiting Street Bury St Edmunds Suffolk IP33 1NX		
		Parish	Methwold
Details	Construction of house and detached garage		
		Fee Paid	£ 220.00

Withdrawn
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

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

Agent

Applicant T C Manley
1 Felbrigg Road
Downham Market
Norfolk
PE38 9NX

Ref. No. **2/03/2438/CU**

Received 17 December 2003

Location **1 Felbrigg Road**
Parish **Downham Market**

Details **Change of use from landscape area to private 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 conditions:**

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

2) Prior to commencement of any development on the site, a scheme for re-planting/supplementary planting for the remaining landscaped area shall be submitted to and agreed in writing with the Borough Planning Officer and the scheme shall be implemented in accordance with the details agreed.

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 estate 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 - Type D.
Policy 9/29 - Planning applications: general considerations.

.....
Head of Planning
on behalf of the Council
24 February 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 NTL
The NTL Tower
Jagger Lane
Emley Moor
HD8 9TQ
FAO Mr T Wilkinson

Ref. No. **2/03/2437/F**

Received 15 December 2003

Location **NTL Hunstanton (E)**
Downs Road

Parish **Old Hunstanton**

Applicant Royal National Lifeboat Inst
West Quay Road
Poole
BH15 1HZ

Details **Relocation of existing RNLI antenna on existing communications tower**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 CS.7: Development in the Countryside

Local Plan

Policy 9/28: Telecommunications

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

APPEAL LODGED
APP/U2635/A/04/1151446
7/6/04
APPEAL DISMISSED
2/2/05

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 Ian J M Cable
Highlands
Wretton Road
Boughton
Norfolk
PE33 9AJ

Ref. No. **2/03/2436/F**

Received 15 December 2003

Location **Sutton House**
Overy Road
Parish **Burnham Market**

Applicant Mr & Mrs N Fryer
Sutton House
Overy Road
Burnham 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 refused for the carrying out of the development referred to above for the following reason:

1) The proposed extension, by reason of its design, siting and scale, is not considered to have sufficient regard to the architectural characteristics of the existing building and, thereby, neither preserves or enhances the character and appearance of the Conservation Area in which it is located. If permitted it would be contrary to the aims and objectives of Policy ENV.13 of the Norfolk Structure Plan and Policies 4/12 and 9/29 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

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

Checked by: .....

2/03/2434/CM

Planning Ref. No C/2/2003/2022

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Mr P Godfrey
Chelwood House
Sherborne Road
Dersingham
Norfolk
PE31 6HZ

DEVELOPMENT SERVICE
RECEIVED
26 SEP 2007

Particulars of Proposed Development

Location: Mill Drove Blackborough End

Applicant: King's Lynn Sand & Gravel Co

Agent: Mr P Godfrey

Proposal: Recycling of top soil for resale

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 3 December 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

Schedule of Conditions & Reasons Planning Ref. No. C/2/2003/2022

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 material other than waste falling within Waste Category 1, as defined on the attached schedule of waste types, shall be brought onto the site

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 7,200 tonnes of material per annum shall be brought onto the site

9. From the date of this permission the operators shall maintain records of their monthly output and shall make them available to the County Planning Authority at any time upon request. All records shall be kept for at least 2 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;
(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.

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 permisssion 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. 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.

15. 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.

8,9 To ensure orderly working in the interest of the amenities of the surrounding, area to accord with the Waste Local Plan Policy WAS 13.

10-13 To ensure the proper and expeditious restoration of the site, to accord with the Waste Local Plan Policy WAS 34.

14 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

A G R E E M E N T

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

Ns/22914

T H I S A G R E E M E N T is made by Deed the 10th day of September 2007

B E T W E E N 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:-

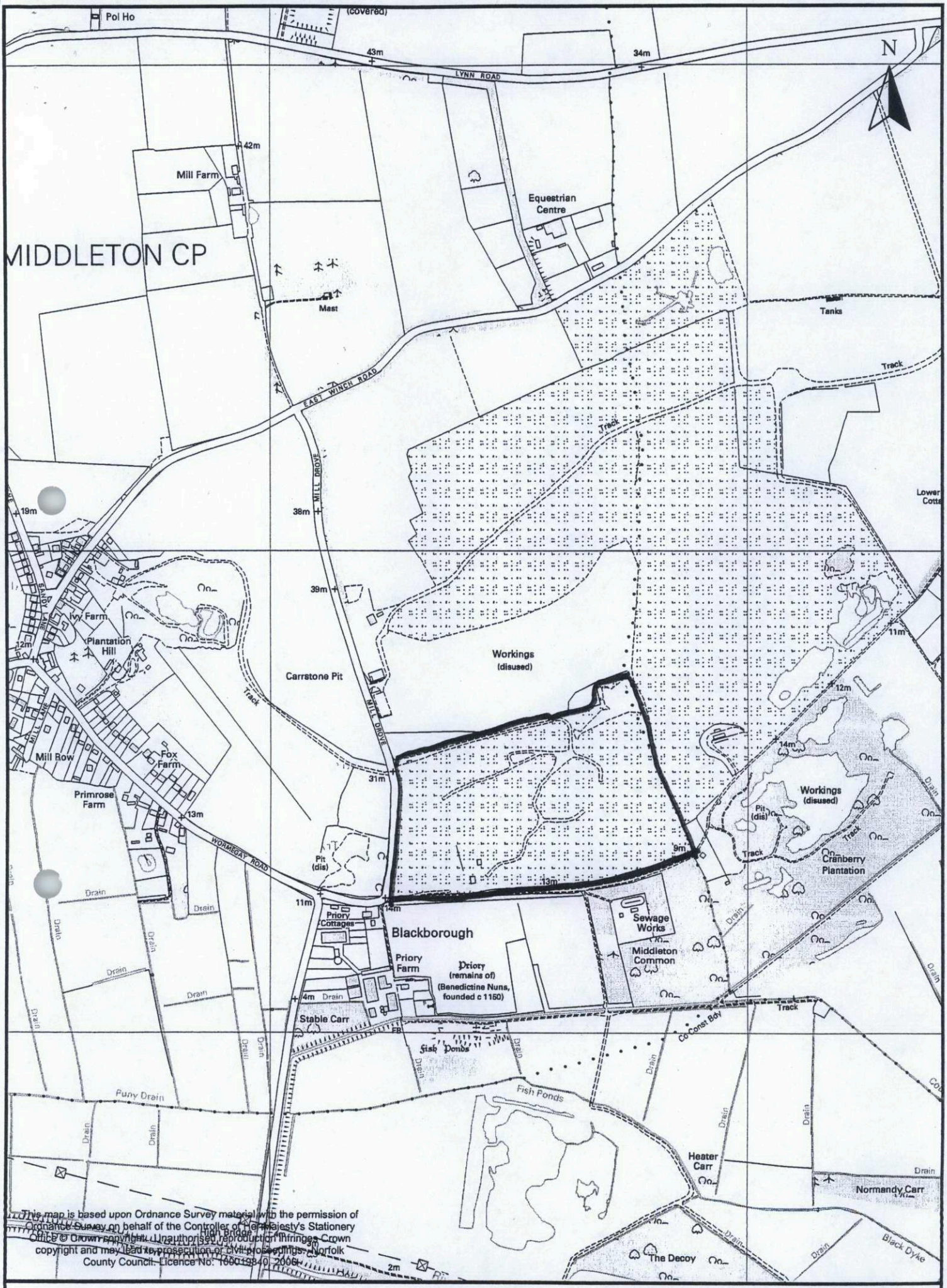
HEAD OF LAW

THE COMMON SEAL of
KING'S LYNN SAND AND GRAVEL
COMPANY LIMITED was hereunto
affixed in the presence of:-

Director

Secretary

SIGNED as a DEED by the said
WILLIAM JOHN GEORGE in the
Presence of:-



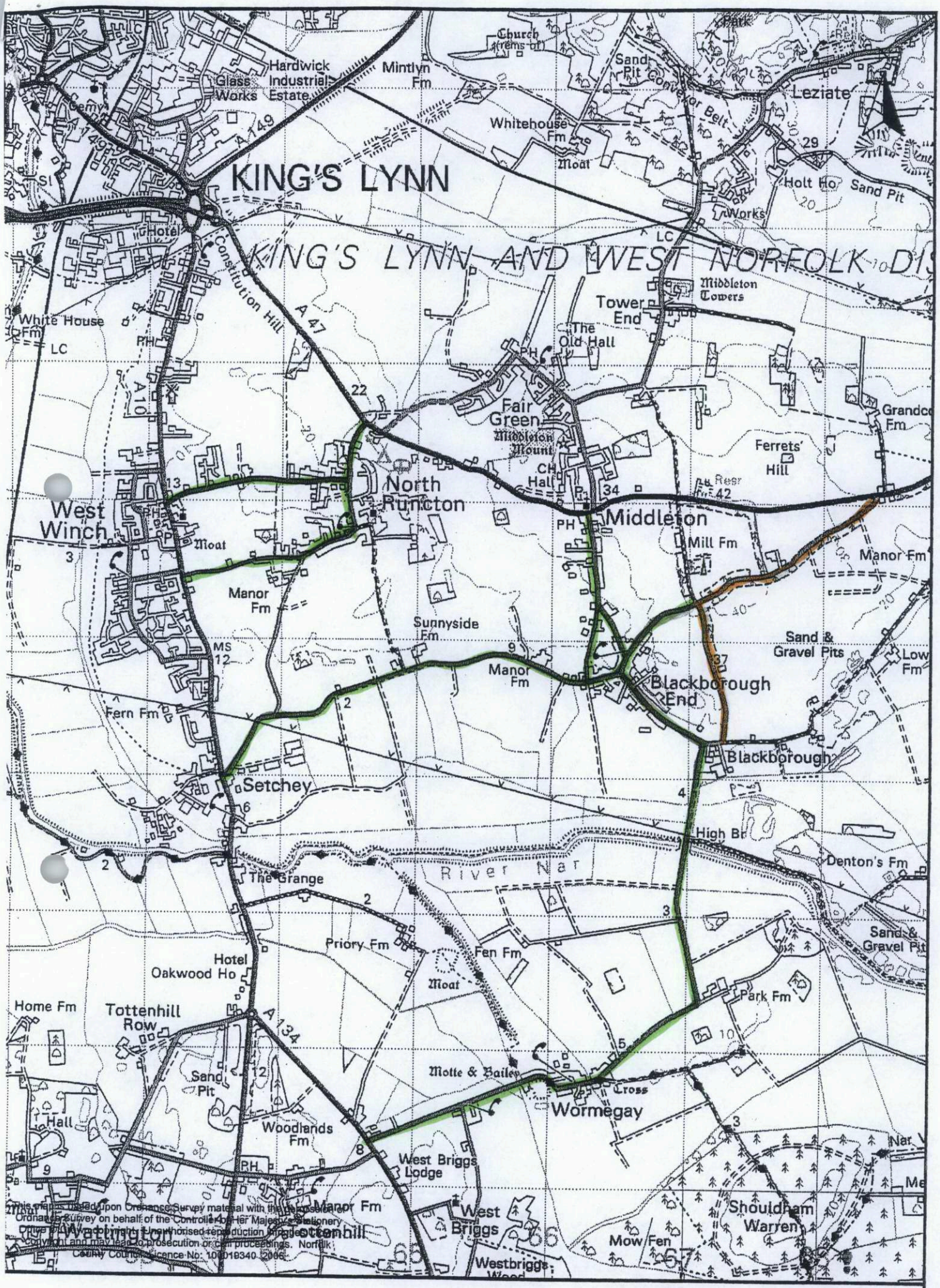
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council. Licence No. 100019340. 2006

Middleton

Norfolk County Council

Planning & Transportation GIS

Scale 1: 10000 Centered on 567430 314799



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council Licence No: 100019340 2006.

Middleton

Norfolk County Council

Planning & Transportation GIS

Scale 1: 35000 Centered on 565372 314953

2/03/2433/CM.

Planning Ref. No C/2/2003/2021

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

DEVELOPMENT SERVICE
RECEIVED
26 SEP 2007

To: Mr P Godfrey
Chelwood House
Sherborne Road
Dersingham
Norfolk
PE31 6HZ

Particulars of Proposed Development

Location: Mill Drove Blackborough End

Applicant: Mr W J George

Agent: Mr P Godfrey

Proposal: Waste Transfer Station

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 3 December 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

Schedule of Conditions & Reasons Planning Ref. No. C/2/2003/2021

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 material other than waste falling within Waste Categories 1and 2a, as defined on the attached schedule of waste types, shall be brought onto the site

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 2,400 tonnes of material per annum shall be brought onto the site

9. From the date of this permission the operators shall maintain records of their monthly output and shall make them available to the County Planning Authority at any time upon request. All records shall be kept for at least 2 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;
(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.

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 permisssion 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. 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.

15. 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.

8,9 To ensure orderly working in the interest of the amenities of the surrounding, area to accord with the Waste Local Plan Policy WAS 13.

10-13 To ensure the proper and expeditious restoration of the site, to accord with the Waste Local Plan Policy WAS 34.

14 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

A G R E E M E N T

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

Ns/22914

THISAGREEMENT 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:-

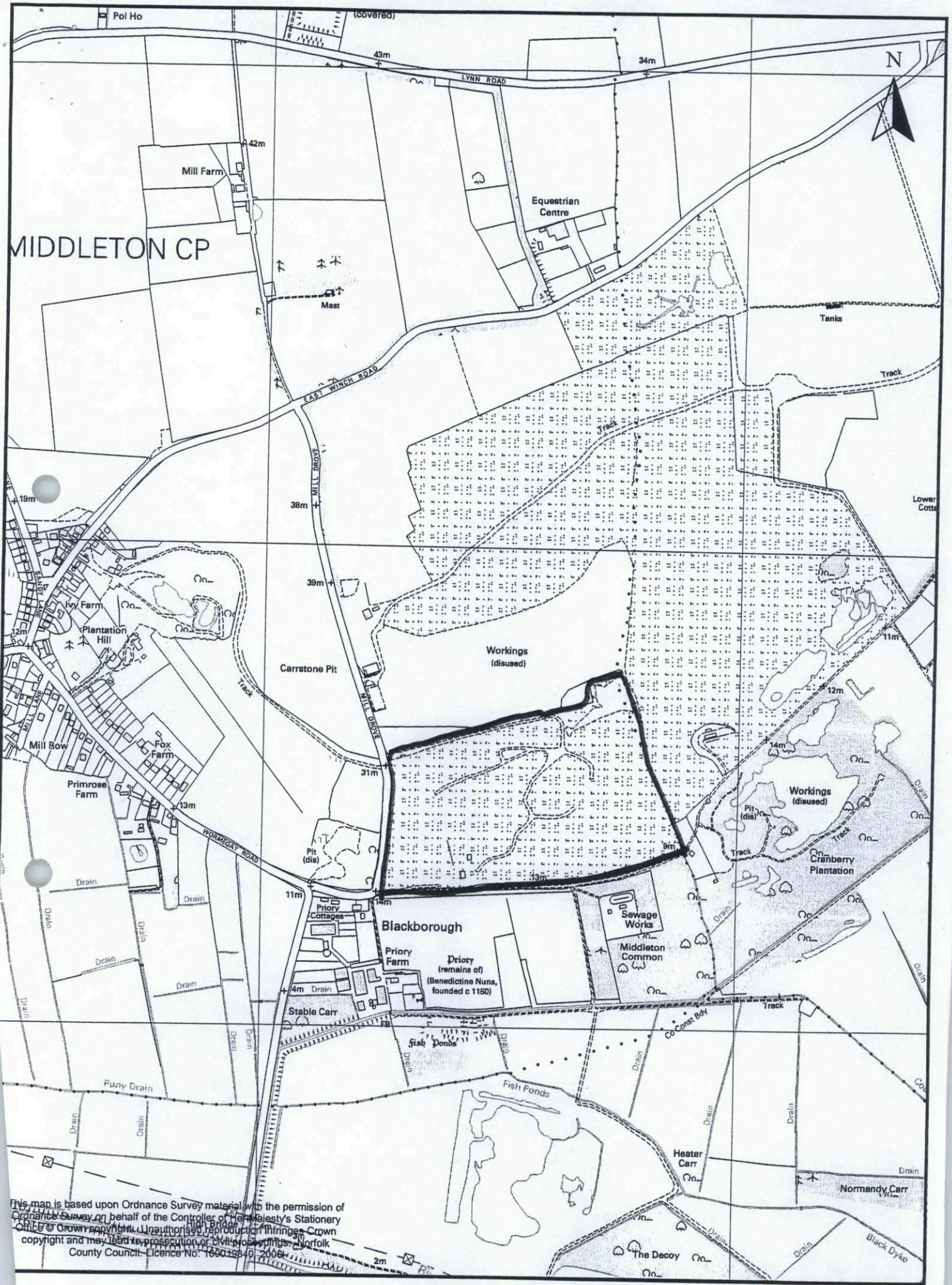
HEAD OF LAW

THE COMMON SEAL of KING'S LYNN SAND AND GRAVEL COMPANY LIMITED was hereunto affixed in the presence of:-

Director

Secretary

SIGNED as a DEED by the said WILLIAM JOHN GEORGE in the Presence of:-



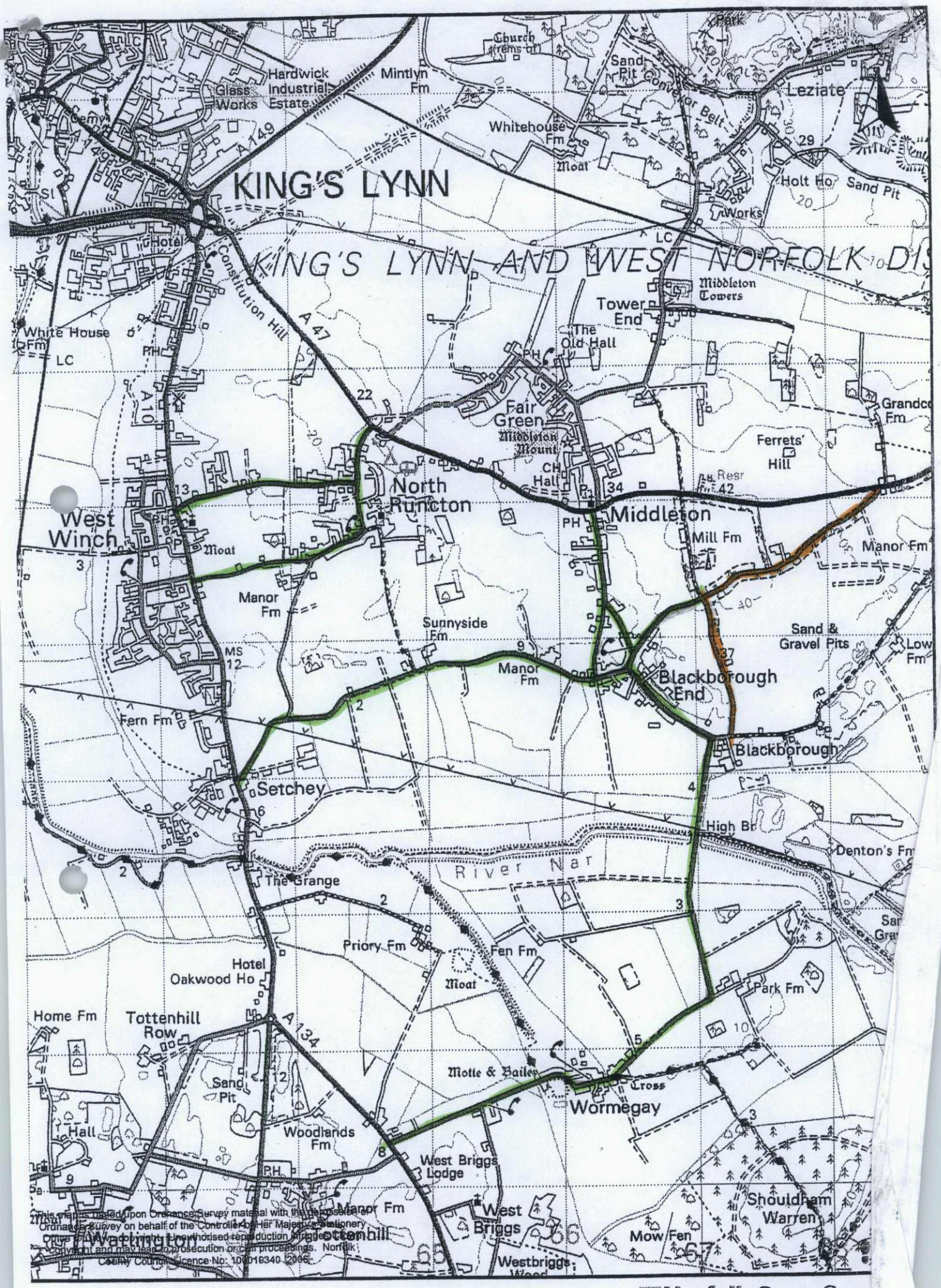
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council. Licence No. 100019340 2006

iddleton

Norfolk County Council

Planning & Transportation GIS

Scale 1: 10000 Centered on 567430 314799



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council Licence No: 100019340 2006.

Norfolk County Counc

Middleton

Planning & Transportation G

Scale 1: 35000 Centered on 565372 31

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. **2/03/2432/F**

Received 15 December 2003

Location **20 Kenside**
Parish **Snettisham**

Applicant Mr G Playford
20 Kenside
Snettisham
Norfolk
PE31 7PB

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 ENV12 - Design

Local Plan

Policy 4/21 – Built Environment Areas

Policy 9/29 – Planning applications: general considerations

.....
Head of Planning
on behalf of the Council
28 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 Peter Humphrey Associates Ltd
St Ann's Business Park
St Ann's Strett
King's Lynn
Norfolk
PE30 1LT

Ref. No. **2/03/2431/F**

Received 15 December 2003

Location **Rear of 9 Burrett Road**
Parish **Walsoken**

Applicant Argyl Developments Ltd
Argyl House
Popple Drove
Gorefield
Cambs
PE13 5JW

Details **Construction of pair of semi-detached 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 **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 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.

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 view of the limited size of the curtilage and the likely effect such development could have on the occupiers of adjacent 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:

Cont/.....

2/03/2431/F

Structure Plan

Policy ENV.12: Design

Policy H.7: 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

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

Checked by: .....

Note: The private road is the subject of a Section 106 Agreement to ensure that it remains private and is not offered for adoption. No further action on this matter is required although the applicant may wish to tie any purchaser into the maintenance agreement.

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
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2430/F**

Received 15 December 2003

Location **8 Campsey Road**
Parish **Southery**

Applicant Mr & Mrs Hardy
8 Campsey Road
Southery
Downham Market
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 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 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.

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
30 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 Ian J M Cable
Highlands
Wretton Road
Boughton
Norfolk
PE33 9AJ

Applicant Downham Country Garden Store
Bexwell Industrial Estate
Stone Cross Lane
Bexwell
Downham Market
Norfolk

Ref. No. **2/03/2429/F**

Received 15 December 2003

Location **Downham Country Garden Store**
Stone Cross Lane
Bexwell

Parish **Ryston**

Details **Relocation of parking 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) On commencement of use of the new parking facilities hereby approved, the existing parking spaces shall cease to be used by the business and its customers.

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
06 February 2004

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 Abbotts Land & New Homes
30 Market Place
Dereham
Norfolk
NR19 2AP

Ref. No. **2/03/2428/O**

Received 15 December 2003

Location **The Bungalow**
Barroway Drove

Parish **Stow Bardolph**

Applicant Mr R Wing
The Bungalow
Barroway Drove
Norfolk
PE38 0AJ

Details **Site for construction of dwelling after demolition of existing 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 single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

5) The dwelling hereby permitted shall not exceed 140m² (external measurement), ground floor space, excluding any detached garage.

6) The details required by Condition 2 above shall include the proposed boundary treatment of the site.

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/....

2/03/2428/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) To safeguard the amenities and interests of the occupiers of nearby property.

5) In the interests of visual amenity, to ensure that the development respects the rural character of the locality.

6) It is the practice of the Borough Planning Authority only to permit limited increases in size for replacement dwellings in areas where new dwellings would not normally be permitted.

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 8/9: Replacement Dwellings in the Countryside

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

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

Checked by: .....

Notes: **(i)** 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.

(ii) Please find attached letter from the Environment Agency dated 2 January 2004.

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 Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk
PE30 1QT

Applicant Renaissance Construction
c/o Agent

Ref. No. **2/03/2427/F**

Received 15 December 2003

Location **Land off Church Lane**
East of The Limes

Parish **South Wootton**

Details **Construction of 3 dwelling 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 revised by letters, plans and information from Agent received 7th January 2004, 5th February 2004 and 6th February 2004 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 the external materials to be used in the construction of the dwellings and the boundary wall shall be submitted to and approved in writing by the Borough Planning Authority. The development should then be carried out in accordance with the approved details.

3) Prior to the first occupation of the development hereby permitted the first five metres of all the vehicular accesses into the site, as measured from the near edge of the carriageway, shall be constructed to a specification which has previously been submitted to and approved in writing by the Borough Planning Authority. The method of construction should take into account the proximity of the existing Beech tree adjacent to Plot 2. In addition, if the approved construction requires the area under the Beech tree to be excavated this shall be carried out by hand.

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 to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use

5) Notwithstanding the details shown on the approved plans any wall/hedge/fence or other means of enclosure within 2 metres of the cyclepath shall not exceed 1 metre in height for a distance of 33 metres on each side of any vehicular access

Continued/...

6) 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:
(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.

7) The Beech tree within the frontage of Plot 2 shall be retained, and shall not be lopped, topped or felled 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 and in accordance with policy 9/29 of the King's Lynn & West Norfolk Local Plan

3) To ensure satisfactory access to the site and to protect the existing Beech Tree during construction of the accesses in accordance with policy 9/29 of the King's Lynn & West Norfolk Local Plan

4) To ensure the permanent availability of the parking/turning area in the interests of highway safety and in accordance with policy 9/29 of the King's Lynn & West Norfolk Local Plan

5) In the interests of the safety of users of the cyclepath in accordance with policy 9/29 of the King's Lynn & West Norfolk Local Plan

6&7) In the interests of visual amenity and to ensure the retention of trees 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 King's Lynn & 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 Type D.
Policy 9/13 - Footpath and cycleway network.
Policy 9/29 - Planning applications; general considerations.

Continued/...

Head of Planning
on behalf of the Council
24 February 2004

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

Ref. No. **2/03/2426/F**

Applicant Mr S A Scamell
3 Burch Close
Churchill Park
King's Lynn
Norfolk

Received 12 December 2003

Location **3 Burch Close**
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 plans received 26 January 2004 under cover of letter dated 23 January 2004 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 Areas

Policy 9/29 – Planning applications: general considerations

Tony Cooke

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

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 Mr & Mrs H King
14 Westfields Close
Tilney St Lawrence
King's Lynn
Norfolk
PE34 4QW

Applicant Mr & Mrs H Ockendon
16 Westfields Close
Tilney St Lawrence
King's Lynn
PE34 4QW

Ref. No. **2/03/2425/O**

Received 12 December 2003

Location **Land rear of 14 & 16 Westfields Close**

Parish **Tilney St Lawrence**

Details **Site for construction of 2 dwellings**

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 dwellings hereby permitted shall be of single storey construction and shall be designed in sympathy with existing development adjacent to the site.

5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Development Order 1995 (or any Order revoking or re-enacting that Order), no windows shall be constructed above ground floor level on any elevation of the dwellings permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

6) The details required to be submitted in accordance with Condition 2 above shall include a landscaping scheme and a clear indication given as to which trees and hedgerows are to be removed and how other features are to be incorporated into the development. All planting, seeding and turfing shall be carried out 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 five 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.

Continued/...

2/03/2425/O

The Reasons being:

1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2&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.(Local Plan Policies 4/21 and 9/29).

5) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property. (Local Plan Policy 9/29).

6) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality. (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 "other" villages.

Local Plan

Policy 4/21 - Built Environment Area Type D.
Policy 8/1 - New housing in villages.
Policy 9/29 - Planning applications: general considerations.

Head of Planning
on behalf of the Council
24 February 2004

Checked by: .....

Notes: (i) Please find attached letter dated 2nd January 2004 from the Environment Agency

(ii) A turning facility for a fire service vehicle should be provided to meet Building Regulations

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 V Hurlock
Goodwins Hall
Goodwins Road
Kings Lynn
Norfolk

Ref. No. **2/03/2424/A**

Received 12 December 2003

Location **Goodwins Hall**
Goodwins Road
Parish **Kings Lynn**

Details **Non-illuminated advertising flag and flagpole**

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.**

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

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
27 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

Ref. No. **2/03/2423/CU**

Applicant Mr M Horne
141 Station Road South
Walpole St Andrew
Wisbech
Cambs
PE14 7LY

Received 12 December 2003

Location **Rear of**
141 Station Road South

Parish **Walpole Cross Keys**

Details **Retention of 2.4 metre high fencing and 3 aviaries and change of use of land to private bird 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 **as modified by plans and letter submitted and dated 3 February 2004 and subject to compliance with the following conditions:**

1) The proposed land and buildings shall only be used for the domestic keeping of birds by this applicant. There shall be no business or commercial use, unless granted permission by the Borough Planning Authority on a specific application.

2) Prior to the commencement of construction of each aviary or enclosure, details of the floor surface and any associated drainage works shall be submitted to and approved in writing by the Borough Planning Authority. The agreed treatment/works shall be so implemented.

3) No animal waste shall be stored within 10 metres of neighbouring curtilages.

4) The approved boundary fencing must be retained whilst the approved aviaries and enclosures remain on the site.

5) Prior to their introduction/installation, details of the following shall be submitted to and approved in writing by the Borough Planning Authority:

   a) any refrigerated plant for storage of feed including noise levels and attenuation.

   b) any means of illuminating the application site including luminance levels and means of containment within the site boundaries.

   The agreed scheme(s) shall be so implemented.

The Reasons being:

1) In order to control the development that otherwise might become detrimental to amenity in the locality.

2) In the interests of site and visual amenity and to ensure adequate drainage.

3,4&5) To protect the amenity of neighbouring properties.

Cont/....

2/03/2423/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 CS.7: Development in the Countryside

Local Plan

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations

Policy 9/31: Noise Protection

.....
Head of Planning
on behalf of the Council
20 February 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 John Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. **2/03/2422/F**

Received 12 December 2003

Location **The Meads Bungalow**
Railway Road

Parish **Downham Market**

Applicant Mrs R Bareham
The Meads Bungalow
Railway Road
Downham Market
Norfolk

Details **Construction of detached garage with storage/hobby room over**

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

.....
Head of Planning
on behalf of the Council
21 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 Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs
PE14 9EY

Ref. No. **2/03/2421/F**

Received 12 December 2003

Location **Marshall Lodge**
Croft Road

Parish **Upwell**

Applicant Mr & Mrs T Loft
14 Rectory Close
Slapton
Leighton Buzzard
Beds
LU7 9BZ

Details **Construction of stable block for personal 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 stabled/loose boxes hereby approved shall be used only to accommodate the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.

3) No manure heaps shall be located within 10 metres of neighbouring boundaries.

The Reasons being:

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

2) The building is inappropriately located for commercial purposes and its use for any other purpose would require further consideration by the Borough Planning Authority.

3) To protect the amenity of neighbouring 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:

Structure Plan

Policy CS.7: Development in the Countryside

Cont/....

2/03/2421/F

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
30 January 2004

Checked by: .....

Note: Please find attached letter dated 2 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 Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

Ref. No. **2/03/2420/F**

Received 12 December 2003

Location **2 Bull Bridge**
Parish **Upwell**

Applicant Mr & Mrs Lowe
2 Bull Bridge
Upwell
Wisbech
Cambs

Details **Extension to dwelling and detached covered swimming pool**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 or 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 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

Cont/....

2/03/2420/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
29 January 2004

Checked by: .....

Notes: **(i)** Please find attached letter dated 2 January 2004 from the Environment Agency.

(ii) Please find attached letter dated 23 January 2004 from Middle Level Commissioners

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 David Lacey
Hay House
Balsham
Cambridge
CB1 0EA

Ref. No. **2/03/2419/O**

Received 12 December 2003

Location **Wools Farm**
Ten Mile Bank

Parish **Hilgay**

Applicant Mr & Mrs W Martin
Highfield House
Littleport
Ely
Cambs
CB6 1HH

Details **Site for construction of dwelling after demolition of existing 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 **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 development shall take place within the site until the applicant 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 by the Borough Planning Authority.

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) The dwelling hereby permitted shall be of full two storey construction of a vernacular design utilising appropriate traditional materials and detailing.

7) The dwelling hereby permitted shall not exceed 95m^2 (external measurements) ground floor space, excluding any detached garage.

Cont/....

8) Before the start of the development, the existing buildings shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.

9) 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.

10) 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.

11) 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.

12) The septic tank and associated soakaway system shall not be sited within 10 metres of a ditch, pond or watercourse or within 50 metres of any well or borehole.

13) The details required by Condition 2 above shall include the proposed boundary treatment of the site.

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 enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.

5) To protect the amenity of future occupiers of the site.

6) In the interests of visual amenity, to ensure that the proposed dwelling respects and is in sympathy with the rural character and appearance of the locality.

7) In order to ensure that the replacement dwelling respects the existing dwelling without any significant increase in size that would be contrary to the policies of the Development Plan.

8) In the interests of the visual amenities of the locality.

9) To ensure the satisfactory provision of car parking on the site.

10) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.

11) In the interests of highway safety.

12) To amend the increased risk of pollution of the water environment.

13) In the interests of visual amenity, to ensure that the development respects the rural character 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:

Cont/....

2/03/2419/O

Local Plan

Policy 9/29: Planning Applications – General Considerations

Jeremy Cooke
.....
Head of Planning
on behalf of the Council
21 January 2004

Checked by: .....

Note: Please find attached letter dated 2 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

Applicant Terrington St Clement P C
c/o 46 Hillgate Street
Terrington St Clement
Norfolk
PE34 4NS

Ref. No. **2/03/2418/F**

Received 12 December 2003

Location **Tennis Courts**
Memorial Playing Field
Churchgate Way

Parish **Terrington St Clement**

Details **Floodlighting to tennis courts**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 floodlights hereby approved shall not be switched on between the hours of 2100 hours and dawn the following day.

3) No part of the source of illumination of the floodlights shall be directly visible to users of the adjacent public highway.

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.

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 ENV.1: Design

Policy SR.1: Sporting Facilities

Cont/....

2/03/2418/F

Local Plan

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

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
04 February 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 Matthew Gosling
6 Hawthorn Close
Watlington
Kings Lynn

Ref. No. **2/03/2417/F**

Received 12 December 2003

Location **154 St Peters Road**
Parish **Kings Lynn**

Applicant West Lynn Post Office
154 St Peters Road
West Lynn
King's Lynn

Details **Construction of single storey detached building to provide 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 conditions:**

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

2) Hours of operation shall be restricted to 0600 to 1500 Monday to Saturday. The sorting office shall not operate on Sundays or Bank Holidays.

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 amenity of surrounding neighbours 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 9/29: Planning Applications – General Considerations

Jeffrey Clarke

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

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 Stride Treglown
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

Ref. No. **2/03/2416/LB**

Received 12 December 2003

Location **Barclays**
21 Tuesday Market Place

Parish **Kings Lynn**

Applicant Barclays Plc
54 Lombard Street
London
EC3 3AH

Details **Extension to existing access ramp, new automated door to replace existing wooden door (inner lobby)**

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 commencement of development, full details of all external building materials, including the design of the new railings, shall be submitted to and approved in writing by the Borough Planning Authority.

3) Within 28 days of the installation of the railings hereby approved, the yellow markings at the edge of the level landing shall be removed.

The Reasons being:

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

2&3) To preserve the character of the Listed Building and the surrounding Conservation Area in accordance with Policies 4/12 and 4/16 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'd...

2/03/2416/LB

Local Plan

Policy 4/12 – Development in Conservation Areas

Policy 4/16 – Alteration of Listed Buildings: preservation of character

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
27 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 Stride Treglown
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

Ref. No. **2/03/2415/F**

Received 12 December 2003

Location **Barclays**
21 Tuesday Market Place

Parish **Kings Lynn**

Applicant Barclays Plc
54 Lombard Street
London
EC3 3AH

Details **Extension to existing access ramp and new automated door**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 commencement of development, full details of all external building materials, including the design of the new railings, shall be submitted to and approved in writing by the Borough Planning Authority.

3) Within 28 days of the installation of the railings hereby approved, the yellow markings at the edge of the level landing shall be removed.

The Reasons being:

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

2&3) To preserve the character of the Listed Building and the surrounding Conservation Area in accordance with Policies 4/12 and 4/16 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'd...

2/03/2415/F

Local Plan

Policy 4/12 – Development in Conservation Areas

Policy 4/16 – Alteration of Listed Buildings: preservation of character

Jeffrey Clarke

Head of Planning
on behalf of the Council
27 January 2004

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

Starblast Ltd
c/o Wallis Design Associates
Lodge Bungalow
Station Road
Bishops Itchington
Southam
CV47 2QB

Reference No: 2/03/2414/O

Validated: 12 December 2003

Parish: Downham Market

Details: **Site for residential development comprising some 103 units of which 30 will be set aside for Affordable Housing and to include access and demolition of existing buildings at Land South Side Of Railway Road Downham Market Norfolk**

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. Approval of the details of the siting, design, and external appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from Local Planning Authority before any development is commenced.

2. The plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.

3. Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

4. The development hereby permitted shall be begun before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that 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 next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

7. Prior to the occupation of the sixtieth dwelling a children's play space (LAP) shall be laid out and constructed to serve the development in accordance with a detailed scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

8. A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

9. No development shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on Drawing Number 22141/04 Rev C received by the Local Planning Authority on 13 September 2004 have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and completed prior to the first occupation of the development.

10. No development shall commence on the site until such time as detailed plans and specifications of the roads, footpaths, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans and specifications.

11. No development shall commence on site until a detailed scheme has been submitted to and approved in writing by the Local Planning Authority that provides for the formation of an emergency vehicle link from the north western corner of the site to Railway Road that includes provision for pedestrians and cyclists. The emergency vehicle link shall be formed prior to the occupation of the 50th dwelling or in accordance with a programme to be agreed in writing by the Local Planning Authority.

12. No dwelling shall be occupied until such time as the road(s), footway(s) and cycleway(s) providing access to it have been constructed to Base Course surfacing level from the dwelling to the adjoining public highway.

13. Visibility splays at road junctions and in the inside of bends shall be laid out and constructed to form part of the highway and not enclosed with the curtilages to adjoining properties.

14. Prior to the commencement of the development a scheme to guard against the deposit of mud and other deleterious material on the public highway shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved while development operations are in progress.

15. At no time shall construction traffic gain access to the site via Maltings Lane or the track located between numbers 57 and 61 Railway Road.

16. No development shall commence until full details of the surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

17. Prior to the commencement of any development details of existing and proposed levels, including finished floor levels of all buildings or structures and any changes in levels proposed to the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

18. No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

19. Development shall not begin until a scheme for protecting the proposed dwellings from the noise of the railway line and flour mill has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be carried out before any of the permitted dwellings are occupied.

21. In order to ensure that emergency water supplies are available to serve the development.

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

CS.3 - indicates that towns such as Downham Market will provide for housing, employment and commercial development on a scale that supports their function as a rural centre.
CS.8 - indicates that development will only take place where essential infrastructure is available or an agreement exists to secure provision that is directly related to the proposed development.
H2 - encourages higher density housing development that is of good design, consistent with the form and character of the settlement, and includes adequate open space provision.
H.4 - indicates that housing provision will be made in Downham Market that supports its function as a rural centre.
ENV.13 - aims to maintain the local distinctiveness of the historic urban and rural built environment by protecting Listed Buildings, historic landscapes, sites of archaeological importance and by resisting proposals in Conservation Areas that do not preserve or enhance their character.

Local Plan

4/4 - aims to safeguard sites of local wildlife interest.
4/11 - indicates that planning conditions may be imposed to safeguard archaeological interests.
4/14 - requires that development proposals within the vicinity of Conservation Areas should have regard for views into and out of the areas.
4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.
6/2 - indicates that within the Downham Market Urban Renewal Area planning permission will be given for mixed development.
6/3 - allocates 2.4 hectares for housing purposes in the Downham Market Urban Renewal Area.
9/1 - indicates that the Borough Council will seek to secure affordable housing as part of residential development proposals.
9/3 - aims to promote high-density housing development in the defined urban areas of King's Lynn, Downham Market and Hunstanton.
9/5 - requires that on sites containing more than 50 dwellings provision should be made for children's play areas.
9/13 - aims to promote the provision of footpaths/cycleways and improve accessibility.
9/21 - states that building works and the raising of land levels in areas liable to flood will not be permitted.
9/23 - indicates that the remediation of contaminated land will be promoted where it facilitates development.
9/24 - indicates that community infrastructure will be required in association with new development.
9/29 - aims to promote good standards of design that respect visual and residential amenities.
9/31 - indicates that noise sensitive development will not be permitted in inappropriate locations.

.....
Head of Development
On behalf of the Council
10 February 2006

Checked by: .....

Notes

1. A legal agreement completed by the Applicant and the King's Lynn and West Norfolk Borough Council under the provisions Section 106 of the Town and Country Planning Act, 1990 is linked to this permission.

2. The detailed scheme to be submitted pursuant to condition 10 shall provide for the use of the boundary and hard surface treatments on land within the applicants control to prevent misuse of the existing private right of way between 57 and 61 Railway Road.

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

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 Barry J Sampson
82 Lawrence Moorings
Sheering Mill Lane
Sawbridgeworth
Herts
CM21 9PE

Ref. No. **2/03/2413/LB**

Received 11 December 2003

Location **The Old Coach House**
Parish **Thornham**

Applicant Charles Coker
West Hall Cottage
Sedgeford
Hunstanton
PE36 5LY

Details **Alterations in connection with conversion of storage area to living accommodation**

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.

7Reasons 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

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 4/18: Change of Use of Listed Buildings

.....
Head of Planning
on behalf of the Council
27 February 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 Barry J Sampson
82 Lawrence Moorings
Sheering Mill Lane
Sawbridgeworth
Herts
CM21 9PE

Ref. No. **2/03/2412/CU**

Received 11 December 2003

Location **The Old Coach House**
Parish **Thornham**

Applicant Charles Coker
West Hall Cottage
Sedgeford
Hunstanton
PE36 5LY

Details **Continued use of former storage area as living accommodation 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.

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

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 4/18: Change of Use of Listed Buildings

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
27 February 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 Peter Humphrey Associates Ltd
St Ann's Business Centre
St Ann's Street
Kings Lynn
PE30 1LT

Applicant Mr and Mrs R J Merrin
Willow Farm
Middle Drove
St John's Fen End
Wisbech
Cabs

Ref. No. **2/03/2411/CU**

Received 11 December 2003

Location **Willow Farm**
Middle Drove
St John's Fen End

Parish **Marshland St James**

Details **Conversion of barn 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 4 February 2004 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 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 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 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) To protect the amenity of future occupiers of the site.

Cont/....

2/03/2411/CU

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

4) It is the policy of this Council to allow residential conversions where the building is not to be significantly extended.

5) In the interests of the amenities of the occupiers of adjacent residential 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

Local Plan

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
09 March 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 Mrs A Lockhart
2 Spruce Road
Downham Market
Norfolk
PE38 9PJ

Applicant Barry L Hawkins
15 Lynn Road
Downham Market
Norfolk
PE38 9NL

Ref. No. **2/03/2410/F**

Received 11 December 2003

Location **Part of Union Plantation**
Runcton Road

Parish **Runcton Holme**

Details **Construction of woodstore/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 building hereby permitted shall be used for the storage of timber and associated tools for the maintenance of the plantation only and shall not be used for commercial purposes.

The Reasons being:

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

2) The building has been approved for use in relation to the plantation. The application does not relate to a commercial use and does not incorporate adequate facilities for such a use. In addition the use of the premises for such a purpose would require further consideration by the Borough Planning Authoriuty in relation to planning policy considerations.

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
02 February 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 Economy Windows
Churchgate Way
Terrington St Clement
King's Lynn
PE34 4PG

Ref. No. **2/03/2409/F**

Received 11 December 2003

Location **217 Main Road**
Parish **Clenchwarton**

Applicant Mr and Mrs Oldfield
217 Main Road
Clenchwarton
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
29 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 Building Design
58 Sluice Road
Denver
Downham Market
PE38 0DY

Ref. No. **2/03/2408/F**

Received 11 December 2003

Location **19 Crown Gardens**
Parish **Wereham**

Applicant Mr and Mrs J Jackson
19 Crown Gardens
Wereham
King's Lynn
Norfolk
PE33 9BG

Details **Two storey and single storey extensions to dwelling and erection of 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 **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
21 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 Michael Coales
28 Elmfield Drive
Elm
Wisbech
Cabs
PE14 0DL

Applicant Mr and Mrs T S Plume
Dancallie House
Walnut Road
Walpole St Peter
Wisbech
Cabs

Ref. No. **2/03/2407/F**

Received 11 December 2003

Location **Dancallie House**
Walnut Road
Walpole St Peter

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.

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

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
30 January 2004

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 Robin Moore Ede and Associates
46 Albemarle Street
London
WI5 4JN

Ref. No. **2/03/2406/CU**

Received 11 December 2003

Location **Casablanca**
The Green

Parish **Thornham**

Applicant Mr and Mrs Delmar Morgan
Mulberry Cottage
5 Western Terrace
London
W6 9TX

Details **Change of use of land from agricultural to garden to be incorporated within the 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 proposal involves the encroachment of a domestic use into the Countryside. In order to protect the character and appearance of the Countryside for its own sake, Local Plan Policy states that new development will only be permitted where it is essential in connection with existing business, appropriate rural employment or community facilities for local people provided it does not adversely affect its character and appearance. This proposal does not accord with Policy 8/7 of the King's Lynn and West Norfolk Local Plan 1998.

2) The site is within the Area of Outstanding Natural Beauty where Development Plan policy states development which would be detrimental to its natural beauty will not be permitted. The proposed change of use could dramatically alter the character of the site to its detriment. The proposal is, therefore, contrary to the aims and objectives of Norfolk Structure Plan Policies CS.7 and ENV.2 and Policy 4/5 of the King's Lynn and West Norfolk Local Plan.

3) The proposed development, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity.

.....
Head of Planning
on behalf of the Council
27 February 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 E J Zipfell
70 Green Lane
Tottenhill
King's Lynn
PE33 0RZ

Applicant Mrs N Rouse and Mr J Dunton
176 Sutton Road
Terrington St Clements
King's Lynn

Details **Extension to dwelling**

Ref. No. **2/03/2405/F**

Received 11 December 2003

Location **176 Sutton Road**
Parish **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 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 CS.7: Development in the Countryside

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
30 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 David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Ref. No. **2/03/2404/F**

Received 10 December 2003

Location **16 Broadend Road**
Parish **Walsoken**

Applicant Mr D Smith
16 Broadend Road
Walsoken
Wisbech
Cambs

Details **Extension to dwelling and construction of a 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 and letter dated 2 February 2004 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 to the existing dwelling for occupation in connection with that dwelling. The annexe 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) Vehicular and pedestrian access to and egress from the adjoining highway shall be limited to the new access shown on drawing number 848a only. Any other access(es) or egresses(s) shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

4) Prior to the commencement of the first use of the vehicular access 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.

5) The fence on the east side of the proposed access must be set back 2 metres from the carriageway edge or must not exceed 1 metre in height above the level of this carriageway edge.

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.

3) In the interests of highway safety.

Cont/....

2/03/2404/F

4) In the interests of highway safety.

5) 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 CS.7: Development in the Countryside

Local Plan

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke

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

Checked by: .....

Note: This permission is granted in the knowledge of an agreement between the applicant and Internal Drainage Board to maintain a distance of 6 metres between the south elevation of the proposed extension and the southern boundary detail.

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 The Whitworth Co-Partnership
18 Haiter Street
Bury St Edmunds
Suffolk
IP33 1NE

Applicant Kings Lynn Preservation Trust
Thoresby College
Queen Street
Kings Lynn
Norfolk

Ref. No. **2/03/2403/LB**

Received 10 December 2003

Location **Clifton House**
Queen Street

Parish **Kings Lynn**

Details **Repositioning of doors to permit division of tower from 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) Prior to the commencement of development full details of all 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) To ensure the use of materials are appropriate to the Grade I Listed Building in accordance with Policy 4/16 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 4/16: Alteration of Listed Buildings Preservation of Character

.....
Head of Planning
on behalf of the Council
02 February 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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Ref. No. **2/03/2402/F**

Received 10 December 2003

Location **52 Church Road**
Parish **Wimbotsham**

Applicant Mr and Mrs Bloy
52 Church Road
Wimbotsham
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.

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

Jeffrey Cooke

.....
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 Scott Brown
The Bungalow
Hall Road
Walpole Highway
Wisbech
Cambs

Applicant Mr and Mrs C Starling
The Nest
27 Low Road
Roydon
Kings Lynn
Norfolk

Ref. No. **2/03/2401/F**

Received 10 December 2003

Location **The Nest**
27 Low Road

Parish **Roydon**

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.

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 ENV12 - 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
28 January 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2400/F
Applicant	DGM Properties Ltd 43 Double Street Spalding Lincs PE11 2AA	**Received**	10-DEC-2003
		Expiring	03-FEB-2004
		Location	Land rear of Hillside-Foen Ridge Hill Road
Agent	Ian H Bix and Associates Sandpiper House Leete Way West Winch Kings Lynn Norfolk	**Parish**	Middleton
Details	Construction of 8 dwellings		
		Fee Paid	£ 1760.00

HTaran

19.1.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2399/F
Applicant	DGM Properties Ltd 43 Double Street Spalding Lincs PE11 2AA	**Received**	10-DEC-2003
		Expiring	03-FEB-2004
		Location	Foen Ridge Hill Road
Agent	Ian H Bix and Associates Sandpiper House Leete Way West Winch Kings Lynn PE33 0ST	**Parish**	Middleton
Details	Construction of three bungalows after demolition of existing property		
		Fee Paid	£ 660.00

Withdrawn
19.1.04

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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2398/F**

Received 10 December 2003

Location **Land rear of The Firs**
53 Hollycroft Road

Parish **Emneth**

Applicant Mrs P Mather
The Firs
53 Hollycroft Road
Emneth
Wisbech
Cambs

Details **Construction of chalet bungalow 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 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 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) 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) Prior to the occupation of the dwelling the vehicular access and turning area shall be surfaced and drained 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 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/....

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

5) To safeguard the amenities and interests of the occupiers of nearby property.

6) 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 H.7: 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
21 January 2004

Checked by: .....

Note: Please find attached letter dated 19 December 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 Abbotts Development and Design
60 The Hill
Wickham Market
Woodbridge
Suffolk
IP13 0QX

Ref. No. **2/03/2397/CU**

Received 10 December 2003

Location **50 Westgate**
Parish **Hunstanton**

Applicant Abbotts Estate Agents

Details **Conversion of one flat to two flats and associated 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.

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 7/1: Retail, Food and Drink, Financial and Professional and Leisure

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

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

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 J C Decaux UK Ltd
991 Great West Road
Brentford
Middlesex
TW8 9DN

Ref. No. **2/03/2396/A**

Received 09 December 2003

Location **Tesco Store & Car Park**
Hardwick Road
Parish **Kings Lynn**

Details **3 freestanding internally illuminated advertising panels**

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.**

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 9/34: Advertisements

Jeremy Wade
.....
Head of Planning
on behalf of the Council
30 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 Peter Humphrey & Associates
30 Old Market
Wisbech
Cambs
PE13 1NB

Applicant Drs Machin, Thorpe & Monro
The Surgery
Valentine Road
Hunstanton
Norfolk

Ref. No. **2/03/2395/F**

Received 09 December 2003

Location **The Surgery**
Valentine Road

Parish **Hunstanton**

Details **Extensions to surgery without complying with Condition 4 of planning permission 2/01/1773 to allow the provision of a wheelchair friendly car park surface**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 revised by letter and plan from Agent received 20th January 2004**

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 Type C.
Policy 9/29 - Planning Applications

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

Checked by: .....

Note: This permission relates only to the variation in surfacing material of the car park in accordance with condition 4 of permission 2/01/1773/F. All other conditions imposed on the original permission (Ref. 2/01/1773/F) remain in force.

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 Building Design
58 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Ref. No. **2/03/2394/F**

Received 10 December 2003

Location **Alwyn House**
Market Lane
Parish **Crimplesham**

Applicant Mr and Mrs J Dyer
Alwyn House
Market Lane
Crimplesham
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 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

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

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 D Taylor
11 Milton Avenue
King's Lynn
Norfolk

Applicant Fern Developments

Ref. No. **2/03/2393/A**

Received 09 December 2003

Location **Grounds of 15 Mill Lane**
Parish **Kings Lynn**

Details **Retention of contractors sign 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) This consent shall expire on 20 January 2005, 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.

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
27 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 Mr D Taylor
11 Milton Avenue
King's Lynn
Norfolk

Applicant Mr Wall

Ref. No. **2/03/2392/CU**

Received 09 December 2003

Location **The Seven Sisters Public House Extons Road**

Parish **Kings Lynn**

Details **Conversion of public house to 3 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 revised by letter received 22nd January 2004 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 parking area shall be laid out, surfaced and drained to the satisfaction of the Local Planning Authority.

3) Prior to commencement of development full details of all external building materials shall be submitted to and approved in writing by the Local Planning Authority.

4) 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 approved by the Local Planning Authority.

5) Prior to commencement of development full details of all boundary treatments shall be submitted to and approved 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 ensure the provision of adequate access and parking arrangements in the interests of highway safety and in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

3) To ensure that the materials used are appropriate for the location and design of the building in accordance with Policies 4/12, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

4) To ensure that the design of the windows and doors, method of installation and detailing are appropriate for the location and the design of the building in accordance with Policies 4/12, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

5) To ensure that the boundary treatments used are appropriate for the location in accordance with Policies 4/12, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Continued/...

2/03/2392/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.
Policy ENV.13 – Historic buildings, archaeology and the historic landscape.

Local Plan

Policy 4/8 – Historic Parks and Gardens.
Policy 4/12 – Development in Conservation Areas.
Policy 4/21 – Built Environment Type C.
Policy 9/29 – Planning applications: General considerations.

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

Checked by: .....

Note – Please find attached letter dated 19th December 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 Mike Hastings
58 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Ref. No. **2/03/2391/F**

Received 09 December 2003

Location **Homefield**
Downham Road
Parish **Stow Bardolph**

Applicant Mr & Mrs W Dalliday
Homefield
Downham Road
Stowbridge
King's Lynn
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.

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
15 January 2004

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 Bolton Sign Contractors
Unit 4 Bradshaw Works
Printers Lane
Bradshaw
Bolton
BL2 3DW

Applicant Sterling Motor Group
Horsley Fields
Hardwick Road
King's Lynn
PE30 5DD

Ref. No. **2/03/2390/A**

Received 09 December 2003

Location **Sterling Motor Group**
Horsley Fields
Hardwick Road

Parish **Kings Lynn**

Details **Illuminated business and 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 and the following additional condition:**

1) The maximum luminance of the sign shall not exceed 1200 candelas per square metre.

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 4/21: Built Environment Areas

Policy 9/34: Advertisements

Jeremy Clarke

.....
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 Geoff Place
Woodstock
Church Road
Tilney St Lawrence
Norfolk
PE34 4QQ

Ref. No. **2/03/2389/F**

Received 09 December 2003

Location **19 St Johns Road**
Parish **Tilney St Lawrence**

Applicant J Parsons
19 St Johns Road
Tilney St Lawrence
Norfolk
PE34 4QJ

Details **Single storey and 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) The first floor window on the north-west 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.

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

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
12 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 D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Applicant Fern Developments

Ref. No. **2/03/2388/F**

Received 08 December 2003

Location **Plots 12 and 13**
Mill Lane

Parish **Kings Lynn**

Details **Construction of 2 dwellings (revised design) and relocation of pump station**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 January 2004 and correspondence received 25 February 2004 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 any development on site, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Borough Planning Authority. The approved works/scheme shall be constructed and completed in accordance with the approved plans/specification at such times as may be specified in the approved scheme.

3) Before the start of any development on site samples of all the external building materials shall be submitted to and approved by the Borough Planning Authority

4) The boundary treatment shown on the approved plans shall, in each case, be constructed/erected prior to the occupation of the dwelling to which it relates, or if it does not relate to a particular dwelling prior to the occupation of the first dwelling completed on site, in materials which shall previously have been agreed in writing by the Borough Planning Authority.

) Before the start of any development on site, a landscaping scheme, paying particular attention to the open areas shown on the approved plans, at a scale of not less than 1:500 and showing a north point shall be submitted and approved by the Borough Planning Authority. The approved details shall be completed on site within 12 months of the start of building operations (or other such period as may be agreed in writing with 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 the same species and size.

Notwithstanding the provisions of the Town & 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 level on the site without the prior written permission of the Borough Planning Authority

No works shall commence on site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved by the Borough Planning Authority

nt/....

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

9) Before the occupation of any of the dwellings hereby approved, the access and any parking area serving that dwelling shall be laid out surfaced and drained to the satisfaction of the Borough Planning Authority

10) Before the occupation of any dwelling on the site hereby permitted the road(s) and footway(s) required to serve that dwelling from the adjoining county road shall be constructed to the top of base course level to the satisfaction of the Borough Planning Authority

11) 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 and shall be available for there duration of construction works on site

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 flooding

3) To enable the Borough Planning Authority to consider such materials in the interests of visual amenity, in accordance with Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.

4) In the interests of the privacy and amenity of the occupiers of both the new properties on site and existing adjacent properties and also the general appearance of the development, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

5) To ensure that the development is properly landscaped in the interests of its appearance in general and to provide a satisfactory environment for its residents, in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

6) In the interests of the appearance of the development, in accordance with policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

7&8) To ensure satisfactory development of the site and a satisfactory standard of highway design, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

9) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

10) To ensure satisfactory development of the site in the interests of residential amenity, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

11) In the interests of highway safety, 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

Cont/....

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

Checked by: .....

Notes: **(i)** Please find attached letter dated 18 January 2004 from the Environment Agency.

(ii) Section H1 of the Building Regulations recommends that future drainage requirements should be discussed where a site could be extended.

LINKED TO 2/03/2386/F

REFUSAL OF LISTED BUILDING CONSENT

APPEAL LODGED
APP/U2635/E/04/1147386
20/4/04

APPEAL WITHDRAWN
4/10/04

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 Vale Garden Houses Ltd
Melton Road
Harlaxton
Nr Grantham
Lincs
NG32 1HQ

Ref. No. **2/03/2387/LB**

Received 08 December 2003

Location **The Manor House**
Church Road
Walpole St Peter

Applicant Mr & Mrs Nicholas
The Manor House
Church Road
Walpole St Peter
Cambs

Parish **Walpole**

Details **Extension to dwelling**

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

Listed Building Consent is refused for the execution of the works referred to above for the following reason:

1) The development plan seeks to protect the character and integrity of listed buildings against inappropriate alteration or development. It is considered that the proposed garden room extension would unacceptably detract from this important elevation of the dwelling. Furthermore, the design of the extension is considered to be dramatically different from the manor house and would result in a discordant feature on this listed building. As such the proposal would fail to comply with Policy ENV.13 of the Norfolk Structure Plan 1999 and Policy 4/16 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke

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

Checked by: .....

LINKED TO 2/03/2387/LB

APPEAL LODGED
APP/V2635/A/04/1147335
2014/04

APPEAL WITHDRAWN
4/10/04

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
Fax: (01553) 616652

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

Agent Vale Garden Houses Ltd
Melton Road
Harlaxton
Nr Grantham
Lincs
NG32 1HQ

Applicant Mr & Mrs Nicholas
The Manor House
Church Road
Walpole St Peter
Cambs

Ref. No. **2/03/2386/F**

Received 08 December 2003

Location **The Manor House**
Church Road
Walpole St Peter

Parish **Walpole**

Details **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 plan seeks to protect the character and integrity of listed buildings against inappropriate alteration or development. It is considered that the proposed garden room extension would unacceptably detract from this important elevation of the dwelling. Furthermore, the design of the extension is considered to be dramatically different from the manor house and would result in a discordant feature on this listed building. As such the proposal would fail to comply with Policy ENV.13 of the Norfolk Structure Plan 1999, and Policy 4/16 of the King's Lynn and West Norfolk Local Plan 1998.

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2385/F
Applicant	Mr K J Castle Knowleton Hall Stondon Road Ongar Essex CM5 9BU	**Received**	08-DEC-2003
		Expiring	01-FEB-2004
		Location	20 The Beach
Agent			
		Parish	Snettisham
Details	Retention of walls and continued standing of holiday caravan		
		Fee Paid	£ 110.00

Withdrawn
9/2/05

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

Ref. No. **2/03/2384/CU**

Applicant Messrs Maxey & Son
4 Limes House
Purfleet Street
King's Lynn
Norfolk PE30 1ER
FAO S Hickling

Received 08 December 2003

Location **127 Norfolk Street**
Parish **Kings Lynn**

Details **Change of use to Class A2 (Financial and Professional Services)**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 uses within Class A2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) 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 in, accordance with Policies 4/12 and 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 4/12: 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
19 January 2004

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 Peter Godfrey
Chelwood House
Shernbourne Road
Dersingham
Norfolk

Ref. No. **2/03/2383/F**

Received 08 December 2003

Location **Rear of 97 Norfolk Street**
Parish **Kings Lynn**

Applicant Mrs M Skipper
13A The Boltons
King's Lynn
Norfolk

Details **Construction of 8 lock-up units for mixed Class B1 and B8 uses**

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

Permission is refused as modified by plans received 18 February 2004 for the carrying out of the development referred to above for the following reasons:

1) The loss of the carrstone faced building within the courtyard will have a detrimental impact upon the character of the King's Lynn Conservation Area. The proposal is therefore contrary to Policy ENV.13 of the Norfolk Structure Plan 1999 and Policy 4/13 of the King's Lynn and West Norfolk Local Plan 1998.

2) The increased height of the external boundary wall will result in a structure that is dominant and incongruous in the street scene. The proposal therefore has an adverse impact upon the conservation area and is therefore contrary to Policy ENV.13 of the Norfolk Structure Plan 1999 and Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.

3) The use of steel roller shutter doors, albeit painted, will have an adverse impact upon the character of the conservation area. The proposal is therefore contrary to Policy ENV.13 of the Norfolk Structure Plan 1999 and Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
08 March 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 Summer Conservatories
Rackheath Industrial Estate
Rackheath
Norwich
NR13 6LH

Ref. No. **2/03/2382/F**

Received 08 December 2003

Location **48 Main Street**
Parish **Hockwold cum Wilton**

Applicant Mr & Mrs Ellison
48 Main Street
Hockwold Cum Wilton
Norfolk
IP26 4LH

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

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

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

Applicant Phoenix Homes (Welwyn) Ltd
29 Glebe Road
Welwyn
Herts
AL6 9PB

Ref. No. **2/03/2381/F**

Received 08 December 2003

Location **20 The Lovells**
off Hungate Road

Parish **Emneth**

Details **Construction of the dwellings without complying with Condition 9 of planning permission 2/01/0150 to allow removal of the noise bank barrier**

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 proposal to carry out residential development without the construction of the noise barrier as required under Condition 9 of planning permission 2/01/0150 would be premature given that the residential development adjacent to the site has not been legally commenced. As such, the site could at any point revert to its authorised use as a haulage yard, which would be likely to result in unacceptable levels of noise and disturbance to adjacent residential occupiers. On this basis, the proposal would fail to comply with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

.....
Head of Planning
on behalf of the Council
15 March 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

Applicant Peter Humphrey Associates Ltd
St Ann's Business Centre
St Ann's Street
Kings Lynn
Norfolk
PE30 1LT

Ref. No. **2/03/2380/CU**

Received 05 December 2003

Location **124 London Road**
Parish **Kings Lynn**

Details **Conversion of first floor from offices to two self contained 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 plans received 13 January 2004 by letter dated 8 January 2004 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) In order to preserve the character of the Conservation Area in accordance with Policy 4/12 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 4/12: 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
19 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 SJA Design
10 Iveagh Close
Dersingham
Norfolk
PE31 6YH

Ref. No. **2/03/2379/F**

Received 05 December 2003

Location **38 Gayton Road**
Parish **Kings Lynn**

Applicant Mr K Francis
38 Gayton Road
Kings Lynn
Norfolk
PE30 4EL

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) 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, other than those on the approved plans, shall be constructed on the eastern elevation of the extension hereby permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

3) The ground and first floor windows on the eastern 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 in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining 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:

Cont/....

2/03/2379/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

.....

Head of Planning
on behalf of the Council
19 January 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2378/F
Applicant	Miss K Walton-Clifford Plot adj Lydia West Head Road Stowbridge Kings Lynn	**Received**	05-DEC-2003
		Expiring	29-JAN-2004
		Location	Plot adj Lydia West Head Road Stowbridge
Agent	G R Merchant 4 Wrights Mews 12a Park Road Holbeach Spalding Lincs	**Parish**	Stow Bardolph
Details	Construction of dwelling		
		Fee Paid	£ 220.00

Withdrawn 18.12.03

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

Applicant Mr B Eves
1 The Caravan
Abels Row
The Street
Marham
Kings Lynn

Ref. No. **2/03/2377/O**

Received 05 December 2003

Location **Abels Row**
The Street
Parish **Marham**

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 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 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 to illustrate parking provision in accordance with adopted standard.

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 carried out and implemented in accordance with the approved plans.

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.

Cont/....

2/03/2377/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 the amenities and appearance of the area in general.

5) In the interests of highway safety.

6) To protect the amenity of future occupiers of the site.

7) 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 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
02 February 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 J P Chick and Partners Ltd
23 St Stephens Road
Norwich
Norfolk
NR1 35P

Applicant Mr Good
Berwyn
Lady Drove
Barroway Drove
Downham Market

Ref. No. **2/03/2376/F**

Received 05 December 2003

Location **Berwyn**
Lady Drove
Barroway Drove

Parish **Stow Bardolph**

Details **Extensions to dwelling after demolition of existing 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 **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
06 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 Stephen Doughty
The Coach House
Hayes Lane
Fakenham
Norfolk

Applicant N & C Mason
8 High Street
Ringstead
King's Lynn
Norfolk

Ref. No. **2/03/2375/CU**

Received 08 December 2003

Location **Land adjacent**
Geddings Farm Cottages
High Street

Parish **Ringstead**

Details **Conversion of barn to residential dwelling and construction of 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 **as modified by letter and plans received 14th April 2004 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 and re-enacting that Order), no development falling within Schedule 2 Part 1 or Part 2 of the order (extensions, roof alterations, porches, outbuildings, hard surface, oil storage container, satellite antenna, means of enclosure, new vehicular access and exterior painting) shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

3) Before the occupation of the development hereby permitted, the access and any parking/turning area shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.

4) No access gate shall at any time be provided at the point of the vehicular access to the public highway.

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 proposals given the potential impact of such development on the built environment, Conservation Area and Areas of Outstanding Natural Beauty.

3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.

4) In the interests of highway safety.

Continued/...

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.7: Housing in 'Other' Villages

Local Plan

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

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
25 May 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 John Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. **2/03/2374/F**

Received 05 December 2003

Location **50 Westfields**
Parish **Tilney St Lawrence**

Applicant Mr and Mrs A King
50 Westfields
Tilney St Lawrence
Kings Lynn
Norfolk
PE34 4QT

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 and letter submitted 27 January 2004 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 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) 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 west 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 ensure that the extended building has a satisfactory appearance.

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/....

2/03/2374/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
27 January 2004

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 D P Wadlow
35 High Street
Station Road
Heacham
Kings Lynn
Norfolk

Ref. No. **2/03/2373/F**

Received 04 December 2003

Location **Land at East Lane**
Parish **Docking**

Applicant Mr and Mrs J Gage
Homelea
East Lane
Docking
Kings Lynn

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 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 Structure Plan and the Village Development Guidelines.

2) The proposed plot is not of a sufficient size (bearing in mind its shape) satisfactorily to 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 designated conservation area.

3) Insufficient parking facilities are available on the site to accommodate the number of vehicles likely to be generated by the proposed development (and to accord with the parking and servicing standards approved by the Borough Planning Authority).

4) The proposed development, if permitted, would involve the construction of a new vehicular access onto East Lane where visibility is severely restricted by the adjacent walls/hedges/obstructions and would be likely to give rise to conditions detrimental to highway safety contrary to Local Plan Policy 9/29.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
30 January 2004

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 Trundley Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Ref. No. **2/03/2372/CU**

Received 04 December 2003

Location **Leach's Farm**
Lynn Road

Parish **Walsoken**

Applicant Mr and Mrs M Lambert
2 Leach's Farm
Lynn Road
Walsoken
Wisbech
Cambs

Details **Conversion of barn to dwelling including alterations and extension**

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 allows for the residential conversion of rural buildings without extensive alteration or major extensions. The current proposal incorporates extensions which double the floor area of the building proposed to be converted and furthermore incorporates extensive alterations to the existing building. The proposal would therefore fail to comply with Policy 8/6 of the King's Lynn and West Norfolk Local Plan 1998.

2) The extensions and alterations proposed to be carried out to the barn increase the bulk of the existing building and are overly domestic in nature. The development plan requires the countryside to be protected for its own sake and to protect landscape character. It is considered that the proposal would detrimentally affect the rural character of the area and would therefore be contrary to Policies ENV.1, ENV.4 and ENV.12 of the Norfolk Structure Plan 1999 and Policies 8/6 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Tony Cooke

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2371/F
Applicant	Mr and Mrs M Lambert 2 Leach's Farm Lynn Road Walsoken Wisbech Cambs	**Received**	04-DEC-2003
		Expiring	28-JAN-2004
		Location	Leach's Farm Lynn Road
Agent	David Trundley Design Services White House Farm Tilney All Saints Kings Lynn PE34 4RU		
		Parish	Walsoken
Details	Construction of garage/store		
		Fee Paid	£ 440.00

Withdrawn
11/2/04

REFUSAL OF PLANNING PERMISSION

Notice of decision

APPEAL LODGED
APP\V2635\A\04\1150847
27\05\04
APPEAL DISMISSED
24\11\04

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
King's Lynn
Norfolk PE30 1ER
FAO S J Hickling

Ref. No. **2/03/2370/O**

Received 04 December 2003

Location **58 Brow of the Hill**
Parish **Leziate**

Applicant Mr & Mrs C J Gutteridge
The White Cottage
58 Brow of the Hill
Leziate
King's Lynn
PE32 1EN

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 reason:

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.

.....
Head of Planning
on behalf of the Council
01 March 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Urban	**Ref. No.**	2/03/2369/F
Applicant	Mr M Britton The Oaks Pullover Road King's Lynn Norfolk	**Received**	04-DEC-2003
		Expiring	28-JAN-2004
Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	**Location**	Plots 97 & 98 Highgate
		Parish	Kings Lynn
Details	Construction of a pair of semi-detached dwellings after demolition of existing dwelling		
		Fee Paid	£ 440.00

Hilton 8.1.04

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
Fax: (01553) 616652

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

Agent Yeoman Windows
c/o 46 Pineheath Road
High Kelling
Holt
NR25 6RH

Ref. No. **2/03/2368/F**

Received 04 December 2003

Location **39 Guanock Terrace**
Parish **Kings Lynn**

Applicant Mr & Mrs Curry
39 Guanock Terrace
King's Lynn
Norfolk
PE30 5QT

Details **Replacement windows and door to front elevation**

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 windows are not in keeping with the character of the Conservation Area by virtue of their design and details of installation. The proposal is therefore contrary to Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998.

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

Checked by: .....

Appeal Lodged
APP/V2635/E/04/1144883
17/3/04.

APPEAL ALLOWED
16/12/04

REFUSAL OF 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 Parsons and Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2367/LB**

Received 03 December 2003

Location **Site of Former Square Garage**
Cannon Square

Parish **Downham Market**

Applicant Citrus Investments
Mill Drove
Blackborough End
Kings Lynn
Norfolk

Details **Conversion of former garage to 3 dwellings and 1 shop and construction of 1 dwelling and 2 flats following part demolition (revised scheme)**

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

Listed Building Consent is refused for the execution of the works referred to above for the following reason:

1) The proposal, by reason of the two storey flats attached to the Grade II Listed Building would, as a result of its height, detract from the unique public view experienced from St Edmund's Church across the Conservation Area towards The Fens, and as a result, would not enhance the character or appearance of the Conservation Area in which the listed building is situated. The proposed would therefore be contrary to advice contained in PPG15 – Planning and the Historic Environment, Policies ENV.12 and ENV.13 of the Norfolk Structure Plan 1999 and Policies 4/12, 4/16 and 9/29 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).

Jeffrey Clarke

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

Checked by: .....

REFUSAL OF PLANNING PERMISSION

Notice of decision

Amended.

Appeal Lodged
APP/V2635/A/04/1144881
17/3/04.
APPEAL ALLOWED
16/12/04

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 and Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2366/CU**

Received 03 December 2003

Location **Site of Former Square Garage**
Cannon Square

Parish **Downham Market**

Applicant Citrus Investments
Mill Drove
Blackborough End
Kings Lynn
Norfolk

Details **Conversion of former garage to 3 dwellings and 1 shop and construction of 1 dwelling and 2 flats (revised scheme)**

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, by reason of its roof height, would result in the loss of an important and unique public view of the Conservation Area and The Fens landscape from St Edmunds Church. The proposal would therefore be contrary to Policy ENV.13 of the Norfolk Structure Plan 1999 and Policies 4/12 and 9/29 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).

Head of Planning
on behalf of the Council
13 February 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 Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
Norfolk

Ref. No. **2/03/2365/F**

Received 03 December 2003

Location **23 Wiclewood Way**
Parish **Dersingham**

Applicant Mr & Mrs R Bysouth
23 Wiclewood Way
Dersingham
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:

Structure Plan

Policy ENV1 – Overall strategy

Policy ENV4 – Landscape: protection of countryside

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
27 January 2004

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 Signs Express (King's Lynn)
2 St Andrews Court
Rollesby Road
King's Lynn
Norfolk
PE30 4LS

Ref. No. **2/03/2364/A**

Received 03 December 2003

Location **Scania Way**
Parish **North Runcton**
Kings Lynn

Applicant Celsius First Ltd
Scania Way
King's Lynn
Norfolk
PE30 4LR

Details **New business 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 **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 9/34: Advertisements

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
19 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 M Gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. **2/03/2363/F**

Received 03 December 2003

Location **5 Witton Close**
Parish **Heacham**

Applicant Mr A K Bonnamy
5 Witton Close
Heacham
King's Lynn
Norfolk

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.

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
15 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. **2/03/2362/F**

Received 03 December 2003

Location **51 Whin Common Road**
Parish **Denver**

Applicant Ryston Estate
Estate Office
Ryston Hall
Downham Market
Norfolk
PE38 0AA

Details **Construction of dwelling 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 **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.

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.

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/....

2/03/2362/F

Local Plan

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

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
08 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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Ref. No. **2/03/2361/F**

Received 03 December 2003

Location **7 Castle Close**
Parish **Kings Lynn**

Applicant Mr & Mrs Tyers
7 Castle Close
Reffley Estate
King's Lynn
Norfolk

Details **Extension to dwelling to provide 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.

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
19 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. **2/03/2360/F**

Received 03 December 2003

Location **The Beeches**
2 West Way

Parish **Wimbotsham**

Applicant Mr & Mrs S Bates
The Beeches
2 West Way
Wimbotsham
King's Lynn
PE34 3PZ

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.

2 Notwithstanding details shown on the approved plans, prior to commencement of any development on the site, full samples of external building materials 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.

3 Notwithstanding details shown on approved plans, prior to the commencement 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.

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 Conservation Area in general in accordance with Policies 4/12 and 9/29 of the Local Plan.

3 To enable the Borough Planning Authority to consider such details in the interests of visual amenity, the street scene and the Conservation Area in general in accordance with Policies 4/12 and 9/29 of the Local Plan.

Continued/...

2/03/2360/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.
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 - Type C.
Policy 9/29 - Planning Applications: general considerations

.....
Head of Planning
on behalf of the Council
24 February 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. **2/03/2359/F**

Received 03 December 2003

Location **Paradise Court**
Paradise Road

Parish **Downham Market**

Applicant Mr G Wareham
39 London Road
Downham Market
Norfolk
PE38 9AT

Details **Extension to residential block to form one additional 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 29 January 2004 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, prior to commencement of any development on the site, full details of the external building materials 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.

3) Prior to the commencement of any development on the site, full details of the window materials, 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) Notwithstanding details shown on the approved plans, prior to commencement of any development on the site, full details of the pedestrian gate and internal boundary 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 Conservation Area in general in accordance with Policies 4/12 and 9/29 of the Local Plan.

3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the Conservation Area in general in accordance with Policies 4/12 and 9/29 of the Local Plan.

4) In the interests of visual amenity and the Conservation Area in general and in the interests of the amenities of occupiers of the existing and proposed dwellings in accordance with Polices 4/12 and 9/29 of the Local Plan.

Cont/....

2/03/2359/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.

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

Local Plan

Policy 4/12 – Development in Conservation Areas.

Policy 4/13 – Demolition in Conservation Areas.

Policy 4/15 – Demolition of Listed Buildings.

Policy 4/21 – Built Environment Areas – Type C.

Policy 9/29 – Planning Applications: general considerations.

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

Checked by: .....

REFUSAL OF PLANNING PERMISSION

Notice of decision

APPEAL LODGED
APP/U2635/A/04/1149653
7/5/04
APPEAL ALLOWED
14/1/05

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 Godfrey
Chelwood House
Shernbourne Road
Dersingham
King's Lynn
Norfolk

Applicant Mrs S Harrod
17 Hall Lane
West Winch
King's Lynn
Norfolk

Ref. No. **2/03/2358/CU**

Received 03 December 2003

Location **Brokencross Lane**
off Tuxhill Road
Haygreen

Parish **Terrington St Clement**

Details **Change of use from domestic stables to commercial riding, breeding and training of horses**

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 unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width, lack of passing provision and substandard construction. 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 1998.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
09 February 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 Peter Humphrey Associates Ltd
St Ann's Business Centre
St Ann's Street
Kings Lynn
PE30 1LT

Ref. No. **2/03/2357/F**

Received 02 December 2003

Location **Land adj 23 Church Road**
Parish **Emneth**

Applicant Mr B Green
7 Elmfield Drive
Emneth
Wisbech
Cabs
PE14 0DL

Details **Construction of 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 **as modified by letter and plans received 12 January 2004 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 the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no alterations to the roof of the bungalow, including dormer windows and rooflights, shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

3) Prior to works commencing, details of existing and proposed ground levels, including slab levels for the new bungalow, shall be submitted to and approved by the Borough Planning Authority in writing.

4) Prior to works commencing, full details relating to the proposed boundary treatment to the site shall be submitted to and approved by the Borough Planning Authority in writing.

5) Prior to the first occupation of the development hereby permitted the vehicular access shall be widened to 4 metres for the first 6 metres into the site (thereafter tapering down over the next 6 metres) and 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) To safeguard the amenities and interests of the occupiers of nearby property (Local Plan Policy 9/29).

3&4) In the interests of the amenities of the occupiers of nearby residential properties (Local Plan Policy 9/29).

5) To ensure satisfactory access into the site.

Cont/....

2/03/2357/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 ENV1 - Environment - overall strategy.

Policy ENV12 - Design.

Policy H7 - Housing in other villages.

Local Plan

Policy 4/21 - Built Environment Areas - Type D.

Policy 8/1 - New housing in villages.

Policy 9/29 - Planning applications: general considerations

Jeffrey Cloke

.....
Head of Planning
on behalf of the Council
24 February 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 SJA Design
10 Iveagh Close
Dersingham
Norfolk
PE31 6YH

Ref. No. **2/03/2356/F**

Received 02 December 2003

Location **7 College Drive**
Parish **Heacham**

Applicant Miss T Oakley
7 College Drive
Heacham
Norfolk
PE31 7BY

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:

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
15 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 Matt Sturgeon
17 Gaywood Road
King's Lynn
PE30 1QT

Applicant Mr & Mrs Plumb
12 South Wootton Lane
King's Lynn
Norfolk

Details **Extension to dwelling**

Ref. No. **2/03/2355/F**

Received 02 December 2003

Location **12 South Wootton Lane**
Parish **Kings Lynn**

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

.....
Head of Planning
on behalf of the Council
19 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 Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk
PE30 1QT

Applicant Mrs Dinsdale
Orchid Cottage
Folgate Lane
Wiggenhall St Mary Magdalen
Norfolk

Ref. No. **2/03/2354/F**

Received 02 December 2003

Location **Orchid Cottage**
Folgate Lane

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.

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

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
06 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 Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk
PE30 1QT

Applicant Dr Ahmad
The Ahmads
Nursery Lane
North Wootton
King's Lynn
Norfolk

Ref. No. **2/03/2353/F**

Received 02 December 2003

Location **The Ahmads**
Nursery Lane

Parish **North Wootton**

Details **Three storey 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 **as modified by letter and plan received from Agent 26 January 2004 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 the external materials to be used on the eastern elevation of the rear extension shall be submitted to and approved in writing 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 southern 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 visual amenity in accordance with Policy 9/29 of the Local Plan.

3) 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 detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

Cont/....

2/03/2353/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke

.....

Head of Planning
on behalf of the Council
23 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

Applicant Mrs S L & Mr N F Lewin
Islington Hall
Islington Green
Tilney All Saints
King's Lynn
Norfolk PE34 4SB

Ref. No. **2/03/2352/CU**

Received 02 December 2003

Location **Islington Hall**
Islington Green

Parish **Tilney St Lawrence**

Details **Change of use from residential to residential, education/ conference facilities, bed and breakfast, retail and tea 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) The use of the site hereby approved shall be for residential, education/conference facilities, bed and breakfast, retail and tea room (as illustrated on the submitted plans) and any further commercial use shall not take place unless the Borough Planning Authority gives its prior written consent to any variation.

3) The use hereby approved shall be carried on only by Mrs S L and Mr N F Lewin whilst resident at Islington Hall and by no other company, person or organisation without the prior permission of the Borough Planning Authority.

4) This permission relates solely to the proposed change of use of the building for mixed commercial and 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.

The Reasons being:

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

2) The use of the site for other purposes would require further consideration by the Borough Planning Authority.

3) The application has been considered on the basis of the specific details provided, and any other occupier of the premises would require further consideration by the Borough Planning Authority.

4) 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.

Cont/....

2/03/2352/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 CS.7: Development in the Countryside

Policy EC.6: Economic Development – Countryside

Policy EC.7: Tourism – Overall Strategy

Policy ENV.1: Overall Strategy

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

Local Plan

Policy 4/18: Change of Use of Listed Buildings

Policy 8/4: Community Facilities/Schools

Policy 8/7: Development in the Countryside

Policy 9/11: Access to Trunk Roads/Primary Routes

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
16 January 2004

Checked by: .....

Notes: **(i)** Please find attached letter dated 12 December 2003 from the Environment Agency.

(ii) 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.

(iii) 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".

(iv) The Applicants are advised that signs should be erected to warn visitors to be aware of pedestrians using the public footpath.

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. **2/03/2351/F**

Applicant D Loveridge
250 Magdalen Road
Lord's Bridge
Tilney St Lawrence
King's Lynn
Norfolk

Received 02 December 2003

Location **250 Magdalen Road**
Parish **Tilney St Lawrence**

Details **Continued standing of caravan for temporary period during building of new 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) This permission shall expire on 31 August 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 caravan 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 Reasons 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.

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.8: Housing in the Countryside

Local Plan

Policy 4/6: Conserving Locally Important Landscape

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
07 January 2004

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 Brittons Estate Agents
21 Norfolk Street
King's Lynn
Norfolk
PE30 1AN

Applicant Estate of the Late Mrs M Dodds
c/o agent

Details **Site for construction of dwelling**

Ref. No. **2/03/2350/O**

Received 02 December 2003

Location **Plot adjacent 41 Mill Road**
Parish **Watlington**

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 details required to be submitted in accordance with Condition 2 above shall include full details of the boundary treatment to the north and south boundaries.

5) The dwelling hereby permitted shall be erected on a building line to conform with that of the properties to the north and south of the site.

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.

Cont'd...

2/03/2350/O

4) In the interests of the amenities of the occupiers of the approved dwelling and the adjoining property in accordance with Policy 9/29 of the Local Plan.

5) In the interests of the street scene in accordance with Policy 4/21 and 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 8/1 – New housing in villages

Policy 9/29 – Planning applications: general considerations

Jeffrey Cooke

.....
Head of Planning
on behalf of the Council
23 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 Richard C F Waite
34 Bridge Street
King's Lynn
Norfolk
PE30 5AB

Ref. No. **2/03/2348/F**

Received 02 December 2003

Location **33 Cresswell Street**
Parish **Kings Lynn**

Applicant Mr G Pratt
3 Orchard Close
off Field Lane
Gaywood
King's Lynn
PE30 4AX

Details **Construction of 8 flats after demolition of house (revised application)**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 parking area shall be laid out, surfaced and drained to the satisfaction of the Local Planning Authority.

3) Prior to commencement of development full details of all external building materials shall be submitted to and approved in writing by the Local Planning Authority.

4) 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 approved by the Local Planning Authority.

5) Prior to commencement of development full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

6) The kitchen windows to flats 6 and 8 on the approved plans shall be fitted with obscure glazing that shall be retained as such for the life of the development hereby approved.

7) Any contamination encountered during ground-works or construction must be brought to the attention of the Local Planning Authority immediately. A remediation strategy must be submitted to and agreed in writing by 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.

2) To ensure the provision of adequate access and parking arrangements in the interests of highway safety and in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Cont/....

3) To ensure that the materials used are appropriate for the location and design of the building in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

4) To ensure that the design of the windows and doors, method of installation and detailing are appropriate for the location and the design of the building in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

5) To ensure that the boundary treatments used are appropriate for the location in accordance with Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

6) To minimise loss of privacy by virtue of over-looking to the rear of existing properties on Cresswell Street in accordance with policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

7) To protect the amenity of future occupiers of the site in accordance with policy 9/22 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.

Local Plan

Policy 4/21 - Built Environment Type D.

Policy 9/29 - Planning applications: General considerations.

Jeffrey Cooke

.....

Head of Planning
on behalf of the Council
24 February 2004

Checked by: .....

1) 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 the safe development and secure occupancy of the site lies with the developer.

2) The applicant should contact the Internal Drainage Board as connection into their system may be subject to a contribution.

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 Brittons Estate Agents
21 Norfolk Street
King's Lynn
Norfolk

Ref. No. **2/03/2349/O**

Received 02 December 2003

Applicant Mrs J Simpole
c/o agent

Location **105 Haygreen Road**
Parish **Terrington St Clement**

Details **Site for construction of 2 dwellings (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 **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) This permission relates to the construction of two dwellings, one on each of the sites approved on 3 April 1995, under reference number 2/95/0211/O.

5) Prior to the commencement of the occupation of the dwelling to be constructed on plot 1:

   (a) the means of access to that plot, which shall be located at the southern end of the site frontage to Hay Green Road, shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 4.5 metres from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle forty-five degrees, and

   (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 around so as to re-enter the highway in forward gear, and

   (c) a screen fence having a minimum height of 1.8 metres shall be erected along that part of the eastern boundary to the rear of the factual building line.

Cont/....

2/03/2349/O

6) Prior to the commencement of the occupation of the dwelling to be constructed on plot 2:

   (a) the means of access which shall be grouped as a pair with the access to the existing dwelling to the west shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 4.5 metres from the nearer edge of the existing carriageway of the highway and the side fence splayed at an angle of forty-five degrees, and

   (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 around so as to re-enter the highway in forward gear, and

   (c) a screen fence having a minimum height of 1.8 metres shall be erected along that part of the western boundary to the rear of the factual building line, and a hedgerow shall be planted along the eastern boundary, in accordance with details to be agreed in writing with 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) The application is stated to relate to one for the renewal of outline planning permission granted on 3 April 1995, under reference number 2/95/0211/O and no drawings have been submitted.

5) In the interests of public safety and residential and visual amenity.

6) In the interests of public safety and residential and 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 8/1: New Housing in Villages

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

Note: Please find attached letter dated 12 December 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	Crown Castle UK Ltd P O Box 98 Warwick CV34 6TN FAO Mr A Muir	*Ref. No.*	**2/03/2347/F**
		Received	02 December 2003
		Location	**BT Exchange Baxters Plain**
Applicant	Three c/o agent	*Parish*	**Kings Lynn**

Details **Installation of telecommunications equipment**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 4/14: Development adjoining Conservation Areas

Policy 9/28: Telecommunications

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
19 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	Crown Castle UK Ltd P O Box 98 Warwick CV34 6TN FAO Mr A Muir	*Ref. No.*	**2/03/2346/F**
		Received	02 December 2003
		Location	**BT Exchange Baxters Plain**
Applicant	MM02 Airwave c/o agent	*Parish*	**Kings Lynn**

Details **Installation of telecommunications equipment**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 4/14: Development adjoining Conservation Areas

Policy 9/28: Telecommunications

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....
Head of Planning
on behalf of the Council
19 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 Cruso & Wilkin
Waterloo Street
King's Lynn
PE30 1NL
FAO Mr A Case

Ref. No. **2/03/2345/F**

Received 02 December 2003

Location **The Piggeries**
Moor Drove

Applicant R Pendall
The Piggeries
Moor Drove
Hockwold
Norfolk

Parish **Hockwold cum Wilton**

Details **Continued use for dog breeding/training including exercise paddocks and temporary siting of mobile residential home**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 31 May 2007, 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) 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.

3) The occupation of the temporary mobile unit shall be limited solely to a person or persons engaged in the training/breeding of greyhounds including any dependants and for no other purpose.

The Reasons 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.

2) To ensure the risk of water pollution be kept to a minimum.

3) To ensure proper control is exercised over the mobile unit which otherwise could be occupied in a way that would be contrary to the policies of the development plan.

Cont/....

2/03/2345/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.8: Housing in the Countryside

Local Plan

Policy 8/7: Development in the Countryside

Policy 8/8: New Dwellings in the Countryside

Policy 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
17 May 2004

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

MODIFICATION / DISCHARGE OF PLANNING OBLIGATION

Part I – Particulars of application

Mr & Mrs Culverwell
c/o Greg Garland
The Old School
Burnham Thorpe
King's Lynn
Norfolk
PE31 8HL

Reference No: 2/03/2344/MD

Validated: 1 December 2003

Parish: Brancaster

Details: **Occupation of the accommodation without complying with the holiday let restriction at 2 Town End Barns Brancaster**

Town and Country Planning Act 1990
Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

Part II – Particulars of decision

The Council hereby gives notice in pursuance of the Town and Country Planning Act 1990 that in accordance with the application form and supplementary Section 106 Agreement that **permission has been granted** for the modification of the planning obligation dated 5th September 1995 and made between the Council and Mr and Mrs Culverwell by deletion of the following clause:

3: The owner covenants with the Council that the proposed holiday dwelling shown edged blue on the site plan shall be used solely for the purpose of holiday letting and for no other form of accommodation or purpose.

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:

Jeffrey Clarke
.....
Head of Development
On behalf of the Council
16 February 2006

Checked by: .....

The case officer who dealt with this application was Mrs K Lawty, telephone number 01553 616403.

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. **2/03/2343/F**

Applicant Miss M Barber
37 Craske Lane
Terrington St Clement
Kings Lynn

Received 01 December 2003

Location **37 Craske Lane**
Parish **Terrington St Clement**

Details **First floor 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 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 north elevation of the extension 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.

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 9/29: Planning Applications – General Considerations

Jeffrey Cooke
Head of Planning
on behalf of the Council
05 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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Applicant Mr J Shakespeare
30 Hungate Road
Emneth
Wisbech
PE14 8DE

Ref. No. **2/03/2342/F**

Received 01 December 2003

Location **Junction of Hollycroft Road/ Fendyke Road**

Parish **Emneth**

Details **Construction of 2 houses and 1 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) 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) 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.

5) 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.

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.

5) In the interests of highway safety.

Cont/....

2/03/2342/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.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

Jeffrey Cooke
Head of Planning
on behalf of the Council
12 January 2004

Checked by: .....

Note: Please find attached letter dated 2 December 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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2341/F**

Received 01 December 2003

Location **14 Orchard Drive**
Parish **West Walton**

Applicant Mr & Mrs Barrett
14 Orchard Drive
West Walton
Wisbech
Cambs
PE14 7EZ

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) 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.

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.

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 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
06 January 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.**	2/03/2340/AG
Applicant	J T Campion & Son The Nursery Walton Road Walsoken Wisbech Cambs PE14 7AG	**Received**	01 December 2003
		Location	Grassgate Lane
Agent		**Parish**	Walsoken
Details	Agricultural general purpose extension		

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.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
10 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:

Structure Plan

Policy CS.7: Development in the countryside.

Policy RC.5: Agricultural land.

Local Plan

Policy 8/7: Development in the countryside.

Policy 9/29: Planning applications: general considerations.

Cont'd ...

2/03/2340/AG

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

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
PE33 0ST

Ref. No. **2/03/2339/F**

Received 01 December 2003

Location **Wyndham House**
Manor Road

Parish **North Wootton**

Applicant J A V & S M Curl
Wyndham House
Manor Road
North Wootton
King's Lynn
PE30 3PZ

Details **Extension to create 8 bedroom residential care wing (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 from Agent received 8 January 2004 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) 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) 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:

   (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.

The Reasons being:

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

Cont/....

2) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded in accordance with Policy 4/10 and 4/11 of the Local Plan.

3) 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.

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 4/10: Conserving Areas of Archaeological Interest – Evaluation

Policy 4/11: Conserving Areas of Archaeological Interest – Recording

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
23 January 2004

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/U2635/A/04/1147397
15/4/04
APPEAL DISMISSED
3/11/04

Agent	Geoffrey Collings & Co 17 Blackfriars Street King's Lynn Norfolk	*Ref. No.*	**2/03/2338/CU**
		Received	01 December 2003
		Location	**Former Dairy Congham Manor**
Applicant	M Simper c/o Agent	*Parish*	**Congham**

Details **Change of use of redundant dairy to residential 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 existing building requires substantial rebuilding and reconstruction and, as such, the conversion of this building hereby proposed for residential purposes would not be in accordance with Government guidance in the form of PPG7 or Policy 8/6 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

2) No curtilage or amenity space is shown to accompany the proposed dwelling and, as such, the proposal would have a deleterious effect upon the amenities of the occupants of that dwelling. The proposal is thereby 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
12 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

Ref. No. **2/03/2337/F**

Applicant Mr M Askew
11 Norman Way
Syderstone
King's Lynn
Norfolk
PE31 8TH

Received 01 December 2003

Location **11 Norman Way**
Parish **Syderstone**

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:

Structure Plan

Policy ENV.12: Design

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
23 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 Matthew Gosling
6 Hawthorn Close
Watlington
King's Lynn
Norfolk

Ref. No. **2/03/2336/F**

Received 01 December 2003

Location **8 Glebe Avenue**
Parish **Watlington**

Applicant Mr & Mrs M Harding
8 Glebe Avenue
Watlington
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.

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 Cooke
Head of Planning
on behalf of the Council
14 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 Terence D Harvey
48 Marine Parade
Gorleston
Great Yarmouth
Norfolk
NR31 6EX

Applicant Bennett Plc
Hallmark Building
Lakenheath
Suffolk
IP27 9ER

Ref. No. **2/03/2335/F**

Received 01 December 2003

Location **Land off Greenwich Close**
Meadowfields
Park Lane/London Road

Parish **Downham Market**

Details **Construction of 11 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 **as modified by letter dated 16 December 2003 and plans received 18 December 2003 and letter dated 6 January 2004 and site location plans received 7 January 2004 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, prior to any works commencing on site, details of spot levels for existing ground levels and proposed slab levels for all new buildings shall be submitted to and approved by the Borough Planning Authority. The development shall thereafter conform to the approved details.

3) 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 Highway Authority.

4) 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.

5) Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details agreed in writing with the Borough Planning Authority in consultation with the Highway Authority.

6) 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 Borough Planning Authority in consultation with the Highway Authority. The wheel washing facilities shall be provided to the written satisfaction of the Borough Planning Authority in consultation with the Highway Authority.

Cont/....

7) Notwithstanding details shown on the approved, full details of boundary treatments (including internal screening) 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.

8) The screen fences shown on the approved plans shall in each case be constructed/erected prior to the occupation of the dwellings to which they relate.

9) 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 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 a satisfactory form of development in accordance with Policy 9/29 of the Local Plan.

3) 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.

4) 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.

5) To ensure satisfactory development of the site in accordance with Policy 9/29 of the Local Plan.

6) To prevent extraneous materials being deposited on the highway in accordance with Policy 9/29 of the Local Plan.

7) In the interests of the appearance of the development and to protect the residential amenity of existing and proposed dwellings in accordance with Policy 9/29 of the Local Plan.

8) In the interests of privacy and amenity of the occupiers of the properties to which the screen relate and also the general appearance of the estate in accordance with Policy 9/29 of the Local Plan.

9) In the interests of the appearance of the development 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:

Structure Plan

Policy H.2: Housing Densities

Policy H.4: Housing in Towns – 'Rural' Centres

Local Plan

Policy 4/21: Built Environment Areas

Policy 6/7: Housing

Policy 9/3: Density

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
29 January 2004

Checked by: .....

Cont/....

2/03/2335/F

Notes: **(i)** Please find attached letter dated 6 January 2004 from the Internal Drainage Board.

(ii) For the avoidance of doubt, the approved plans are:

A. Application form, key to be read in conjunction with drawing 2999/1A, finishing schedule to be read in conjunction with drawing 2999/1A received 1 December 2003.

B. Letter dated 16 December 2003 and plans received 18 December 2003

The Kimberley – Sheets 1 and 2
The Pentney – Sheets 1 and 2
The Fincham – Sheets 1 and 2
The Somerton – Sheets 1 and 2
The Thursford – Sheets 1 and 2

C. Letter dated 6 January 2004 and accompanying plans. Site location plan and drawing 2999/1A received 7 January 2004.

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 – Determination - Approval

Part 1 - Particulars of application

Area Rural

Ref. No. 2/03/2334/AG

Applicant J A Collison & Sons
Tuhill Farm
Tuxhill Road
Terrington St Clement
Norfolk
PE34 4PA

Received 28 November 2003

Location Tuxhill Farm
Tuxhill Road

Agent

Parish Terrington St Clement

Details Construction of agricultural cold storage and general purpose 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 approval has been given for the 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:

Local Plan

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

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

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

Agent

Applicant Mrs C Newman
Field View
School Road
Marshland St James
Wisbech

Ref. No. **2/03/2333/F**

Received 28 November 2003

Location **Land rear of Field View**
School Road

Parish **Marshland St James**

Details **Construction of stable block and creation of new vehicular access to field**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 use of the development hereby permitted the proposed access shall be surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

3) The stables/loose boxes hereby approved shall be used only to accommodate the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.

4) Horse manure heaps shall not be placed within 10 metres of the nearest property.

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) The building is inappropriately located for commercial purposes and its use for any other purpose would require further consideration by Borough Planning Authority.

4) To ensure that odours and flies from the stables does not cause disamenity to local residents.

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

Cont/....

2/03/2333/F

Local Plan

Policy 4/6: Conserving Locally Important Landscapes

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke .....
Head of Planning
on behalf of the Council
05 January 2004

Checked by: .....

Note: Please find attached letter dated 12 December 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

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

Agent

Ref. No. **2/03/2332/O**

Applicant Mr A Mack
Mill Farm
Sluice Road
Denver
Downham Market
Norfolk

Received 28 November 2003

Location **Land adjacent**
129 Lynn Road
Broomhill

Parish **Downham Market**

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 **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 full two storeys in height from the ground level to the eaves. It shall be designed sympathetically with the surrounding dwellings.

5) Any first floor windows in the side elevations (ie north-east and south west) of the dwelling shall be constructed using obscured glass.

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.

Cont/....

2/03/2332/O

4) To maintain the character of the streetscene in accordance with Policy 9/29 of the Local Plan.

5) To protect the amenities of the neighbouring properties 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 9/29: Planning Applications – General Considerations

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

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

Applicant Mr R Eagle
16 Sandy Lane
Denver
Nr Downham Market
Norfolk

Ref. No. **2/03/2331/F**

Received 28 November 2003

Location **16 Sandy Lane**
Parish **Denver**

Details **Extension to dwelling (revised proposal)**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 Cooke
Head of Planning
on behalf of the Council
05 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
PE38 0DY

Applicant Mrs K S Barker
Clear View
Chapel Lane
Fincham
King's Lynn
PE33 9EN

Ref. No. **2/03/2329/F**

Received 28 November 2003

Location **South of Swan Reach**
Swan Lane

Parish **Fincham**

Details **Construction of 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) 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 sites 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 areas shall be laid out and surfaced 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) To ensure the permanent availability of the parking/manoeuvring area, 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/....

2/03/2329/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
05 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

Applicant Mr & Mrs C Lowsby
5 The Maples
Godolphin Stables
Snailwell Road
Newmarket
Cambs

Details **Extension to dwelling**

Ref. No. **2/03/2328/F**

Received 28 November 2003

Location **23a Main Road**
Brookville

Parish **Methwold**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
02 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 M Gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. **2/03/2327/F**

Received 28 November 2003

Location **6A High Street**
Parish **Hunstanton**

Applicant J A Pesci
45 Bernard Crescent
Hunstanton
Norfolk

Details **Installation of new 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 **as modified by additional information and plans received from applicant received 23 December 2003 and 13 January 2004 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 commencement of development full details of the proposed treatment to the timber on the shop front hereby approved shall be submitted to and approved in writing by the Borough Planning Authority.

3) The proposed shutters shall be of a type to match the details submitted by the applicant on 23 December 2003 (unless otherwise agreed in writing by the Borough Planning Authority) and these shutters shall thereafter be retained.

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 shop front, in accordance with Policy 4/12 and 4/21 of the King's Lynn and West Norfolk Local Plan.

3) In the interests of the character and appearance of the shop front, in accordance with Policy 4/12 and 4/21 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:

Cont/....

2/03/2327/F

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Type C.

Policy 7/1: Hunstanton Town Centre.

Policy 9/29: Planning Applications - General Considerations.

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
20 January 2004

Checked by: .....

REFUSAL OF PLANNING PERMISSION

Notice of decision

APPEAL LODGED
APP/V2635/A/04/1150133
19/5/04
APPEAL ALLOWED
24/11/04

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. **2/03/2326/F**

Received 28 November 2003

Location **Land at Winfield**
Garage Lane
Setchey

Applicant Mr & Mrs A Smith
Derwent Lodge
Derwent Avenue
South Wootton
King's Lynn
Norfolk

Parish **West Winch**

Details **Construction of five 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 **as modified by letter dated 12th March 2004 and plans (Drawing 0238-1-1A, 0328-02A and 0327-CS1) received 15th March 2004** for the following reason:

1) The proposed dwellings, by reason of their size, scale and 2 storey appearance, would be out of character with existing dwellings in the locality, those being predominantly modest bungalows. As a result, the scheme would be overly obtrusive and consequently detrimental to the visual amenity of the Garage Lane residential area. The proposal would therefore be contrary to Policy ENV12 of the Norfolk Structure Plan 1999 and Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

.....
Head of Planning
on behalf of the Council
15 April 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 Tripp Batt & Co Ltd
Stanton
Bury St Edmunds
Suffolk
IP31 2BT

Ref. No. **2/03/2325/F**

Received 27 November 2003

Location **Manor Farm**
Stow Road

Parish **Wiggenhall St Mary Magdalen**

Applicant B Reemtsma
Manor Farm
Stow Road
Wiggenhall St Mary Magdalen
King's Lynn
Norfolk

Details **Erection of grain drying and storage facilities**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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) All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and 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 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:

Structure Plan

Policy CS.7: Development in the Countryside

Policy ENV.4: Landscape – Protection of Countryside

Policy RC.1: Protecting Water Quality

Policy RC.5: Agricultural Land

Cont/....

2/03/2325/F

Local Plan

Policy 4/6: Conserving Locally Important Landscapes

Policy 4/22: Conserving Agricultural Land

Policy 4/24: Surface Water Disposal and Groundwater/Aquifer Protection

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cowles

Head of Planning
on behalf of the Council
06 January 2004

Checked by: .....

Note: Please find attached letter dated 5 December 2003 from the Environment Agency.

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Rural	**Ref. No.**	2/03/2324/F
Applicant	R Barrett 35 Downham Road Outwell Wisbech Cambs	**Received**	27-NOV-2003
		Expiring	21-JAN-2004
		Location	Land west of 1 Glenfield Close Church Drove
Agent			
		Parish	Outwell
Details	Continued temporary siting of mobile home		
		Fee Paid	£ 110.00

Withdrawn
11/2/04

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

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

Agent Parsons & Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2323/CU**

Received 27 November 2003

Location **Hill Farm Office**
Boughton Long Road

Parish **Barton Bendish**

Applicant Albanwise Ltd
Hill Farm House
Barton Bendish
King's Lynn
PE33

Details **Change of use from office & accommodation to single 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 9/29: Planning Applications – General Considerations

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

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,
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 Department
P O Box 65
Norwich
NR6 6EJ

Ref. No. **2/03/2322/F**

Received 27 November 2003

Location **52 Elvington**
Parish **Kings Lynn**

Applicant Mr & Mrs G Stevens
52 Elvington
King's Lynn
Norfolk
PE30 4TA

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
12 January 2004

Checked by: .....

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 LISTED BUILDING CONSENT

Mr G Allen
4 Foord Road South
Folkestone
Kent
CT20 1HJ

Reference No: 2/03/2321/LB

Validated: 26 November 2003

Parish: Downham Market

Details: **Single storey rear extension at 59 Bridge Street Downham Market**

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

Listed Building Consent is granted for the carrying out of the development referred to above in accordance with the application and plans submitted.

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 ENV13: Historic buildings, archaeology & the historic landscape

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 9/29: Planning applications: general considerations

Jeffrey Clarke
.....
Head of Planning
On behalf of the Council
13 July 2004

Checked by: .....

The case officer who dealt with this application was Mrs H Wood-Handy, telephone number 01553 616734.

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

Mr G Allen 4 Foord Road South Folkestone Kent CT20 1HJ	Reference No:	2/03/2320/F
	Validated:	26 November 2003
	Parish:	Downham Market

Details: **Retention of single storey rear extension at 59 Bridge Street 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.

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 ENV13: Historic buildings, archaeology & the historic landscape

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 9/29: Planning applications: general considerations

Jeffrey Clarke
Head of Planning
On behalf of the Council
13 July 2004

Checked by: .....

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

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

Agent Voaden Sandbrook
The Old Rectory
Windsor End
Beaconsfield
Bucks HP9 2JW
FAO T Howard

Ref. No. **2/03/2319/F**

Received 26 November 2003

Location **Woodside**
Mill Road

Parish **Shouldham Thorpe**

Applicant Amner Oils Ltd
c/o Chapter Oils Ltd
Units 3 & 4 Burnett Road
Darent Industrial Park Estate
Slade Green
Erith, Kent DA8 2JZ

Details **Retention of oil distribution tanks and portacabin offices and the installation of an interceptor drainage system**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 two months of the date of decision a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and 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 and agreed timescales.

2) Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidential damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway. The installation must, where relevant, comply with the Control of Pollution (Oil Storage)(England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997.

3) No foul sewage or trade effluent (which includes vehicle washing water, or steam cleaning effluent) may be discharged to the surface water drainage system.

4) The applicant must ensure that there is no discharge from the site to any watercourse or surface water drain or sewer.

5) Only domestic sewage should be discharged to the septic tank.

6) Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water sewer.

7) The maximum acceptable depth for soakaways is 2 metres below existing ground level.

Cont/....

2/03/2319/F

The Reasons being:

1) To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment.

2) To prevent ground water pollution.

3-7) To prevent contamination of 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 EC.6: Economic Development - Countryside

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
10 February 2004

Checked by: .....

Note: Please find attached letter dated 5 January 2004 from the Environment Agency.

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

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

Applicant Mr & Mrs J Woolner
5 Arlington Park Road
Middleton
King's Lynn
Norfolk
PE32 1YB

Ref. No. **2/03/2318/D**

Received 26 November 2003

Location **Adjacent The Old Rectory**
Station Road

Parish **Hillington**

Details **Construction of house**

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 **as modified by plans received 27 February 2004.**

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 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
13 May 2004

Checked by: .....

Note: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/02/0623/O.

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 Grounds & Co
2/4 Market Hill
Chatteris
Cambs
PE16 6BA
FAO Mr G Brinton

Applicant The Rector & Church Wardens
of Upwell St Peter
c/o Agent

Ref. No. **2/03/2317/O**

Received 26 November 2003

Location **The Outwell Church Hall**
Rectory Road

Parish **Outwell**

Details **Site for construction of dwelling after demolition of church hall**

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 single or one and a half storey construction and shall be designed in sympathy with the existing development adjacent to the site.

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 northern, western or southern elevations of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

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.

7) The siting of the dwelling to be submitted under Condition 2 above shall take account of the beech tree and likely root area to the south of the site.

Cont/....

2/03/2317/O

8) 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
   ii) Parking provision in accordance with adopted standard

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) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

6) To protect the amenity of future occupiers of the site.

7) In the interests of the protection and retention of an important protected tree.

8) 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
12 February 2004

Checked by: .....

Notes: **(i)** Please find attached letter dated 5 December 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) Please find attached letter dated 10 December 2003 from the Middle Level Commissioners.

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

Applicant M J Durkan & J Chambers
Lodge Farm Cottage
Ely Road
Hilgay
Downham Market
Norfolk

Ref. No. **2/03/2316/F**

Received 26 November 2003

Location **Lodge Farm Cottage**
Ely Road

Parish **Hilgay**

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.

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 Cooke
Head of Planning
on behalf of the Council
05 January 2004

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 Brittons Estate Agents
21 Norfolk Street
King's Lynn
Norfolk

Applicant Mr & Mrs Hair
c/o Agent

Ref. No. **2/03/2315/O**

Received 26 November 2003

Location **Sites to North & South of Woodcroft**
27 Station Road

Parish **Terrington St Clement**

Details **Site for construction of two dwellings**

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 dwellings hereby permitted shall be of single or one and a half storey construction and shall be designed in sympathy with the existing development adjacent to the site.

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 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
   ii) Parking provision in accordance with adopted standard
   iii) Turning areas.

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) In the interests of the street scene.

5) To protect the amenity of future occupiers of the site.

6) 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 H.7: 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
12 January 2004

Checked by: .....

Notes: **(i)** Please find attached letter dated 5 December 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
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 JM Ess Building Design
42 Brow of the Hill
Leziate
King's Lynn
Norfolk
PE32 1EN

Ref. No. **2/03/2314/F**

Received 26 November 2003

Location **46 Bernard Crescent**
Parish **Hunstanton**

Applicant Mr & Mrs Dagnan
46 Bernard Crescent
Hunstanton
Norfolk
PE36 6EP

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 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

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

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 Richard C F Waite
34 Bridge Street
King's Lynn
Norfolk
PE30 5AB

Applicant Mr & Mrs D Barsby
Heatherdale House
East Winch Road
Ashwicken
King's Lynn
Norfolk

Ref. No. **2/03/2313/O**

Received 26 November 2003

Location **Land to the side of Heatherdale House**
East Winch Road
Ashwicken

Parish **Leziate**

Details **Site for 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) Provision is made the Development Plan for individual dwellings or small groups of houses which enhance the form and character of the village, and which do not damage the appearance of the built surroundings. This proposal, would lead to a form of development that would not enhance the form and character of this part of the village and would indeed damage the appearance of the built surroundings. As such it is 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 proposed development, if permitted would create a precedent from other similar proposals in the vicinity, which would erode the distinctive character of this area, 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,

3) Inadequate visibility splays are provided to the junction for the access with the highway and this woud cause danger and inconvenience to users of the adjoining highway, 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
27 February 2004

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

M A Pass
c/o David Neath
Stubben Edge Hall
Ashover
Derbyshire
S45 0EU

Reference No: 2/03/2312/O

Validated: 26 November 2003

Parish: Hunstanton

Details: **Site for construction of dwelling (renewal) at Land fronting Waterworks Road Hunstanton**

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 access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a detailed scheme submitted to and approved in writing by the Borough Planning Authority, in consultation with the Highway Authority

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) Roads, footways, cycleways, foul and on-site water drainage
   ii) Roads and footway
   iii) Foul and surface water drainage
   iv) Visibility splays
   v) Access arrangements
   vi) Parking provision in accordance with adopted standard.

6. Prior to commencement of development full details of existing and proposed site levels, including finished floor levels, shall be submitted to and approved in writing by the Local Planning Authority. The finished floor level of the house shall be not less than 6.2m AOD(N).

7. Prior to commencement of development, full details of a scheme for the flood proofing of the house and the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the agreed scheme.

8. 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 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 prevent extraneous material being deposited on the highway

5. In the interests of highway safety in accordance with Pollicy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

6. To minimise the risk posed by flooding to occupants of the house in accordance with Local Plan policy 9/20.

7. To minimise the risk posed by flooding to occupants of the house in accordance with Local Plan policy 9/20.

8. To protect the amenity of future occupiers of the site.

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 ENV12: Design

Local Plan

Policy 4/21: Built Environment Areas
Policy 9/29: Planning applications: general considerations
Policy 9/20: Development and sea defences

Jeffrey Clarke
.....
Head of Development
On behalf of the Council
16 November 2005

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
King's Lynn
Norfolk

Ref. No. **2/03/2311/F**

Received 25 November 2003

Location **13 Forest Drive**
Parish **Heacham**

Applicant S Twyford
13 Forest Drive
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 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

Tony Cooke
.....
Head of Planning
on behalf of the Council
15 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 D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Applicant Mr & Mrs Russell
Lincroft
4 Hill Road
Fairgreen
Kings Lynn
Norfolk

Ref. No. **2/03/2310/F**

Received 25 November 2003

Location **Lincroft**
4 Hill Road
Fairgreen

Parish **Middleton**

Details **Extension to dwelling following demolition of conservatory 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 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
05 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 D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Ref. No. **2/03/2309/F**

Received 25 November 2003

Location **34 Hulton Road**
Parish **Kings Lynn**

Applicant Mrs R Kwan
34 Hulton Road
Gaywood
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.

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 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 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

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

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. **2/03/2308/F**

Applicant Miss V Tucker
The Gate House
Black Drove
St Johns Fen End
Wisbech
Cambs PE14 8JX

Received 25 November 2003

Location **The Gate House**
Black Drove

Parish **Marshland St James**

Details **Construction of stable block for non-commercial 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 stabled/loose boxes hereby approved shall be used only to accommodate the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.

The Reasons being:

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

2) The building is inappropriately located for commercial purposes and its use for any other purpose 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:

Structure Plan

Policy CS.7: Development in the Countryside

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
23 December 2003

Checked by: .....

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

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

Agent Ian J M Cable
Highlands
Wretton Road
Boughton
Norfolk
PE33 9AJ

Ref. No. **2/03/2307/D**

Received 25 November 2003

Location **Land adj Orchard Bungalow**
Wells Road

Parish **Burnham Overy**

Applicant Viscount Coke
Holkham Park
Wells-Next-The-Sea
Norfolk

Details **Construction of dwelling house**

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 **as modified by plans received 25 December 2003 and subject to compliance with the following additional condition:**

1) Before the start of any development on site, a sample panel of the stonework to be used should 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.

The Reason being:

1) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene 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 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
18 March 2004

Checked by: .....

Continued/...

Notes: **(i)** The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/02/0717/O.

(ii) 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.

(iii) Please find attached letter dated 5 December 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 Mike Hastings
58 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Ref. No. **2/03/2306/CU**

Received 25 November 2003

Location **Rear of Westgate House**
23 Westgate Street

Parish **Southery**

Applicant Dr P A Acourt
Westgate House
23 Westgate Street
Southery
Downham Market
PE38 0PA

Details **Use of former public house coach house as residential annexe to Westgate 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) 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.

3) This permission relates solely to the proposed change of use of the building for residential annexe 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.

4) Notwithstanding condition 2 above, any openings on the north and west elevations shall be obscurely glazed and retained thereafter in that condition.

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 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.

3) 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.

Cont/....

4) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

5) 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
05 January 2004

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,
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 ArchiTech
33A Churchgate Way
Terrington St Clement
Norfolk
PE34 4LZ

Ref. No. **2/03/2305/F**

Received 25 November 2003

Location **25 Churchgate Way**
Parish **Terrington St Clement**

Applicant Mr & Mrs D Hillier
63 Marshland Street
Terrington St Clement
Norfolk

Details 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 **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 works commencing full details relating to the external facing and roofing materials shall be submitted to and approved by the Borough Planning Authority in writing.

3) Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Local 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) Notwithstanding the provisions of schedule 2, part 1, 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 elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

5) Prior to the commencement of the development hereby permitted a layout showing access, parking and turning facilities for the existing dwelling shall be submitted to the Borough Planning Authority for written approval and these approved facilities shall be surfaced and drained in accordance with the approved plans 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 the appearance of the development and the wider area. (Local Plan Policies 4/21 and 9/29)

3) To protect the amenity of future occupiers of the site. (Local Plan Policy 9/29).

4) To prevent overlooking in the interests of the amenities of the occupiers of the occupiers of adjoining property. (Local Plan Policy 9/29).

Cont/....

5) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety. (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 4/21 - Built Environment Type C

Policy 9/29 - Planning applications: General considerations.

.....

Head of Planning
on behalf of the Council
24 February 2004

Checked by: .....

Notes: **(i)** Please find letter attached dated 5/12/03 from the Environment Agency.

(ii) Please find letters attached dated 25/09/03 and 16/12/03 from Environmental Protection containing informative advice.

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 Geoffrey Collings & Co
17 Blackfriars Street
King's Lynn
Norfolk
PE30 1NN

Applicant S Bush
c/o agent

Ref. No. **2/03/2304/O**

Received 25 November 2003

Location **Land adj 261 Main Road**
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)

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **as amended by letter and plan received 19 April 2004 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) Except at the point of access to the site, the highway boundary fronting the site shall consist of a live hedge, which shall be planted prior to the occupation of the development hereby approved and shall be retained to the satisfaction of the Borough Planning Authority.

5) The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

6) 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 or western elevations of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

7) 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
   ii) Parking provision in accordance with adopted standard
   iii) Turning areas.

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 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 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 the street scene.

6) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

7) In the interests of highway safety.

8) In the interests of the long term wellbeing of adjacent protected trees.

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 8/1: New Housing in Villages

Policy 9/29: Planning Applications – General Considerations

.....
Head of Planning
on behalf of the Council
07 May 2004

Checked by: .....

Notes: **(i)** Please find attached fax dated 23 December 2004 from the Internal Drainage Board

(ii) Please find attached letter dated 5 December 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 Richard C F Waite
34 Bridge Street
Kings Lynn
Norfolk
PE30 5AB

Ref. No. **2/03/2303/F**

Received 25 November 2003

Location **131 Austin Street**
Parish **Kings Lynn**

Applicant Mrs K Fang
17 Cornwall Avenue
Slough
Bucks
SL2 1AY

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 plans received 14 January 2004 under cover of letter dated 13 January 2004 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) No development shall take place within the site until the applicant 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 Local Planning Authority.

3) The one metre high wall along the Austin Street boundary shall be provided before the car parking area is first brought into use and shall thereafter be retained in a satisfactory condition unless a replacement boundary treatment of an equivalent height is agreed in writing by the Local Planning Authority.

4) Before the occupation of the development hereby permitted the access and parking area shall be laid out, surfaced and drained to the satisfaction of the Local Planning Authority.

5) Prior to commencement of development full details of all external building materials shall be submitted to and approved in writing by the Local Planning Authority.

6) Prior to the commencement of development full details of the window style, reveal and cill and header treatment shall be submitted to and approved 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 secure the preservation or recording of any features of archaeological interest in accordance with Policy 4/10 of the King's Lynn and West Norfolk Local Plan 1998.

Cont/....

3) To prevent vehicles accessing the highway other than via the track to the rear of the site and thereby reducing the risk of accidents in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

4) To ensure the provision of adequate access and parking arrangements in the interests of highway safety and in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

5) To ensure that the materials used are appropriate for the location and design of the building in accordance with Policies 4/12, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

6) To ensure that the design of the windows, method of installation and detailing are appropriate for the location and the design of the building in accordance with Policies 4/12, 4/21 and 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.

Local Plan

Policy 4/14 - Development adjoining Conservation Areas.

Policy 4/21 - Built Environment Type D.

Policy 9/29 - Planning applications: General considerations.

.....

Head of Planning
on behalf of the Council
24 February 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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Ref. No. **2/03/2302/F**

Received 25 November 2003

Location **39 Maple Road**
Parish **Downham Market**

Applicant Mr D Corley
39 Maple Road
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 **as modified by letter dated 5 December 2003 and plan (drawing 0643) received 8 December 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 Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
06 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 John Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. **2/03/2301/F**

Received 25 November 2003

Location **5 Curtis Drive**
Parish **Feltwell**

Applicant K Edwards
5 Curtis Drive
Feltwell
Thetford
Norfolk
IP26 4BJ

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.

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
02 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

Applicant Renewable Energy Systems UK
Beaufort Court
Egg Farm Lane
Kings Langley
Herts
WD4 8LR

Ref. No. **2/03/2300/F**

Received 25 November 2003

Location **Land east of Jacks Lane**
Parish **South Creake**

Details **Erection of temporary 70 metre high telecommunications mast**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 shall expire 18 months after the decision date below, and within 2 months after this date the redundant mast shall be dismantled and removed from the site.

3) Should the mast be painted, the colour shall be agreed with the Borough Planning Authority prior to its application.

The Reasons being:

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

2&3) In the interests of visual amenity 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 9/27 – Renewable energy

Policy 9/29 – Planning applications: general considerations

Cont/.....

2/03/2300/F

Head of Planning
on behalf of the Council
19 February 2004

Checked by: .....

Notes: **(i)** Please find attached letter from Defence Estates dated 17 February 2004

(ii) Prior to development commencing you must notify Defence Estates Safeguarding of the following information:

- Precise location of development;
- Date of commencement of construction;
- Date of completion of construction;
- The height above ground level of the tallest structure;
- The maximum extension height of any construction equipment;
- If the site will be lit.

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 Luxurious Leisure Ltd
Harling Road
Quidenham
Norfolk
NR16 2JU

Ref. No. **2/03/2299/F**

Received 24 November 2003

Location **Pentney Lakes Leisure Park**
Common Lane

Parish **Pentney**

Details **Construction of 2 log cabins**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 proposed log cabins shall be used for holiday accommodation and at no time shall be the sole or main residence of any of the occupants.

3) The proposed log cabins shall not be occupied during the month of February in any calendar year.

The Reasons being:

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

2&3) To ensure that the site and occupation of the log cabins are restricted to holiday use only, since permanent occupation is inappropriate in this location. (Local Plan Policies 9/17, 8/7 and 8/8).

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 SR2 – Countryside recreation.

Local Plan

Policy 4/6 – Important Landscape Quality.
Policy 8/7 – New development in the open countryside.
Policy 9/17 – Caravans, chalets and camping sites.
Policy 9/29 – Planning applications: General considerations

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

Checked by: .....

TELECOMMUNICATIONS PRIOR APPROVAL

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 Pasterfields
Studio 15
42 Orchard Place
London
E14 0JU
FAO Mr D Purcell

Applicant Airwave mm02 Ltd
Wellington Street
Slough
Berkshire
SL1 1YP

Ref. No. **2/03/2298/T3**

Received 24 November 2003

Location **Hunstanton Commercial Business Park**
King's Lynn Road

Parish **Old Hunstanton**

Details **Radio telecommunication base station**

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

PRIOR APPROVAL OF THE BOROUGH PLANNING AUTHORITY IS NOT REQUIRED. Accordingly the development may be carried out but must be commenced within five years of the date of the application.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
30 January 2004

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 Kings Lynn & Wisbech Hospitals
NHS Trust
Richard Freezer
The Estates Department
Gayton Road
Kings Lynn PE30 4ET

Applicant Kings Lynn & Wisbech Hospitals
NHS Trust
Gayton Road
Kings Lynn
Norfolk
PE30 4ET

Ref. No. **2/03/2297/A**

Received 25 November 2003

Location **The Queen Elizabeth Hospital**
Gayton Road

Parish **Kings Lynn**

Details **Temporary siting of 3 non-illuminated contractors 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 and the following additional condition:**

1) This consent shall expire on the 19 January 2005, 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.

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 Cooke
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

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
Attn Rachel Goldspink
2 Caley Close
Sweetbriar Road
Norwich
NR5 7BW

Applicant Mr and Mrs E Cabreros
53 Methuen Avenue
Gaywood
King's Lynn
Norfolk PE30 4BW

Ref. No. **2/03/2296/F**

Received 24 November 2003

Location **53 Methuen Avenue**
Gaywood

Parish **Kings Lynn**

Details **UPVC porch 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 **as modified by e-mail received 15 December 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

Jeffrey Clarke
Head of Planning
on behalf of the Council
07 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 Knight & Associates
6 Old Railway Yard
Station Road
Burnham Market
Norfolk PE31 8UP

Applicant Mr and Mrs D Redgrave
Rowan House
Herrings Lane
Burnham Market
Norfolk

Ref. No. **2/03/2295/F**

Received 24 November 2003

Location **Rowan House**
Herrings Lane

Parish **Burnham Market**

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.

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
06 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 NTL (attn Tim Wilkinson)
The NTL Tower
Jagger Lane
Emley Moor
HD8 9TQ

Ref. No. **2/03/2294/F**

Received 24 November 2003

Location **109 Waveney Road**
Parish **Hunstanton**

Applicant Royal National Lifeboat Inst.
West Quay Road
Poole
Dorset

Details **Installation of single antenna for RNLI Callout System**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 antenna shall be removed from the dwellinghouse within one month of it becoming surplus to requirements.

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 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 9/29: Planning Applications – General Considerations

Tony Cooke

.....
Head of Planning
on behalf of the Council
15 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 Knight & Associates
6 Old Railway Yard
Station Road
Burnham Market
Norfolk PE31 8UP

Ref. No. **2/03/2293/F**

Received 24 November 2003

Location **Valentine House**
62 Back Street

Parish **South Creake**

Applicant Mr N Haywood
Valentine House
62 Back Street
South Creake
Norfolk

Details **Two storey extension to dwelling including modifications to 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.

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 Cooke
Head of Planning
on behalf of the Council
06 January 2004

Checked by: .....

Note: Please find attached letter dated 5 December 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 Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
King's Lynn

Applicant Mr and Mrs H Lendrum
36 Rectory Lane
Southoe
St Neots
Cambs

Ref. No. **2/03/2292/F**

Received 24 November 2003

Location **The Bungalow**
Peddars Way

Parish **Ringstead**

Details **Extensions to bungalow 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 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 Cooke
.....
Head of Planning
on behalf of the Council
12 January 2004

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

Ref. No. **2/03/2291/O**

Received 21 November 2003

Location **7 Downham Road**
Parish **Denver**

Applicant T W & K G Covell
7 Downham Road
Denver
Downham Market
Norfolk

Details **Extension and conversion of existing workshop and office into two cottages and site for one dwelling in former builders yard**

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 written specifications) shall be submitted to and approved in writing by the Borough Planning Authority to illustrate the following:

   (i) on site turning facilities

   (ii) Parking provision in accordance with the adopted standards.

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.

Cont/....

7) The new dwelling sited in the former builders yard shall be of single storey construction and shall be designed in sympathy with the existing development adjacent the site.

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) To protect the amenity of future occupiers of the site.

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
13 January 2004

Checked by: .....

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

Dr & Mrs F Wright
c/o T Faire
Stokers
Gong Lane
Overy Staithe
Norfolk
PE31 8JG

Reference No: 2/03/2290/F

Validated: 21 November 2003

Parish: Burnham Overy

Details: **Construction of dwellinghouse at Staithe House East Harbour Lane Burnham Overy**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 development commencing a sample panel of the external facing materials, flint and brickwork, shall be constructed at the site and the details shall be approved in writing by the Local Planning Authority.

3. The existing hedge along the northern boundary 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 1.2 metres without the written consent of the Local planning Authority.

4. Prior to development commencing details of the site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

5. The window to the first floor bathroom on the north 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 enable the Local Planning Authority to consider such details in the interests of visual amenity, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

3. In the interests of the visual amenities of the locality, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

4. In the interests of the visual amenities of the locality, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

5. To prevent overlooking in the interests of the amenity of the occupiers of adjoining properties, 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 ENV12: Design
Policy ENV13: Historic buildings, archaeology & 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

Jeffrey Clarke
.....
Head of Planning
On behalf of the Council
26 July 2004

Checked by: .....

The case officer who dealt with this application was Mrs K Lawty, telephone number 01553 616403.

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 Vision Home Improvements Co Ltd
Whitton House
Fengate
Peterborough
PE1 5PE

Ref. No. **2/03/2289/F**

Received 21 November 2003

Location **Cottage Hill Farm**
Methwold Road

Parish **Northwold**

Applicant Mr & Mrs Gillson
Cottage Hill Farm
Methwold Road
Whittington
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 9/29: Planning Applications – General Considerations

Jeffrey Cooke
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

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

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

Agent Arqualand UK Ltd
P O Box 425
Haywards Heath
West Sussex
RH16 2YR

Ref. No. **2/03/2288/F**

Received 20 November 2003

Location **Woodlands**
Hunstanton Road

Parish **Heacham**

Applicant Mrs S Starmes
Woodlands
Hunstanton Road
Heacham
Norfolk

Details **Erection of polycarbonate enclosure over swimming pool**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
12 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 Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge
CB5 8DZ

Applicant East Anglian Ambulance NHS

Ref. No. **2/03/2287/F**

Received 20 November 2003

Location **Kings Lynn Ambulance Station**
Queen Elizabeth Hospital

Parish **Kings Lynn**

Details **Extension and provision of hardstanding**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 trees and hedges on the eastern boundary 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:

   (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.

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 Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan.

3) 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 4/7 of the King's Lynn and West Norfolk Local Plan.

Cont/....

2/03/2287/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 4/7: Conserving Landscape Features

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke .....
Head of Planning
on behalf of the Council
07 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 Richard C F Waite
34 Bridge Street
Kings Lynn
PE30 5AB

Ref. No. **2/03/2286/F**

Received 20 November 2003

Location **20 Kings Lynn Road**
Parish **Hunstanton**

Applicant Mrs K Gigg
20 Kings Lynn Road
Hunstanton
Kings Lynn

Details **Two storey 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 **as modified by letter and plan from Agent received 19 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 use of the development hereby permitted the parking shall be provided in accordance with the approved layout and the boundary hedge onto Park Road shall be reduced to a maximum height of 1 metre for the first 2 metres on the eastern side of the access and shall thereafter be retained below 1 metre high to the satisfaction of the Borough Planning Authority.

3) Notwithstanding the details shown on the approved plans the rooflights shown on the western roofslope of the extension hereby approved shall be obscure glazed and non-opening and shall thereafter be retained in that form unless the prior written approval of the Borough Planning Authority is obtained for any alteration.

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 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 highway safety in accordance with Policy 9/29 of the Local Plan.

3) 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.

4) 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.

Cont/....

2/03/2286/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 4/21: Built Environment Area

Policy 9/29: Planning Applications – General Considerations

Johnny Clarke

.....

Head of Planning
on behalf of the Council
06 February 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 Phil Ringwood
Wisbech Electrical
Bannister Row
Wisbech
Cabs
PE13 3HZ

Applicant Pinguin Foods
Scania Way
Hardwick Industrial Estate
Kings Lynn

Ref. No. **2/03/2285/F**

Received 20 November 2003

Location **Pinguin Foods**
Scania Way

Parish **North Runcton**

Details **Installation of car park lighting**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 the illumination shall be directly visible to users of the adjacent public 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, 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: .....

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 Mr and Mrs D J Davey
220 Salts Road
Walton Highway
Wisbech
Cambs
PE14 7EB

Ref. No. **2/03/2284/F**

Received 20 November 2003

Location **Adj 220 Salts Road**
Walton Highway

Parish **West Walton**

Details **Construction of house and garage (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) This permission shall relate to the construction of the dwellinghouse and double garage shown on the drawing number DJD/88/3B, approved 11 January 1989, under reference 2/88/4628/F.

3) Before the commencement of the occupation of the dwelling;

   (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 metres from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of forty-five degrees; and

   (b) an adequate turning area, levelled 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 around so as to re-enter the highway in forward gear.

4) Full details of the facing bricks to be used in the construction of the dwellinghouse and garage hereby permitted shall be submitted to and approved by the Borough Planning Authority before any works are commenced.

The Reasons being:

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

2) The application is stated to relate to the renewal of the planning permission granted 11 January 1989, under reference 2/88/4628F and no drawings have been submitted.

3) In the interests of public safety.

4) To enable the Borough Planning Authority to give due consideration to such matters in the interests of the visual amenities.

Cont/....

2/03/2284/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.7: Housing in 'Other' Villages

Local Plan

Policy 8/1: New Housing in Villages

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

NOTE: Please find attached letter dated 28 November 2003 from the Environment Agency.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2283/F
Applicant	Mr S Parker 81 Lady's Drove Emneth Wisbech Cambs PE14 8DF	**Received**	20-NOV-2003
		Expiring	14-JAN-2004
		Location	81 Lady's Drove
Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY		
		Parish	Emneth
Details	Two storey extension to dwelling and construction of detached garage		
		Fee Paid	£ 110.00

Withdrawn
12/1/04

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

Ref. No. **2/03/2282/F**

Applicant Mr J Batterbee
58 West Hall Road
Dersingham
Kings Lynn
Norfolk

Received 20 November 2003

Location **58 West Hall Road**
Parish **Dersingham**

Details **Completion and retention of porch 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.

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
02 January 2004

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 Harry Sankey Design
Market Place
Burnham Market
Norfolk

Ref. No. **2/03/2281/F**

Received 20 November 2003

Location **Old Hall Garden**
Off Herrings Lane

Parish **Burnham Market**

Applicant Paul Zuckerman
Burnham Westgate Hall
Burnham Market
Kings Lynn
Norfolk

Details **Construction of two dwellings incorporating existing potting 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 for the following reason:

1) The access is unsatisfactory to serve the additional dwellings by reason of its inadequate visibility at its junction with Herings Lane. If consent is granted it would result in increased danger and inconvenience to other users of this highway contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

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

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 Adam Case
Cruso and Wilkin
Waterloo Street
Kings Lynn
Norfolk

Ref. No. **2/03/2280/O**

Received 20 November 2003

Location **Land at Chilver House Farm**
Parish **Leziate**

Applicant O G Cunnington
Church Farm
Kings Lynn
Norfolk

Details **Site for construction of dwelling for agricultural worker**

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 supplied sufficient evidence to indicate to the Borough Planning Authority that there is a clearly established existing functional need for an additional property to house workers associated with the rural enterprise essential for the proper functioning of that business in a remote location from the current site of farming activity. The proposal would therefore be contrary to the aims and objectives of Annex I of PPG7 and Policy 8/10 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
04 March 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 Ian H Bix
Sandpiper House
Leete Way
West Winch
Kings Lynn
Norfolk

Ref. No. **2/03/2279/F**

Received 20 November 2003

Location **Tom's Cottage**
Docking Road

Parish **Bircham**

Applicant Mr and Mrs S Ayres
Tom's Cottage
Docking Road
Bircham Newton
Kings Lynn

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 from Agent (plan number 776-02C) dated 19 December 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 4/20: Built Environment Areas – Areas to Remain Open

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
02 January 2004

Checked by: .....

regs

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

Miss D Quinlisk
c/o Ian H Bix
Sandpiper House
Leete Way
West Winch
Kings Lynn
Norfolk

Reference No: 2/03/2278/CU

Validated: 20 November 2003

Parish: Northwold

Details: **Conversion of barn to dwelling construction of detached garage and external walls at Thetford Road Northwold**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided across the land either side of the proposed vehicular access indicated on the approved plan as landscaped areas. The splay shall thereafter be maintained free from any obstruction exceeding 1 metre above the level of the adjacent highway carriageway.

5. Prior to the first occupation of the dwelling hereby permitted the proposed access and on-site parking shall be laid out in accordance with the submitted plans, surfaced to the satisfaction of the Local Planning Authority and retained thereafter free from any impediment to that specific use.

6. Notwithstanding the details shown in the approved plans, a 1.8 metre high garden wall shall be built around the proposed garden area prior to occupation, to provide attenuation in the amenity area from road noise and shall thereafter be maintained.

7. Prior to the commencement of the development a detailed noise attenuation scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the use of triple glazing to the gable end windows in bedrooms 2 and 3, double glazing to all other windows, acoustic style ventilations to all rooms without windows and double thickness plasterboard ceilings throughout the property. The development shall be implemented in accordance with the approved scheme.

8. The noise attenuation scheme shall ensure that the noise levels inside the residential property shall not exceed 40 db (A) (60 min Laeq) in any habitable room between 0700 and 2300 hours 30 dBA) (5 min Leaq) in any bedroom between 2300 and 0700 measured or calculated with the windows closed and trickle vents open.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no roof light or Velux style windows shall be installed 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 interest of highway safety.

5. To ensure the permanent availability of the parking/maneuvering area, in the interests of highway safety.

6. To protect the future occupiers of the dwelling in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

7. To protect the future occupiers of the dwelling in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

8. To protect the future occupiers of the dwelling in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan, 1998.

9. To enable the Local 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, 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

Local Plan

Policy 9/29: Planning applications: general considerations
Policy 8/6: Change of use of rural buildings

Jeffrey Cornish
.....
Head of Planning
On behalf of the Council
31 August 2004

Checked by: .....

The case officer who dealt with this application was Miss H Millidge, telephone number 01553 616230.

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. **2/03/2277/O**

Applicant Mr A Kilty
23 Church Lane
Stoke Ferry
Norfolk
PE33 9TE

Received 20 November 2003

Location **Rear of 50 Buckenham Drive**
Parish **Stoke Ferry**

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 dwelling, constructed on any axis, would not respect the existing residential amenities enjoyed by the dwellinghouses sited to the south and east of the site, and would have insufficient ground available for its own amenity requirements in terms of private garden ground, and parking; all contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) The construction of a dwelling on the site would not respect the existing form, character and layout of the existing dwellings in the locality, and would therefore be contrary to Policy H.7 of the Norfolk Structure Plan 1999, that requires all new development to enhance the form and character of any village and its setting and contrary to Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 that does not support development that damages the appearance of the built surroundings.

Jeffrey Clarke

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

Checked by: .....

REFUSAL OF PLANNING PERMISSION

Notice of decision

APPEAL LODGED
24/5/04
APP/U2635/A/04/1148709

LINKED TO APPEAL REF: APP/V2635/A/04/1133274
APPLICATION REF: 2/02/1158/O
APPEAL ALLOWED
21/7/04

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 Carter Associates
6 Pickering Close
Sandy
Beds
SG19 1TS

Ref. No. **2/03/2276/O**

Received 19 November 2003

Location **The Old Bell Public House**
The Street

Parish **Marham**

Applicant Veltshaw Developments Ltd
Pentney Road
Narborough
Kings Lynn
PE32 1TE

Details **Site for construction of 8 terraced houses, pair semi-detached dwellings and 4 detached houses, with parking and access**

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 Borough Planning Authority considers that Marham should retain its last remaining public house to be a meeting place and part of the community to maintain the social integrity of the village and to prevent the permanent loss of a village amenity. The scheme is considered to be contrary to Policy CS.6 of the Norfolk Structure Plan 1999.

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

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 Custom Homes
South Suffolk Business Centre
Alexandra Road
Sudbury
CO10 2ZX

Applicant Mr and Mrs J Bayne
45 Ponton Avenue
Grantham
Lincs
NG31 7TF

Ref. No. **2/03/2275/F**

Received 05 December 2003

Location **Land adj Long Beech**
Mill Road
Walpole St Peter

Parish **Walpole**

Details **Construction of 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 development plan requires new development in villages to have regard for, and be in harmony with, the building characteristics of the locality and to respect visual amenity. The proposed dwelling, by virtue of its scale and design, fails to make a positive contribution to the street scene on this prominent site and does not reflect local built form or character. Consequently, the proposal is contrary to Policies H.7 and ENV.12 of the Norfolk Structure Plan 1999 and Policies 8/1, 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
12 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 Grahame Seaton
67 St Peter's Road
Upwell
Wisbech
Cambs

Applicant Mr and Mrs Robinson
Stud Farm
Church Road
Terrington St John
Kings Lynn

Ref. No. **2/03/2274/F**

Received 19 November 2003

Location **Stud Farm**
Church Road

Parish **Terrington St John**

Details **Extension to house to create self-contained annexe 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 **as modified by letter from Agent received 1 December 2003 and facsimile received 18 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 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.

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) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by the erection of fencing or some other means which shall previously have 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 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.

3) To safeguard the amenities and interests of the occupiers of nearby property.

4) 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.

2/03/2274/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.1: Overall Strategy

Policy ENV.4: Landscape: Protection of the Countryside

Policy ENV.12: Design

Local Plan

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations

Jeffrey Cooke
.....
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

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

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

Agent Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs
PE14 9EY

Ref. No. **2/03/2273/F**

Received 19 November 2003

Location **Burghfield House**
187 Outwell Road

Parish **Emneth**

Applicant Mr and Mrs R Putterill
Burghfield House
187 Outwell Road
Emneth
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 under covering letter dated 12 January 2004 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:

Structure Plan

Policy ENV.12: Design

Local Plan

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
12 January 2004

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

Ref. No. **2/03/2272/F**

Applicant Mr M Haycock
42 Victoria Avenue
Hunstanton
Norfolk

Received 19 November 2003

Location **43 South Everard Street**
Parish **Kings Lynn**

Details **Retention of replacement windows**

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 windows on the street elevation are of a design and in a material that is not characteristic of this part of the King's Lynn Conservation Area. Consequently, they have an adverse impact upon the character of the area and are contrary to policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998 and to the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The ground floor window on the street elevation opens outwards over the public highway creating a hazard to pedestrians using the adjacent public footway and is therefore contrary to policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

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

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.

REFUSAL OF PLANNING PERMISSION

Notice of decision

APPEAL LODGED
V2635/A/04/1145953
8/4/04
APPEAL DISMISSED
12/1/05

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 Vawser and Co
46 West End
March
Cambs
PE15 8DL

Ref. No. **2/03/2271/O**

Received 19 November 2003

Location **8 Willow Drive**
Setchey

Parish **West Winch**

Applicant Mr and Mrs S J Watts
8 Willow Drive
Setchey
Kings Lynn

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 would intensify the use of an access onto the A10 (a primary route) 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. However, the intensification of the interference which this proposal would engender would lead to the deterioration in the efficiency of the through road as a traffic carrier and would therefore be detrimental to highway safety. The proposal as a result would be contrary to Policy T.11 of the Norfolk Structure Plan and Policies 9/11 and 9/29 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).

2) This scheme would create a precedent for further development with access onto the A10, a primary traffic route, the cumulative effect of which would be detrimental to highway safety and contrary to Policy T.11 of the Norfolk Structure Plan and Policies 9/11 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
12 January 2004

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 James Brooke
Bidwells
16 Upper King Street
Norwich
NR3 1HA

Applicant Mrs D Brocklebank-Scott
Creak Abbey
North Creake
Fakenham
Norfolk

Ref. No. **2/03/2270/A**

Received 19 November 2003

Location **Junction B1355**
Entrance to Creake Abbey

Parish **North Creake**

Details **Erection of advertising 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 revised/modified by plans received 16.1.04 subject to compliance with the Standard Conditions set out overleaf and the following additional conditions:**

1) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

2) Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

3) Where any advertisement is required under the above mentioned Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

4) The advertisement board hereby approved shall be set back at least 4.5 m from the carriageway edge (nearside) of the main through road (B1355) and thereafter retained in this position.

The Reasons being:

1) Required to be imposed pursuant to Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1989.

2) Required to be imposed pursuant to Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1989.

3) Required to be imposed pursuant to Regulation 13 of the Town and Country Planning (Control of Advertisements) Regulations 1989.

4) In the interests of highway safety in accordance with Policy 9/29 of the Local Plan.

Cont'd...

2/03/2270

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

Policy 9/34 – Advertisements

.....

Head of Planning
on behalf of the Council
19 February 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 James Brooke
Bidwells
16 Upper King Street
Norwich
Norfolk
NR3 1HA

Ref. No. **2/03/2269/CU**

Received 19 November 2003

Location **Creake Abbey Units**
Parish **North Creake**

Applicant Mrs D Brocklebank-Scott
Creake Abbey
North Creake
Fakenham
Norfolk

Details **Change of use to include A1 (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) Prior to the commencement of any development, a scheme for the provision and implementation of foul water and trade effluent 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.

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.

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 EC6 – Economic development - countryside

Local Plan

Policy 8/5 – Change of use of rural buildings

Cont'd...

2/03/2269

Policy 8/7 – Development in the countryside

Policy 9/29 – Planning applications: general considerations

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

Checked by: .....

Note – Please find attached letter dated 4.2.04 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 James Brooke
Bidwells
16 Upper King Street
Norwich
Norfolk
NR3 1HA

Ref. No. **2/03/2268/CU**

Received 19 November 2003

Location **Creake Abbey Building**
Parish **North Creake**

Applicant Mrs D Brocklebank-Scott
Creake Abbey Buildings
North Creake
Fakenham
Norfolk

Details **Change of use of redundant agricultural building to B1 Workshop and ancillary retail 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) Prior to the commencement of any development, a scheme for the provision and implementation of foul water and trade effluent 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.

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.

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 EC6 – Economic development - countryside

Local Plan

Policy 8/5 – Change of use of rural buildings

Cont'd...

2/03/2268

Policy 9/29 – Planning applications: general considerations

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

Checked by: .....

Note – Please find attached letter dated 4.2.04 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

Agent N K Hubbard
Denton's Farm House
Common Road
West Bilney
Kings Lynn
PE32 1JX

Ref. No. **2/03/2267/F**

Received 19 November 2003

Location **10 Grafton Road**
Parish **Kings Lynn**

Applicant Mr and Mrs I Parker
10 Grafton Road
Kings Lynn
PE30 3HA

Details **Two story 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 proposed development is a poor design solution that will result in a street frontage that is not in keeping with the surrounding area. The application is therefore contrary to Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998 and Policy ENV.12 of the Norfolk Structure Plan 1999.

Jeffrey Cooke
Head of Planning
on behalf of the Council
12 January 2004

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 D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Ref. No. **2/03/2266/O**

Received 19 November 2003

Location **40 Popes Lane**
Parish **Terrington St Clement**

Applicant Mrs Bignell
40 Popes Lane
Terrington St Clement
Kings Lynn

Details **Site for construction of a new dwelling and new access to serve the existing property**

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 **as modified by plans dated 17 December 2003 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 the development hereby permitted full details (in the form of scaled plans and/or written representations) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:-

   1. Access arrangements;
   2. Parking provision in accordance with adopted standard; and
   3. A two metre wide parallel visibility splay across the site frontage.

5) The landscaping scheme required in condition 2 above shall include details of all boundary treatments to the development site which shall be implemented / planted prior to occupation of the dwelling.

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/....

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(Local Plan Policy 9/29).

5) In the interests of visual and residential amenity(Local Plan 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 4/21 - Built environment type D.

Policy 9/29 - Planning applications: General considerations.

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

Checked by: .....

Notes: **(i)** Please find attached letter dated 28 November 2003 from the Environment Agency.

(ii) Please find attached letter dated 9 December 2003 from the Environmental Protection containing informative advice re: contamination

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. **2/03/2265/F**

Received 19 November 2003

Location **25 Docking Road**
Parish **Ringstead**

Applicant Mr J Young
25 Docking Road
Ringstead
Kings Lynn

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.

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
06 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

Ref. No. **2/03/2264/F**

Applicant Mr J Young
105 Gaywood Road
King's Lynn
Norfolk
PE30 2PU

Received 18 November 2003

Location **105 Gaywood Road**
Parish **Kings Lynn**

Details **Single storey extension and creation of rear dormer 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.

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
12 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 B Burnett
21 Shelduck Drive
Snettisham
Norfolk
PE31 7RG

Ref. No. **2/03/2263/F**

Received 18 November 2003

Location **8 Tudor Way**
Parish **Dersingham**

Applicant Mr & Mrs Burpitt
8 Tudor Way
Dersingham
Norfolk
PE31 6LX

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 **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 south-west 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 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:

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
02 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 Purcell Miller Tritton
3 Colegate
Norwich
NR3 1BN

Ref. No. **2/03/2262/F**

Received 18 November 2003

Location **St Marys Hall**
Parish **Wiggenhall St Germans**

Applicant Mr & Mrs R Peacock
15 Pembridge Crescent
London
W11 3DX

Details **Erection of fencing around tennis court**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 the building hereby approved a hedge shall be planted along the northern 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 3 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) 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:

Structure Plan

Policy CS.7: Development in the Countryside

Policy ENV.4: Landscape – Protection of Countryside

Policy ENV.5: Landscape – New Planting and Heathland

Cont/....

2/03/2262/F

Local Plan

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

Policy 8/7: Development in the Countryside

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
06 January 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2261/F
Applicant	C R Powell Baldwins Corner Ashwell Herts SG7 5LW	**Received**	18-NOV-2003
		Expiring	12-JAN-2004
Agent		**Location**	5 The Close Brancaster Staithe
		Parish	Brancaster
Details	Extension to dwelling		
		Fee Paid	£ 110.00

Hilt drawn
25.11.03

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

Hastoe Housing Association
c/o Parsons & Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Reference No: 2/03/2260/F

Validated: 18 November 2003

Parish: Great Massingham

Details: **Construction of 12 dwelling houses at Site adjacent The Surgery Station Road Great Massingham**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 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.

3. Before the start of any operations on the site, including site clearance, a scheme for the landscaping of the development (including boundary treatments) 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 other such 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, 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 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 approved in writing by the Local Planning Authority in consultation with the Highway Authority.

5. No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

6. Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to Binder Course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority.

7. Prior to the first occupation of the dwellings hereby approved the off-site estate road drainage system shall be constructed to the specification and satisfaction of the Local Planning Authority in consultation with the Highway Authority, from the site to the highway drain located in Station Road south of the junction with Rudham Road in the position indicated on the approved plan.

8. 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 the appearance of the estate, in accordance with Policy 9/29 of the Local Plan.

3. To ensure that the development is satisfactorily integrated into the surrounding countryside, 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.

5. To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway

6. To ensure satisfactory development of the site

7. To ensure that surface water is drained satisfactorily from the site.

8. 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.

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 CS7: Development in the countryside
Policy ENV1: Overall strategy
Policy ENV4: Landscape: protection of countryside
Policy ENV12: Design
Policy H9: Affordable housing development

Local Plan

Policy 9/2: Affordable housing in rural areas
Policy 9/29: Planning applications: general considerations

Jeffrey Clarke
.....
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 on 28 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 Mrs K Lawty, telephone number 01553 616403.

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
3 Newgate Road
Tydd St Giles
Wisbech
PE13 5LH
FAO S H Thrower

Ref. No. **2/03/2259/F**

Received 17 November 2003

Location **45 Station Road**
Parish **Leziate**

Applicant Mr A Thompson
45 Station Road
Leziate
King's Lynn
Norfolk

Details **Continued use of land as garden, 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.

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 Cooke
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

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

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

Agent Denley Draughting
28 St Andrews Way
Ely
Cambs
CB6 3DZ

Ref. No. **2/03/2258/F**

Received 17 November 2003

Location **33 Lynn Road**
Parish **Southery**

Applicant Mr J Everett & Miss N Clifford
33 Lynn Road
Southery
Norfolk

Details **Reconstruction to create new 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.

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/....

2/03/2258/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
18 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 Peter Godfrey
Chelwood House
Shernbourne Road
Dersingham
Norfolk

Ref. No. **2/03/2257/F**

Received 17 November 2003

Location **Meadow Cottage**
Lynn Road

Parish **West Rudham**

Applicant Mr & Mrs B Mears
Meadow Cottage
Lynn Road
West Rudham
Norfolk

Details **Construction of detached garage with self contained accommodation over**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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) 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 enable the Borough Planning Authority to consider such details in the interests of visual amenity.

3) 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.

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/....

2/03/2257/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke

Head of Planning
on behalf of the Council
02 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

Applicant Ouse Amateur Sailing Club
Ferry Lane
King's Lynn
Norfolk
PE30 1HN

Ref. No. **2/03/2256/F**

Received 17 November 2003

Location **Ouse Amateur Sailing Club**
Ferry Lane
Parish **Kings Lynn**

Details **Retention of wall raised by 750mm**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 six months of the grant of consent the mortar on the wall hereby approved shall be stained to match the existing mortar. The work shall be completed 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 maintain the character of the Conservation Area in accordance with Policy 4/12 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 4/12: 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
06 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

Applicant Mr C Malkin
10 Market Lane
Walpole St Andrew
Norfolk
PE14 7LP

Ref. No. **2/03/2255/F**

Received 17 November 2003

Location **10 Market Lane**
Walpole St Andrew

Parish **Walpole**

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 revised by plans received 2 January 2004 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 the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no windows shall be inserted in the western elevation of the extension at first floor level without the prior permission of the Borough Planning Authority having been granted on an 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 residential 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

NOTE: Please find attached letter dated 28 November 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 Knight & Associates
6 Old Railway Yard
Station Road
Burnham Market
Norfolk
PE31 8UP

Applicant Mr & Mrs C Maynard
c/o Agent

Details **Installation of 2 new windows**

Ref. No. **2/03/2254/F**

Received 17 November 2003

Location **Flinstone Cottage**
North Street

Parish **Burnham 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 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 4/12: Development in Conservation Areas

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
Head of Planning
on behalf of the Council
06 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

Applicant Mr K Ives & Mr A Woolridge
Long Acre
Bircham
King's Lynn
PE31 6RJ

Ref. No. **2/03/2253/F**

Received 17 November 2003

Location **Long Acre**
Parish **Bircham**

Details **Creation of vehicular acccess**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 development being brought into use the access hereby permitted shall be provided in accordance with the approved plan, surfaced and drained 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) 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
09 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 Knight & Associates
6 Old Railway Yard
Station Road
Burnham Market
Norfolk
PE31 8UP

Ref. No. **2/03/2252/F**

Received 17 November 2003

Location **2 The Pound**
Parish **Burnham Market**

Applicant Mr & Mrs M Sayer
2 The Pound
Burnham 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.

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
06 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

Ref. No. **2/03/2251/F**

Received 17 November 2003

Location **Land off Sluice Road**
Parish **Wiggenhall St Germans**

Agent Millburn Leverington Thurlow
3 Whiting Street
Bury St Edmunds
Suffolk
IP33 1NX

Applicant Meldire Ltd
The Maltings
Millfield
Cottenham
Cambs
CB4 8RE

Details **Construction of 8 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 plans received 19 January 2004 under cover of letter dated 16 January 2004 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 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 level on the site without the prior written consent of the Borough Planning Authority.

4) Before the start of any development on the site, the off-site surface water drainage system shall be constructed in accordance with details agreed in writing by the Borough Planning Authority from the site to an approved outfall.

5) Prior to the first occupation of the development hereby permitted, the proposed access, on-site parking and turning areas shall be laid out in accordance with the submitted plans, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use. (Access surfaced with bound material for the first 5 m into the site).

6) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, to a scale of not less than 1 : 500 and showing the 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 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, or are removed or become seriously damaged or diseased, shall be replaced in the following planting season, with plants of the same species and size.

Cont/....

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 Millburn Leverington Thurlow
3 Whiting Street
Bury St Edmunds
Suffolk
IP33 1NX

Ref. No. **2/03/2251/F**

Received 17 November 2003

Location **Land off Sluice Road**
Parish **Wiggenhall St Germans**

Applicant Meldire Ltd
The Maltings
Millfield
Cottenham
Cambs
CB4 8RE

Details **Construction of 8 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 plans received 19 January 2004 under cover of letter dated 16 January 2004 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 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 level on the site without the prior written consent of the Borough Planning Authority.

4) Before the start of any development on the site, the off-site surface water drainage system shall be constructed in accordance with details agreed in writing by the Borough Planning Authority from the site to an approved outfall.

5) Prior to the first occupation of the development hereby permitted, the proposed access, on-site parking and turning areas shall be laid out in accordance with the submitted plans, surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use. (Access surfaced with bound material for the first 5 m into the site).

6) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, to a scale of not less than 1 : 500 and showing the 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 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, or are removed or become seriously damaged or diseased, shall be replaced in the following planting season, with plants of the same species and size.

Cont/....

7) Prior to development commencing, full details of all boundary treatment to each of the plots approved shall be submitted to and approved in writing by the Borough Planning Authority.

8) Notwithstanding the provisions of Schedule 2, Part 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no enlargements, improvements or alterations to any of the dwellinghouses or means of enclosure shall be erected/carried out in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.

9) 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.

10) 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 the interests of visual amenity. (Local Plan Policies 4/21 and 9/29).

3) In the interests of the appearance of the development. (Local Plan Policies 4/21 and 9/29).

4) To ensure that surface water from the site is drained satisfactorily. (Local Plan Policy 9/29).

5) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety. (Local Plan Policy 9/29).

6) In the interests of the appearance of the development. (Local Plan Policy 9/29).

7) In the interests of the street-scene. (Local Plan Policy 9/29).

8) In the interests of the appearance of the development and residential amenity. (Local Plan Policy 9/29).

9&10) To protect the amenity of future occupiers of the site.(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 other villages.

Local Plan

Policy 4/21 - Built Environment Type D.

Policy 9/29 - Planning applications: general considerations.

Head of Planning
on behalf of the Council
24 February 2004

Checked by: .....

NOTE: Please find attached letter dated 31 December 2003 from the Environment Agency.

APPEAL LODGED
APP/U2635/A/04/1146869
6/4/04
APPEAL DISMISSED
11/10/04

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
Fax: (01553) 616652

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

Agent David Futter Associates Ltd
Arkitech House
35 Whiffler Road
Norwich
Norfolk
NR3 2AW

Ref. No. **2/03/2250/F**

Received 17 November 2003

Location **Land off Walcups Close**
Parish **Great Massingham**

Applicant R S Baker & Sons
The Abattoir
Elsing
East Dereham
Norfolk
NR20 3EW

Details **Construction of 24 dwellings and garages together with ancillary works**

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 local road infrastructure is considered to be inadequate to serve the scale of development proposed by reason of the severely restricted visibility in a southerly direction at the junction of Walcups Lane and Station Road. The proposal, if permitted, would be likely to give rise to an increased condition of hazard and be detrimental to highway safety, contrary to Local Plan Policy 9/29.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
09 January 2004

Checked by: .....

The Planning Inspectorate

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: 2/03/2250/F

Our Ref: APP/V2635/A/04/1146869

Date: 14 May 2004

Dear Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 (SI 1999/293)
APPEAL BY R S BAKER & SONS LTD
SITE AT LAND OFF WALCUPS LANE, GREAT MASSINGHAM, NORFOLK, PE32 2HR

I refer to the appeal against your Council's decision on the application for planning permission dated 12 November 2003, made to you by R S Baker & Sons Ltd. 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 residential development - erection of 24 dwellings and garages together with ancillary works 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 2/03/2250/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)

MODELN

BOROUGH COUNCIL OF
KING'S LYNN &
WEST NORFOLK
RECEIVED
17 MAY 2004
CHIEF EXECUTIVE
DEPARTMENT

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. **2/03/2249/O**

Applicant Mr & Mrs H R Hubbard
3 Hall Road
King's Lynn
Norfolk
PE30 3DD

Received 14 November 2003

Location **Woodcroft**
Common Road
West Bilney

Parish **East Winch**

Details **Site for construction of house and garage 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) The dwelling hereby permitted shall not exceed 100 m^2 (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.

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/....

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) It is the practice of the Borough Planning Authority, in implementing Structure Plan Policy, only to permit limited increases in size for replacement dwellings in areas where new dwellings would not normally be permitted.

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.8: Housing in the Countryside

Local Plan

Policy 4/6: Conserving Locally Important Landscapes

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
07 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. **2/03/2248/F**

Received 14 November 2003

Location **Winchester House**
Cowles Drove

Parish **Hockwold cum Wilton**

Applicant Mr & Mrs M A Cobbold
Winchester House
Cowles Drove
Hockwold
IP26 4JQ

Details **Construction 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 **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.

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.

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
07 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 Parsons & Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2247/F**

Received 14 November 2003

Location **Rear of 15-19 Kensington Road Gaywood**

Parish **Kings Lynn**

Applicant J Suckling Developments Ltd
52a High Street
Downham Market
Norfolk
PE38 9HH

Details **Construction of single storey dwelling and associated 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 **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) 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 ensure the satisfactory provision of access and parking arrangements in the interests of highway safety in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity 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 Cooke
Head of Planning
on behalf of the Council
07 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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Applicant Mr Hubble
5 Walton Road
Marshland St James
Norfolk

Ref. No. **2/03/2246/F**

Received 14 November 2003

Location **5 Walton Road**
Parish **Marshland St James**

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
19 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 F Munford
36 New Sporle Road
Swaffham
Norfolk
PE37 7JQ

Ref. No. **2/03/2245/F**

Received 14 November 2003

Location **11 London Road**
Parish **Downham Market**

Applicant C.A.B.
c/o Brywood
Norwich Road
Swaffham
Norfolk

Details **Construction of disabled 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 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 4/12: 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
02 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 King Architects
3 Burkitts Lane
Sudbury
Suffolk
CO10 2HB

Applicant The Factory Shop Ltd
Millenium Business Park
Station Road
Steeton
West Yorks
BD20 6RB

Ref. No. **2/03/2244/F**

Received 14 November 2003

Location **The Factory Shop Ltd**
Lynn Road

Parish **Snettisham**

Details **Extension to shop unit for additional 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) 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
06 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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2243/F**

Received 14 November 2003

Location **127 Church Road**
Parish **Emneth**

Applicant Mr Holden
71 Ringwood
South Bretton
Peterborough

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 **as modified by letter and plan received 23 January 2004 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 the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no roof alterations, including dormer windows 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) In the interests of residential 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
23 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 Russen & Turner
17 High Street
King's Lynn
Norfolk
PE30 1BP
FAO Mr P White

Applicant North Lynn Discovery Centre
Colombia Way
King's Lynn
Norfolk
PE30 2LA

Details **Extension to community centre**

Ref. No. **2/03/2242/F**

Received 14 November 2003

Location **North Lynn Discovery Centre**
Colombia Way

Parish **Kings Lynn**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 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
06 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 Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk
PE30 1QT

Ref. No. **2/03/2241/F**

Received 13 November 2003

Location **33 Valingers Road**
Parish **Kings Lynn**

Applicant Mrs Evans
33 Vallingers Road
Kings Lynn
Norfolk

Details **Replace timber cladding to rear extension with vertical slate cladding**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 maintain the character of the Conservation Area in accordance with Policy 4/12 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.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 Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
06 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 Matt Sturgeon
17 Gaywood Road
Kings Lynn
Norfolk
PE30 1QT

Applicant Mr & Mrs Melton
Primrose Dell
130a Grimston Road
South Wootton
Norfolk

Ref. No. **2/03/2240/F**

Received 13 November 2003

Location **Primrose Dell**
130a Grimston Road

Parish **South 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 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
06 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 Cooper Architectural Design
Unit 4 Wrights Mews
12A Park Road
Holbeach
Lincs
PE12 7EE

Applicant Patterson Properties Ltd
c/o Unit 4
Wrights Mews
12a Park Road
Holbeach
Lincs

Ref. No. **2/03/2239/F**

Received 13 November 2003

Location **The Poplars**
High Street

Parish **Thornham**

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 14 January 2004 and 4 February 2004 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 external materials including bond style and mortar colour 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.

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/....

2/03/2239/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

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

Checked by: .....

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

Mr & Mrs Ogden
Whisper Reeds
Watermans Way
Salters Lode
PE38 0BD

Reference No: 2/03/2238/F

Validated: 13 November 2003

Parish: Downham West

Details: **Retention of 2 pigeon lofts at The Caravan Watermans Way Salters Lode Downham West**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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. Within two months from the date of this decision the following shall have been carried out to the satisfaction of the Local Planning Authority:

   a) the walls of the loft shall be finished in feather edged boarding and stained (the final stain colour of which shall have previously been agreed in writing with the Local Planning Authority).

The Reason being:

1. To ensure that the building has a satisfactory appearance in the interests of visual amenity.

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:

Local Plan

Policy 9/29: Planning applications: general considerations

Jeffrey Clarke
Head of Planning
On behalf of the Council
3 June 2004

Checked by: .....

Cont/....

2/03/2238/F

Notes

1. The pigeon loft to the rear of Whispering Reeds now falls under permitted development as the dwelling Whispering Reeds is now habitable.

2. To maintain satisfactory husbandry of the lofts, it is strongly recommended that an imperious surface be provided underneath the grilled floor to prevent contamination of the soil.

The case officer who dealt with this application was Miss A Wood, telephone number 01553 616781.

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 – Determination - Approval

Part 1 - Particulars of application

Area	Rural	**Ref. No.**	2/03/2237/AG
Applicant	W R Chapman Lilac Farm Eastmoor Oxborough	**Received**	13 November 2003
		Location	Lilac Farm Eastmoor
Agent	M A Lees 10 Westbrook Crescent Gilberdyke Brough E Yorks	**Parish**	Barton Bendish
Details	Agricultural building for storage purposes		

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 approval has been given for the 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:

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
26 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 Godfrey
Chelwood House
Shernborne Road
Dersingham
Norfolk

Ref. No. **2/03/2236/F**

Received 13 November 2003

Location **78 Lynn Road**
Parish **Terrington St Clement**

Applicant Mr R E Mitchell
78 Lynn Road
Terrington St Clement
Norfolk

Details **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 **as modified by plan received 14 January 2004 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 the General Development Order 1995 (or any Order revoking or re-enacting that Order), no extensions to the dwelling, or detached buildings within the garden area shall be carried out/constructed 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 (Local Plan Policy 9/29).

3) The dwelling hereby approved has been subject to the Council's policy on replacement dwellings. Any significant extensions or detached buildings may not meet with the requirements of the Local Plan and should be subject to scrutiny before being carried out (Local Plan Policy 8/9).

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/...

2/03/2236/F

Structure Plan

Policy ENV1 - Environment - overall strategy.

Policy ENV4 - Landscape: protection of countryside.

Policy ENV12 - Design

Policy H7 - Housing in other villages

Local Plan

Policy 4/21 - Built Environment Area Type D.

Policy 8/9 - Replacement dwellings in the countryside.

Policy 9/29 - Planning applications: general considerations.

Policy 9/6 - Mobile homes

Jeremy Clarke

.....

Head of Planning
on behalf of the Council
24 February 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 Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
Norfolk

Applicant Mr & Mrs J Turner
Orchard House
Wormegay Road
Blackborough End
Norfolk

Ref. No. **2/03/2235/F**

Received 13 November 2003

Location **Orchard House**
Wormegay Road
Blackborough End

Parish **Middleton**

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
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 4/21: 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 Colin Dawson Windows Ltd
Chapel Works
John Kennedy Road
King's Lynn
Norfolk

Ref. No. **2/03/2234/F**

Received 13 November 2003

Location **1 Rosebay**
Parish **South Wootton**

Applicant Mr & Mrs Monk
1 Rosebay
South Wootton
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
06 January 2004

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 Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
Norfolk

Ref. No. **2/03/2233/F**

Received 13 November 2003

Location **108 Snettisham Beach**
Parish **Snettisham**

Applicant Mr & Mrs D Whitmore
Priory Mews
Priory Lane
Kings Lynn
Norfolk

Details **Extensions to holiday 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 proposed development by virtue of its scale and massing is unsympathetic to and out of keeping with the character of the locality and if permitted would constitute an incongruous and intrusive feature detrimental to the visual amenities of the area, contrary to Policies 8/14 and 9/29 of the King's Lynn and West Norfolk Local Plan, adopted November 1998 and Policy ENV.11 of the Norfolk Structure Plan.

2) The proposed development if permitted would set a precedent for other such development in an area characterised by single storey holiday units.

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

Checked by: .....

Note: The applicant is required to obtain written consent from the Environment Agency prior to commencing any proposed works or development which either affects or is within 9 metres of the tidal or fluvial flood defence as required under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws.

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 Cowper Griffith Associates
15 High Street
Whittlesford
Cambridge
CB2 4LT

Applicant Northshore Design Ltd
Ashbee House
Wolferton
Norfolk
PE31 6HA

Ref. No. **2/03/2232/F**

Received 12 November 2003

Location **Cambrills**
Plot 1B
Broadwater Road

Parish **Holme next the Sea**

Details **Construction of house 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 **as modified by letter and plans dated 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) Before the start of any development on the site, full details, including samples, of the materials to be used, shall be submitted to the Borough Planning Authority and approved in writing. The agreed materials shall be used to construct the building.

3) The screen panels/doors, as indicated on the approved plan, on the south-west and north-east elevations shall be glazed with obscured glass and shall thereafter be retained in that 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.

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 dwelling is appropriate in the street scene.

3) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

4) To enable The Borough Planning Authority to consider such details and the likely affect such development could have on the occupiers of adjacent properties and the street scene.

Cont/....

2/03/2232/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 4/5: Area of Outstanding Natural Beauty.

Policy 8/9: Replacement dwellings in the countryside.

Policy 8/13: North Coast Plain.

.....

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 JM Ess Building Design
42 Brow of the Hill
Leziate
Norfolk
PE32 1EN

Ref. No. **2/03/2231/F**

Received 12 November 2003

Location **79 Ryston End**
Parish **Downham Market**

Applicant Mr & Mrs Smedmor
79 Ryston End
Downham Market
Norfolk
PE38 9BG

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.

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 Cooke
Head of Planning
on behalf of the Council
16 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 Stephen Butcher
Prospect House
21 Norwich Road
Fakenham
Norfolk
NR21 8AU

Ref. No. **2/03/2230/F**

Received 12 November 2003

Location **2 Cameron Close**
Parish **Heacham**

Applicant Mr P Burnstead
2 Cameron Close
Heacham
King's Lynn
Norfolk
PE31 7LF

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) 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 south-eastern 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 prevent overlooking in the interests of the amenities of the occupiers of adjoining property in accordance with the provisions of 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 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
06 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 H Fuller
42 Hall Lane
West Winch
King's Lynn
Norfolk

Ref. No. **2/03/2229/F**

Received 12 November 2003

Location **7 Orchard Grove**
Parish **West Winch**

Applicant Mr A Pearce
7 Orchard Grove
West Winch
King's Lynn
Norfolk

Details **Construction of detached garage and store/summer 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.

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 Cooke
Head of Planning
on behalf of the Council
16 December 2003

Checked by: .....

NOTE: Please find attached letter dated 27 November 2003 from the East of the Ouse, Polver & Nar 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

Applicant Miss J Attenborrow
The Bungalow
Downham Road
Fincham
King's Lynn
PE33 9HF

Ref. No. **2/03/2228/CU**

Received 12 November 2003

Location **The Bungalow**
Downham Road
Parish **Fincham**

Details **Standing 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 condition:**

1) This permission shall expire on 31 December 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.

The Reason being:

1) To enable the Borough Planning Authority to monitor the impact of the development on the 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 9/29: Planning Applications – General Considerations

Jeffrey Cooke
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

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. **2/03/2227/F**

Received 12 November 2003

Location **Land east of 49 Paynes Lane**
Parish **Feltwell**

Applicant Mr G Bottom
68 Cam Causeway
Chesterton
Cambridge
CB4 1TN

Details **Construction of two 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) 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. (Local Plan Policies 4/21 and 9/29).

3) 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 thereafter maintained free from any impediment to that specific use. (Local Plan Policy 9/29).

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. (Local Plan Policy 9/29).

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 Council to consider such details in the interests of visual amenity and the street scene.

3) In the interests of highway safety.

4) In the interest of local residential amenity.

Cont/....

2/03/2227/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 4/21 - Built Environment Type D.

Policy 9/29 - Planning applications: General considerations.

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

Checked by: .....

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

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

Agent Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs
PE14 9EY

Ref. No. **2/03/2226/D**

Received 12 November 2003

Location **Adj 9 Dovecote Road**
Parish **Upwell**

Applicant Dene Homes Ltd
Ellendene House
Isle Road
Outwell
PE14 8TD

Details **Construction of dwelling and single 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 **subject to compliance with the following additional condition:**

1) 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) 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 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

Cont/....

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 Robert Lord Associates
Barn No.3
Flaxmans Farm
Felbrigg Road
Boughton
Norfolk NR11 8PA

Applicant Macnamra Associates
The Woodwork Shop
Station Road
Great Ryburgh

Ref. No. **2/03/2225/F**

Received 12 November 2003

Location **Manor Farm House**
Cross House Farm Barns

Parish **North Creake**

Details **Construction of dwelling and garages (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 **as modified by plans received 26 January 2004** for the following reasons:

1) The proposed development of this site would neither preserve nor enhance the form, character and appearance of this locality, which lies within an area designated in the Local Plan as a Conservation Area and adjacent to Grade II Listed Buildings. The proposal is therefore contrary to the provisions of Norfolk Structure Plan Policies ENV.13 and H.7 and Policies 4/12 and 4/19 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

2) The proposed development site is within the Built Environment Type B where development will not be permitted unless it is ancillary to the existing principal building or, involves the alteration, extension or change of use of existing buildings and, where such development would not disturb the spatial relationship between existing buildings and their open or heavily treed settings. This proposal is not an ancillary building and would erode an open space to the detriment of the setting of existing buildings and the general character of the area contrary to Policy 4/20 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

3) The site for development lies within a flood plain of the River Burn. Planning Policy Guidance Note 25 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. In the absence of such an assessment the flood risk has not been considered and the proposal is therefore contrary to the aims and objectives of PPG.25, Norfolk Structure Plan Policy RC.3 and Policy 9/21 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

4) The access is unsatisfactory to serve the proposed development by reason of its inadequate visibility at its junction with the county highway, which if permitted, would result in increased danger and inconvenience to other highway users contrary to Policy 9/29 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

Head of Planning
on behalf of the Council
15 November 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 David Trundley Design Services
White House Farm
Tilney All Saints
King's Lynn
Norfolk
PE34 4RU

Ref. No. **2/03/2224/F**

Received 12 November 2003

Location **Adj Pingle Bridge**
Parish **Upwell**

Applicant Mr C Wagner
44 Elm Road
Wisbech
Cambs
PE13 2TB

Details **Temporary siting of portacabin amenity block serving touring caravan site**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 revised certificate received 26 November 2003 and subject to compliance with the following conditions:**

1) This permission shall expire on 31 December 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 amenity block shall be removed from the application site;
   (b) the use hereby permitted shall be discontinued and
   (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) 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 scheme.

3) Prior to the first occupation/use of the Portacabins hereby permitted, the vehicular access shall be constructed in accordance with the Norfolk County Council construction specification for the first 10 metres into the site as measured back from the near edge of the adjacent carriageway.

4) Within one month of the siting of the Portacabin, the use of the site as a touring caravan site, approved under reference 2/03/1356/CU, shall be fully implemented, 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, if not strictly controlled could deteriorate and become injurious to amenities of the locality.

2) To prevent the increased risk of pollution to the water environment.

Cont/....

3) To ensure satisfactory access into the site

4) To ensure that the Portacabin is used in connection with the authorised use of the land.

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 CS1 - Providing for sustainable development.

Policy EC4 - Economic development - rural areas.

Policy EC6 - Economic development - countryside.

Policy EC7 - Tourism - overall strategy.

Policy EC9 - Tourism - approach to new development.

Policy ENV1 - Overall strategy.

Policy ENV4 - Landscape - protection of countryside.

Local Plan

Policy 8/7 - New development in the countryside.

Policy 9/17 - New or extended touring caravan, chalet and camping sites, outside the Coastal zone and Area of Outstanding Natural Beauty.

Policy 9/29 - Planning applications: general considerations.

Jeffrey Clarke
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 David Trundley Design Services
White House Farm
Tilney all Saints
King's Lynn
Norfolk
PE34 4RU

Ref. No. **2/03/2223/F**

Received 12 November 2003

Location **Adj Pingle Bridge**
Parish **Upwell**

Applicant Mr C Wagner
44 Elm Road
Wisbech
Cambs
PE13 2TB

Details **Temporary siting of accommodation and site office for site manager of touring caravan 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 **subject to compliance with the following conditions:**

1) This permission shall expire on 31 December 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 temporary site manager's accommodation shall be removed from the application site;
   (b) the use hereby permitted shall be discontinued and
   (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) 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 scheme.

3) Prior to the first occupation/use of the Portacabins hereby permitted, the vehicular access shall be constructed in accordance with the Norfolk County Council construction specification for the first 10 metres into the site as measured back from the near edge of the adjacent carriageway.

4) Within one month of the siting of the Portacabin, the use of the site as a touring caravan site, approved under reference 2/03/1356/CU, shall be fully implemented, to the satisfaction of the Borough Planning Authority.

5) The occupation of the Portacabin shall be limited only to the caravan site warden or site manager at any time.

The Reasons 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 amenities of the locality.

Cont/....

2/03/2223/F

2) To prevent the increased risk of pollution to the water environment.

3) To ensure satisfactory access into the site

4) To ensure that the Portacabin is used in connection with the authorised use of the land.

5) To meet the applicant's specific requirements, and any other occupier of the Portacabin would be contrary to policies contained in the Development Plan.

Jeffrey Clarke

.....

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 M Gibbons
22 Collins Lane
Heacham
Kings Lynn

Ref. No. **2/03/2222/F**

Received 11 November 2003

Applicant Mr P McManonen
2 Southgate Lane
Snettisham
Kings Lynn

Location **2 Southgate Lane**
Parish **Snettisham**

Details **External cladding to bungalow and alteration to roof line**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
12 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 Richard CF Waite
34 Bridge Street
Kings Lynn
PE30 5AB

Ref. No. **2/03/2221/F**

Received 11 November 2003

Applicant Mr and Mrs P Crawley
Heywood
Mill Road
West Walton
Wisbech
Cambs

Location **Heywood**
Mill Road
Parish **West Walton**

Details **Construction of house in alternative position prior to demolition of adjacent 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) On or before the day on which the dwelling hereby permitted is first occupied for residential purposes, the existing dwelling known as "Heywood" and indicated on the deposited plan to be demolished shall cease to be used or occupied as such and within one month of that day of first occupation shall be completely demolished and the materials removed from the site to the written satisfaction of the Borough Planning Authority.

3) No development approved by this permission shall be commenced until a scheme for the disposal of foul water has been approved by the Local Planning Authority, such scheme shall be constructed and completed in accordance with the approved plans.

4) No development shall take place within the site until the applicant, or their agents or successors in title, has:

   (a) caused to be implemented a programme of archaeological evaluation in accordance with a first written scheme of investigation which has been submitted to and approved in writing by the local planning authority; and next

   (b) submitted the results of the archaeological evaluation to the local authority; and next

   (c) secured the implementation of a programme of archaeological mitigatory work in accordance with a second written scheme of investigation which has been submitted to and approved in writing by the local planning authority; and next, if the mitigatory work consists of further excavation

   (d) a formal legal contract with an archaeological contractor has been submitted to and approved in writing by the local planning authority. Such a contract will deal with all the details contained in the approved detailed second written scheme of investigation including post-excavation assessment, analysis, archiving and publication of results.

Cont/...

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.

The Reasons being:

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

2) 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.

3) To prevent pollution of the water environment and to provide a satisfactory means of foul water disposal.

4) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.

5) It is the practice of the Borough Planning Authority, in implementing Development Plan Policy, only to permit limited increases in size for replacement dwellings where new dwellings would not normally be permitted.

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 ENV1 – Overall strategy

Policy ENV4 – Landscape: protection of countryside

Policy ENV12 - Design

Local Plan

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
30 January 2004

Checked by: .....

Notes

1 **Please find attached letter dated 21 November 2003 from the Environment Agency which is still applicable to this proposal.**

2 **Provision should be made for access and facilities for the Fire Brigade sufficient to satisfy requirement B5 of the Building Regulations 2000.**

3 **Please find attached letter dated 25 November 2003 from Norfolk Landscape Archaeology.**

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
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Applicant Anglia Car Auctions
Beveridge Way
Hardwick Narrows
Kings Lynn

Ref. No. **2/03/2220/CU**

Received 11 November 2003

Location **Anglian Car Auctions**
Beveridge Way
Hardwick Narrows Industrial Estate

Parish **Kings Lynn**

Details **Conversion of auction hall area into extended refreshment area, installation of entrance lobby and 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 plan (drawing 03-120-03C) received 2 January 2004 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 plan, 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 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.

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 is properly landscaped in the interests of the visual amenity of the locality 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:

Cont/....

2/03/2220/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
02 January 2004

Checked by: .....

Notes: **(i)** Please find attached letter dated 21 November 2003 from the Environment Agency.

(ii) Please find attached letter dated 27 November 2003 from the Internal Drainage Board.

(iii) 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.

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 Mr E L Dick
Klofron House
Main Road
Terrington St John
Kings Lynn

Ref. No. **2/03/2219/F**

Received 11 November 2003

Location **Klofron House**
Main Road
Parish **Terrington St John**

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 brick plinth to the base of the conservatory shall be constructed using brick to match as closely as possible that of the existing house.

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.

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 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 E and P Building Design
The Gables
Field Walk
Mildenhall
Suffolk
IP28 7AH

Ref. No. **2/03/2218/F**

Received 11 November 2003

Location **66 Bridge Street**
Parish **Downham Market**

Applicant S,MS,B AND RB Patel
66 Bridge Street
Downham Market

Details **Creation of second storey with dormer windows and fire escape**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 30 December 2003 and plans (drawing 02-2144-2A) received 2 January 2004 and letter dated 2 February 2004 and plan (drawing 02-2144B) received 3 February 2004 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 shown on the approved plan 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 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 in accordance with Policy ENV.13 of the Structure Plan and Policies 4/12 and 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:

Structure Plan

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

Cont/....

2/03/2218/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
04 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 Four Seasons
5 Hurricane Way
Norwich
Norfolk
NR6 6EZ

Applicant Mr and Mrs Charlton
Bayfield
The Street
Marham
Kings Lynn
PE33 9JN

Ref. No. **2/03/2217/F**

Received 12 December 2003

Location **Bayfield**
The Street

Parish **Marham**

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.

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
02 February 2004

Checked by: .....

Note: Please find attached letter dated 21 November 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	Michael Courcier & Partners Abbey House 32 Booth Street Manchester M2 4QP	*Ref. No.*	**2/03/2216/CU**
		Received	10 November 2003
		Location	**Units 3a and 3b Wootton Road**
Applicant	Done Brothers(Cash Betting)Ltd	*Parish*	**Kings Lynn**

Details **Change of use from retail to betting 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 Class A2 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 in accordance with policy 4/21 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 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
4/21 Built Environment Areas
5/22 Offices open to the public and food and drink shops
9/29 Planning applications: general considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
19 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
Kings Lynn
PE31 7RG

Applicant Mr and Mrs Love
Norfolk House
Station Road
Heacham
Kings Lynn
PE31 7HQ

Ref. No. **2/03/2215/F**

Received 10 November 2003

Location **Norfolk House**
Station Road

Parish **Heacham**

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) Prior to the commencement of development samples of the roofing materials proposed to be used in the construction of the extension hereby approved 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 character and appearance of the Listed Building in accordance with Policy 4/16 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.13: Historic Buildings, Archaeology and the Historic Landscape

Cont/.....

2/03/2215/F

Local Plan

4/16 Alteration to Listed Buildings preservation of character

4/21 Built Environment Areas

9/29 Planning applications: general considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
19 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

Applicant English Nature
C/o Simon Cooter
78 High Street
Boston
Lincs

Ref. No. **2/03/2214/F**

Received 10 November 2003

Location **Point Green**
Crossbank Road
Parish **Kings Lynn**

Details **Creation of car park, access track and boardwalk**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 4/1: Conserving Designated Areas for Habitat Conservation

Policy 4/4: Conserving Local Habitats

Policy 4/6: Conserving Locally Important Landscapes

Policy 8/13: Development in the Coastal Zone (outside Hunstanton) – North Coast Plain

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

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. **2/03/2213/F**

Applicant Mr N S Elgood
71 North Brink
Wisbech
Cambs

Received 10 November 2003

Location **Plot 135 The Beach**
Parish **Hunstanton**

Details **Retention of beach hut**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 2 January 2014, 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.

2) The beach hut shall not provide habitable accommodation and shall only be used for holiday purposes and shall not be used at any time between 31 March (or Maundy Thursday whichever is earlier) and 30th September in the succeeding year.

The Reasons 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 in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) To ensure that the use of the site and occupation of the caravan(s) is restricted to holiday use since permanent occupation is inappropriate in this location and because the site lies to the seaward side of the main line of sea defence in accordance with Policy 9/20 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:

Local Plan

Policy 9/20: Development and Sea Defences

Policy 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
16 January 2004
Checked by: .....

PLANNING PERMISSION

Notice of decision

Amended 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 Mr N S Elgood
71 North Brink
Wisbech
Cambs

Ref. No. **2/03/2213/F**

Received 10 November 2003

Location **Plot 135 The Beach**
Parish **Hunstanton**

Details **Retention of beach hut**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 2 January 2014, 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.

2) The beach hut shall not provide habitable accommodation and shall only be used for holiday purposes and shall not be used at any time between 30 September and 31 March (or Maundy Thursday whichever is earlier) in the succeeding year.

The Reasons 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 in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) To ensure that the use of the site and occupation of the caravan(s) is restricted to holiday use since permanent occupation is inappropriate in this location and because the site lies to the seaward side of the main line of sea defence in accordance with Policy 9/20 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:

Local Plan

Policy 9/20: Development and Sea Defences

Policy 9/29: Planning Applications – General Considerations

Tony Clarke
.....
Head of Planning
on behalf of the Council
16 January 2004
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 B Burnett
21 Shelduck Drive
Snettisham
Kings Lynn
PE31 7RG

Applicant Mr and Mrs Love
Norfolk House
Station Road
Heacham
Kings Lynn
PE31 7HQ

Ref. No. **2/03/2212/LB**

Received 10 November 2003

Location **Norfolk House**
Station Road

Parish **Heacham**

Details **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 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 samples of the roofing materials proposed to be used in the construction of the extension hereby approved shall be submitted to and approved in writing 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) In the interests of the character and appearance of the Listed Building in accordance with Policy 4/16 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 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 ENV.13: Historic Buildings, Archaeology and the Historic Landscape

Cont/....

2/03/2212/LB

Local Plan

4/16 Alteration to Listed Buildings preservation of character

4/21 Built Environment Areas

9/29 Planning applications: general considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
22 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 Lawrence Coussell
12 Ravensway
Downham Market
Norfolk
PE38 0DB

Ref. No. **2/03/2211/F**

Received 10 November 2003

Location **9 Kemps Lane**
Parish **Hockwold cum Wilton**

Applicant Mr and Mrs G O'Malley
9 Kemps Lane
Hockwold
Norfolk

Details **Construction of detached self-contained residential 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) 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.

3) Before the start of any development on the site, full details of the manner of treatment of all boundaries, including those between the existing 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 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 local residential 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 4/21: Built Environment Areas
Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
02 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 J M Ess Building Design
42 Brow of the Hil
Leziate
Kings Lynn
Norfolk
PE32 1EN

Ref. No. **2/03/2210/F**

Received 10 November 2003

Location **Hill Rise**
7 Station Road

Parish **Leziate**

Applicant Mr and Mrs S Kimpton
Hill Rise
7 Station Road
Leziate
Kings Lynn

Details **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 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.

Jeffrey Cooke
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 4/21: 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 Michael Coles
28 Elmfield Drive
Elm
Wisbech
Cambs
PE14 0DL

Ref. No. **2/03/2209/F**

Received 10 November 2003

Location **Wellhirn**
Wisbech Road
Parish **Outwell**

Applicant Mr and Mrs B Ferguson
Wellhirn
399 Wisbech Road
Outwell
Wisbech
Cambs

Details **Extension to dwelling to provide 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.

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 Cooke
.....
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 Francis Marshall
Ash House
17 Wanton Lane
Terrington St Clement
Kings Lynn
PE34 4NZ

Applicant Mr and Mrs J Clarke
33 Low Road
Stowbridge
Downham Market
Kings Lynn
PE34 4PE

Ref. No. **2/03/2208/F**

Received 07 November 2003

Location **Plot south of Ivydene**
Low Road
Stow Bridge

Parish **Stow Bardolph**

Details **Construction of detached 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 development on the site full details of the brick and tiles to be used in the construction, including the front boundary wall, shall be submitted to and agreed in writing by the Borough Planning Authority.

3) The first floor window to the north elevation shall be glazed with obscure glass and shall thereafter be retained in that condition.

4) Prior to the first occupation of the development hereby permitted the proposed access, turning area and on-site parking shall be laid out in accordance with the submitted plans, surfaced to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

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 enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.

3) To prevent overlooking in the interests of the amenities of the occupiers of the adjoining property.

Cont/....

4) In the interests of highway safety.

5) 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

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
02 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

Ref. No. **2/03/2207/F**

Applicant Mr J Coleridge
8 Bridge Road
Stoke Ferry
Kings Lynn

Received 07 November 2003

Location **Adj 8 Bridge Road**
Parish **Stoke Ferry**

Details **Construction of dwellinghouse (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 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.

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
02 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 Building Design
58 Sluice Road
Denver
Downham Market
PE38 ODY

Ref. No. **2/03/2206/F**

Received 07 November 2003

Location **Plot 2**
Shouldham Hall

Parish **Shouldham**

Applicant Mr and Mrs T Coates
Ground Floor Flat
West Bilney Hall
West Bilney
Kings Lynn

Details **Construction of 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 condition:**

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

2) Before the development on the site full details of the materials to be used in the construction of the driveway shall be submitted to and agreed in writing by the Borough Planning Authority.

3) Before the start of any development on the site, full details of the manner and treatment of all boundaries, including those between the proposed properties, shall be submitted to and approved in writing by the Borough Planning Authority.

4) 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 1m or half the height of the tree whichever is the greater and for hedges by the erection of a fence 2m from the centre line of the hedge or spread, whichever is the greater. This fence shall either be;

   a) 1.2m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2m high timber posts driven firmly into the ground

   b) 2.4m heavy duty hoarding securely mounted on scaffold poles

   c) some other means which shall 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 war without the prior written approval of the Borough Planning Authority.

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.

Cont/....

The Reason 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 local residential amenity.

4) 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 will enhance the appearance of the development.

5) In the interest 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

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: .....

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 Helena Anderson
Sec. Gaywood Trader's Assoc.
14 Bure Close
Kings Lynn
PE30 4XA

Ref. No. **2/03/2205/A**

Received 07 November 2003

Location **Wilco**
Junction of Queen Mary Road
and Gaywood Road

Parish **Kings Lynn**

Details **Siting of village 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 **subject to compliance with the Standard Conditions set out overleaf.**

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2204/F
Applicant	Mr and Mrs Norman 21 Branodunum Brancaster Kings Lynn	**Received**	06-NOV-2003
		Expiring	31-DEC-2003
		Location	21 Branodunum
Agent	D P Wadlow 35 High House Station Road Heacham Kings Lynn		
		Parish	Brancaster
Details	First floor extension with gallery above		
		Fee Paid	£ 110.00

WITHDRAWN

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Rural	**Ref. No.**	2/03/2203/F
Applicant	Mr D Smith Willingale House 3 Willingalw Way Thorpe Bay Southend SS1 3SL	**Received**	06-NOV-2003
		Expiring	31-DEC-2003
		Location	Land north of Sandpiper Glebe Lane
Agent			
		Parish	Burnham Overy
Details	Construction of bungalow		
		Fee Paid	£ 220.00

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 Mike Hastings Building Design
58 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Ref. No. **2/03/2202/F**

Received 06 November 2003

Location **Orion**
105 Sluice Road

Parish **Denver**

Applicant Mr and Mrs R Barnes
Orion
105 Sluice Road
Denver
Downham Market

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.

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

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

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

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

Agent NPS Property Consultants Ltd
County Hall
Martineau Lane
Norwich
Norfolk
NR21 2SF

Ref. No. **2/03/2201/CU**

Received 06 November 2003

Location **Former Office**
Bexwell Road

Parish **Ryston**

Applicant Norfolk County Council

Details **Change of use from office 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) 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.

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:

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
02 January 2004

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 Adrian Parker Planning Ltd
33 Grimston Road
South Wootton
Kings Lynn
PE30 3NR

Ref. No. **2/03/2200/CU**

Received 06 November 2003

Location **Hall Farm Yard**
Nethergate Street

Parish **Harpley**

Applicant Cholmondeley Estates
Estate Office
Houghton
Kings Lynn
PE31 6UE

Details **Change of use of barn to residential dwelling and site for construction of a pair of semi-detached houses**

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) For the conversion of the barn, the development hereby permitted shall be begun within five years from the date of this permission.

2) For the conversion of the barn, 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) For the pair of semi-detached houses, 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.

4) Before the start of any development on the site full details of the design and external appearance of any buildings/structure shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.

5) 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.

6) The details required to be submitted in accordance with Condition 3 above shall include an accurate survey plan to a scale of not less than 1 : 500 which shall show:

   (a) the existing levels of the site;

   (b) all existing trees (with a stem diameter of 75mm or greater, taken 1.5 metres above ground level) and hedgerows on and abutting the site, their species and canopy spread;

   (c) all other natural features such as ponds, streams, areas of young trees etc.

Cont/....

These details shall be incorporated into the landscaping scheme required to be submitted by the conditions and a clear indication given as to which trees and hedgerows are to be removed and how other features are to be incorporated into the development. Details shall also be submitted and agreed of how all existing plants and natural features are to be protected during building operations.

7) 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:

   (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.

8) 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 in consultation with the Highway Authority to illustrate the following:

   (a) access arrangements including visibility splays;

   (b) parking provision in accordance with adopted standard;

   (c) turning facilities.

9) 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.

10) 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) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

4) 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.

5) 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.

6) To ensure that the existing site features and characteristics, including any existing trees, hedgerows etc, are properly surveyed and taken into consideration in the development of the site in the interests of the visual amenities of the locality.

Cont/....

7) 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.

8) In the interests of highway safety in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

9) To protect the amenity of future occupiers of the site, in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

10) To protect the amenity of future occupiers of 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:

Structure Plan

Policy H.7: 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 Cooke

Head of Planning
on behalf of the Council
23 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

Applicant Kelly Fisher
15B John Davis Way
Watlington
Kings Lynn
PE33 0TB

Ref. No. **2/03/2199/F**

Received 06 November 2003

Location **Adj 2 Paige Close**
Parish **Watlington**

Details **Construction of detached garage (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 garage building has been permitted to meet the specific need for additional vehicular parking space of the applicant. The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of a related dwelling and shall at no time be used for any business or commercial purposes whatsoever.

3) Prior to the commencement of the development, full details (with samples where appropriate) of external facing and roofing materials shall be submitted to and approved by the Borough Planning Authority in writing.

4) The roller shutter door to be used at the garage entrance, as indicated on the approved drawings, shall be retained in that form thereafter unless the Borough Planning Authority gives its written consent to any variation.

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 in accordance with Policy 9/29 of the Local Plan.

3) 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.

4) In the interests of highway safety 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:

Cont/....

2/03/2199/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
23 December 2003

Checked by: .....

Note: Please find attached letter dated 27 November 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 Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
Norfolk

Ref. No. **2/03/2198/O**

Received 06 November 2003

Location **Land adj 54 Cliff Parade**
Parish **Hunstanton**

Applicant Mr A S Sehmi
54 Cliff Parade
Hunstanton
Norfolk

Details **Site for construction of house and 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) The house and garage shall be sited to the western end of the site, with a frontage onto Cliff Parade.

5) Before the start of any development on site, full details of vehicular access arrangements and on-site car parking and turning facilities shall be submitted to and approved in writing by the Borough Planning Authority. The development shall then be carried out in accordance with the approved details.

The Reasons being:

1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2&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 in accordance with Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.

4) To define the terms of the consent in the interests of the street scene and the amenities of the occupiers of adjoining residential properties in accordance with Policy 9/29 of the King's Lynn and West Norfolk Local Plan.

Cont/...

5) In the interests of highway safety and to ensure the satisfactory provision of car parking and turning on 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 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
15 January 2004

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 D Taylor
11 Milton Avenue
Kings Lynn

Ref. No. **2/03/2197/F**

Received 06 November 2003

Applicant Mr Pezzillo
34 Mariners Way
Kings Lynn

Location **34 Mariners Way**
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 refused for the carrying out of the development referred to above for the following reasons:

1) The proposed extension, which is well forward of the main building line, would give rise to an unduly prominent feature within the street scene, which would be detrimental to the visual amenities of the area. This is contrary to the provisions of Policy ENV.12 of the Norfolk Structure Plan and Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) The proposed extension, if approved, would create an undesirable precedent for similar schemes in the locality which would detract from the character of the area, contrary to Policy ENV.12 of the Norfolk Structure Plan and 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
05 January 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2196/O
Applicant	T and RM Batterham The Bungalow Fairfield Road Downham Market	**Received**	06-NOV-2003
		Expiring	31-DEC-2003
		Location	Adj The Bungalow Fairfield Road
Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	**Parish**	Downham Market
Details	Site for construction oftwo dwellings after demolition of existing cottage		
		Fee Paid	£ 220.00

Withdrawn 10/3/04

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

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

Agent Matt Sturgeon
17 Gaywood Road
Kings Lynn
Norfolk

Ref. No. **2/03/2195/F**

Received 06 November 2003

Location **49 Burnham Avenue**
Parish **Kings Lynn**

Applicant Mr and Mrs Taylor
49 Burnham Avenue
Kings Lynn
PE30 3HP

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:

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
19 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 Matt Sturgeon
17 Gaywood Road
Kings Lynn
Norfolk

Applicant Mr Starling
103 Tennyson Avenue
Kings Lynn
PE30 2QJ

Ref. No. **2/03/2194/F**

Received 06 November 2003

Location **103 Tennyson Avenue**
Parish **Kings Lynn**

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.

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
19 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

Ref. No. **2/03/2193/F**

Applicant Mr and Mrs Baker
17 Veltshaw Close
Heacham
Kings Lynn
Norfolk
PE31 7JH

Received 05 November 2003

Location **17 Veltshaw Close**
Parish **Heacham**

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.

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
9/29 Planning applications: general considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
22 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 Peter Humphreys Associates Ltd
St Ann's Business Centre
St Ann's Street
Kings Lynn
PE30 1LT

Applicant Mr and Mrs E Peggs
Mill Road
Walpole St Peter
Wisbech
Cambs

Ref. No. **2/03/2192/F**

Received 05 November 2003

Location **Trafford House**
Mill Road
Walpole St Peter

Parish **Walpole**

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.

2) The 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) 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 ensure that the extended building has a satisfactory appearance.

3) 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 CS.7: Development in the countryside.

Cont/....

2/03/2192/F

Local Plan

Policy 4/21: Built Environment Areas.

Policy 8/7: Development in the countryside.

Policy 9/29: Planning applications: general considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
12 December 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

Applicant Mr J Lee
67 Whin Common Road
Tottenhill
Kings Lynn
PE33 0RS

Ref. No. **2/03/2191/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 November 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 reasons:

1) Use of the ground and first floor of the building shown outlined in red on the attached plan and use of the ground floor only of that part of the building outlined in blue on the attached plan, as a dwelling.

Signed.....Head of Planning
on behalf of the Borough Council of King's Lynn and West Norfolk

Date:04 December 2003
Checked by: .....

First Schedule: Retention of sub-division of one dwelling into two

Second Schedule: 22 Station Road Watlington

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.*

CERTIFICATE OF LAWFUL USE OR 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

Borough Council of
KING'S LYNN & WEST NORFOLK

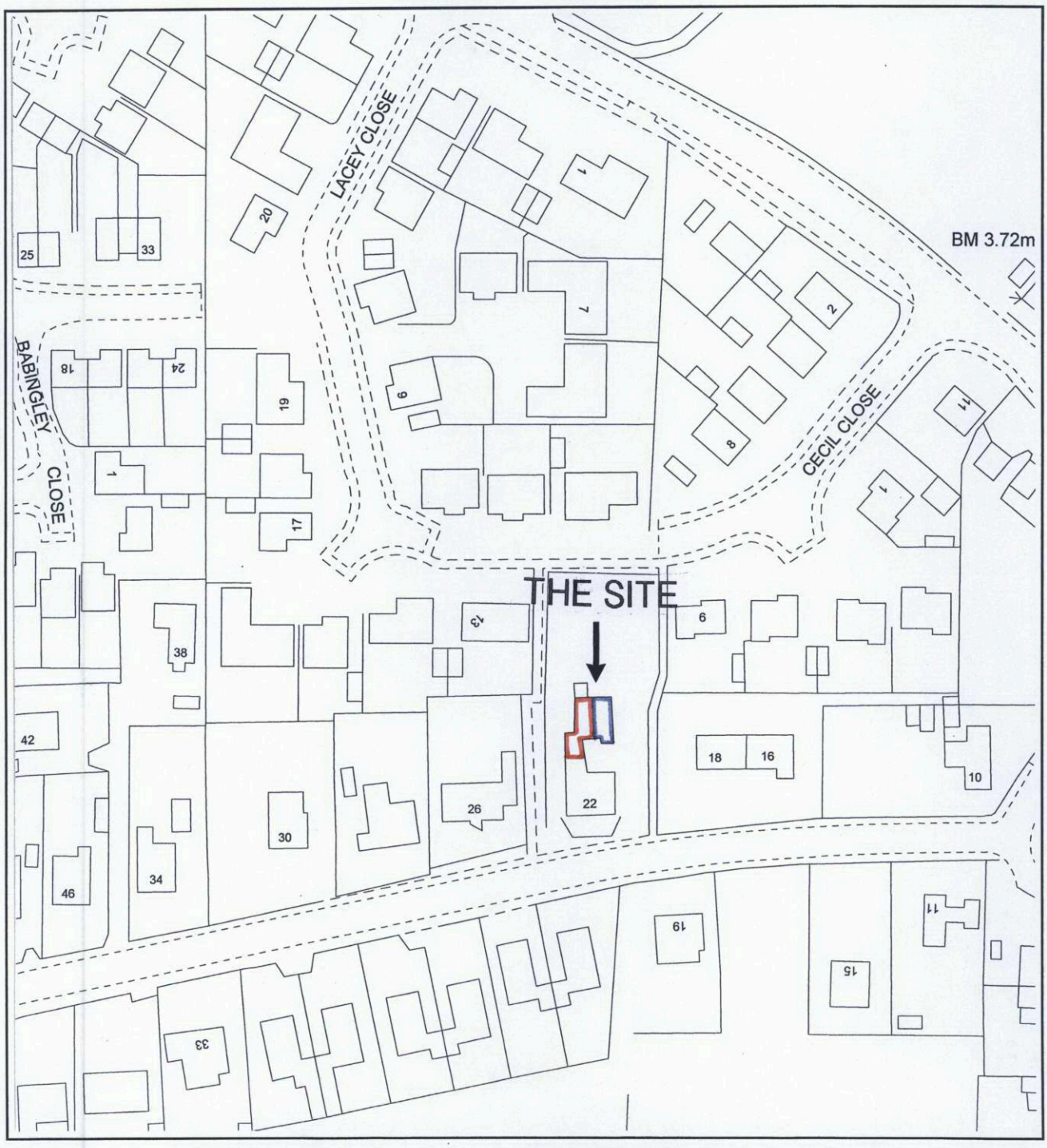
A Plan showing site at: Yoxford Cottage, 22 Station Road, Watlington

Ref: 2/03/2191/LD

Traced From: TF 6111

Date: 03-December-03

Scale: 1 : 1250



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Officer. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Borough Council of King's Lynn and West Norfolk. Licence No. LA086045. Published 2001

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 Antony Maufe Architect
Ospery House
Lyng Road
Sparham
Norfolk
NR9 5QY

Ref. No. **2/03/2190/F**

Received 10 November 2003

Location **Millwood**
Herrings Lane
Parish **Burnham Market**

Applicant Mr and Mrs R Daniel
Millwood
Herrings Lane
Burnham Market
Kings Lynn

Details **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 **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 a sample of the external roofing materials shall be submitted to and approved in writing by the Borough Planning Authority.

3) The windows to the first floor studio room on the western elevation shall be fitted with obscured glazing and shall thereafter be retained in such manner.

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 Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

3) In the interests of the amenity of adjoining neighbours in accordance with Policy 9/29 of the King's Lynn and West Norfolk Adopted 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 ENV12 - Design.

Cont/....

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 Elite Econoloft Ltd
Unit 5 Kingfisher Close
South Lanes Ind Estate
Bryn
Wigan

Ref. No. **2/03/2189/F**

Received 11 November 2003

Location **Ivey Green**
Ransomes Close

Applicant Mr & Mrs Wheeler
Ivey Green
Upwell
Cambs
PE14 9AD

Parish **Upwell**

Details **Loft conversion with dormer 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 and plan received 2 December 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:

Structure Plan

Policy ENV.12: Design

Policy ENV.13: Historic Buildings, Archaeology & The Historic Landscape

Local Plan

Policy 4/12: Development in Conservation Area

Policy 4/21: Built Environment Areas

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

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. **2/03/2188/CU**

Applicant Mr T J Burt
Gathergood Farm
41 School Road
Tilney St Lawrence
Kings Lynn
PE34 4QZ

Received 05 November 2003

Location **Gathergood Farm**
School Road

Parish **Tilney St Lawrence**

Details **Siting of mobile home after demolition 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) This permission shall expire on 31 December 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 mobile home 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) 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.

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.

The Reasons 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.

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.

3) 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:

Cont/....

2/03/2188/CU

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
09 December 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.

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 – Determination - Approval

Part 1 - Particulars of application

Area Rural

Ref. No. 2/03/2187/PN

Applicant Mr M J Legge
Wayside Farm
Cuckoo Road
Stowbridge
Kings Lynn
PE34 3NY

Received 05 November 2003

Location Wayside Farm
Cuckoo Road
Stowbridge

Agent

Parish Stow Bardolph

Details Construction of general purpose agricultural 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 approval has been given for the development.

Jeffrey Clarke
.....
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

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.
PO Box 65
Norwich
NR6 6EJ

Ref. No. **2/03/2186/F**

Received 05 November 2003

Location **11 Church Road**
Parish **Clenchwarton**

Applicant Mrs F James
11 Church Road
Clenchwarton
Kings Lynn
PE34 4EA

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 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:

Structure Plan

Policy CS.6: Development in villages.

Policy ENV.12: Design.

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 Ian H Bix and Associates
Sandpiper House
Leete Way
West Winch
King's Lynn
Norfolk PE33 0ST

Ref. No. **2/03/2185/F**

Received 05 November 2003

Location **45 Broadway**
Parish **Heacham**

Applicant Mr TM and Mrs R McGinn
45 Broadway
Heacham
King's Lynn
Norfolk PE31 7JJ

Details **Extension to dwelling and replacement flat roofs with pitched roofs**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 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
4/21 Built Environment Areas
9/29 Planning applications: general considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
22 December 2003

Checked by: .....

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

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

Agent Ian J M Cable
Highlands
Wretton Road
Boughton
Kings Lynn
PE33 9AJ

Ref. No. **2/03/2184/D**

Received 04 November 2003

Location **Land south of 42 Church Road**
Parish **Wiggenhall St Mary Magdalen**

Applicant Mr and Mrs J Wallwork
C/o Agent

Details **Construction of dwelling**

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 **as modified by plans dated 12 December 2003 and 2 January 2004 and letters dated 4 December 2003 and 12 December 2003 and subject to compliance with the following additional conditions:**

1) 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.

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 north-west and south-east elevations of the dwelling permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

3) All windows at first floor level on the south-east elevation shall be obscurely glazed and thereafter retained in that condition. The windows to the dressing room and landing shall only have top hung openers at high level unless otherwise agreed in writing by the Borough Planning Authority.

The Reasons being:

1) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

2&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 CS.6: Development in Villages

Policy H.7: Housing in 'Other' Villages

Cont/....

2/03/2184/D

Policy ENV.12: Design

Policy RC.3: Flood Risk Areas

Local Plan

Policy 4/21: Built Environment Areas

Policy 8/1: New Housing in Villages

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
09 January 2004

Checked by: .....

Notes: (i) The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission

(ii) Please find attached letter dated 17 December 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

Applicant Mr M Russell
Sedgeford Villa
84 Wootton Road
Kings Lynn
PE30 4BS

Ref. No. **2/03/2183/F**

Received 04 November 2003

Location **Sedgeford Villa**
84 Wootton 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 **as modified by plan received 3 December 2003 and letter dated 1 December 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 Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
19 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 David Trundley Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Applicant Mr D Chapman
Rose Cottage
Common Road North
Walton Highway
Wisbech
Cambs

Ref. No. **2/03/2182/F**

Received 04 November 2003

Location **Rose Cottage**
Common Road North
Walton Highway

Parish **West Walton**

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.

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

Local Plan

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations

.....
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

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
Kings Lynn
Norfolk

Ref. No. **2/03/2181/F**

Received 04 November 2003

Location **5 Holmans Chase**
Campsey Road

Parish **Southery**

Applicant Mr and Mrs N Parker
5 Holmans Chase
Campsey Road
Southery
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.

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 Cooke
.....
Head of Planning
on behalf of the Council
04 December 2003

Checked by: .....

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Urban	**Ref. No.**	2/03/2180/F
Applicant	Mr A Fuller 12 Parklands Stanwick Raunds Northants NN9 6QX	**Received**	04-NOV-2003
		Expiring	29-DEC-2003
Agent		**Location**	54 North Beach
		Parish	Heacham
Details	Continued siting of 2 mobile homes and lean-to shed		
		Fee Paid	£ .00

Withdrawn

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. **2/03/2179/O**

Applicant Mr N Fox
9 Avenue Road
Hunstanton
Norfolk
PE36 5BW

Received 04 November 2003

Location **Adj 2 Westfields Close**
Parish **Tilney St Lawrence**

Details **Site for construction 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) 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.

5) The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

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 roof alterations 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 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
   ii) Parking provision in accordance with adopted standard

Cont/....

2/03/2179/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) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

5) In the interests of the street scene.

6) In the interests of the amenities of the occupiers of nearby properties.

7) In the interests of the amenities of adjoining residents.

8) 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 CS.1: Providing for Sustainable Development

Policy CS.6: Development in Villages

Policy H.7: Housing in 'other villages'

Local Plan

Policy 4/21: Built Environment Areas

Policy 8/1: New Housing in Villages

Policy 9/3: Density

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

Checked by: .....

Note: Please find attached letter dated 14 November 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

Applicant Mr R D Edmonds
68 Docking Road
Great Bircham
Kings Lynn

Ref. No. **2/03/2178/F**

Received 04 November 2003

Location **68 Docking Road**
Great Bircham

Parish **Bircham**

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 ENV12 - 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
16 December 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 L Gear
23 Batteby Green
Hempton
Fakenham
Norfolk

Ref. No. **2/03/2177/LB**

Received 03 November 2003

Location **Church House**
Overy Road

Parish **Burnham Market**

Applicant S Spice
The Old Exchange
45 Freeman Street
Wells-Next-The-Sea
Norfolk
NR23 1BQ

Details **Removal of partition wall and creation of internal doorway**

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.

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 9/29 – Planning applications: general considerations

Tony Cooke

.....
Head of Planning
on behalf of the Council
27 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 L Gear
23 Batteby Green
Hempton
Fakenham
Norfolk

Applicant S Spice
The Old Exchange
45 Freeman Street
Wells-Next-The-Sea
Norfolk
NR23 1BQ

Ref. No. **2/03/2176/CU**

Received 03 November 2003

Location **Church House**
Overy Road

Parish **Burnham Market**

Details **Conversion of ground floor of house into 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 **as modified by faxed letter and plan received 7 January 2004 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 approved, the small garden area to the front of Church House as shown on the approved plan shall be cleared of vegetation, soil dug out and replaced with appropriate base material to match the adjacent footpath to the east.

3) This permission relates solely to the proposed change of use of the ground floor of the dwelling 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 on a separate 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 pedestrian and highway safety. (Local Plan Policy 9/29).

3) To enable the Borough Planning to consider any material alterations to the external appearance of the building. (Local Plan Policies 4/12, 4/21 and 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:

Cont/....

2/03/2176/CU

Structure Plan

Policy CS6 - Villages.

Local Plan

Policy 4/21 - Built Environment Type C.

Policy 4/12 - Development in Conservation Areas.

Policy 9/29 - General Considerations.

Head of Planning
on behalf of the Council
24 February 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 Peter Godfrey
Chelwood House
Shernbourne Road
Dersingham
Norfolk

Ref. No. **2/03/2175/F**

Received 03 November 2003

Location **The Chalet**
Sandy Close

Parish **Ingoldisthorpe**

Applicant Mr & Mrs G Yeoman
The Chalet
Sandy Close
Ingoldisthorpe
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: Planning Applications: General Considerations

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 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 Cruso & Wilkin
Waterloo Street
King's Lynn
Norfolk
FAO Mr A Care

Applicant P G Bacon
Innisfree Industrial Park
Bawsey
King's Lynn
Norfolk
PE32 1EY

Ref. No. **2/03/2174/F**

Received 03 November 2003

Location **5 & 6 Ladysmiths Cottages Chapel Lane**

Parish **West Winch**

Details **Renovation and extensions to 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 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) 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 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 9/29: Planning Applications – General Considerations

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

Checked by: .....

Note: Please find attached letter dated 27 November 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

Applicant Mr E J Sorrell
34 Eller Drive
West Winch
King's Lynn
Norfolk
PE33 0NN

Ref. No. **2/03/2173/F**

Received 03 November 2003

Location **34 Eller Drive**
Parish **West 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 conditions:**

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

2) The trees 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, or such other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:

   (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.

3) Notwithstanding the details shown on the approved plans, prior to the 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 by the Borough Planning Authority. The works/scheme shall be implemented 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) 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.

3) To prevent the increased risk of pollution to the water environment and to prevent flooding.

Cont/....

2/03/2173/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

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
09 December 2003

Checked by: .....

Note: Please find attached letter dated 27 November 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

Applicant Mr J H Loose
Taepine
Main Road
Brancaster Staithe
King's Lynn
PE31 8BP

Ref. No. **2/03/2172/F**

Received 03 November 2003

Location **Malthouse Yard**
Brancaster Staithe

Parish **Brancaster**

Details **Retention of 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 condition:**

1) This permission shall expire on 2 January 2009, 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 retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the 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 4/1: Conserving Designated Areas for Habitat Conservation

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
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 J A Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. **2/03/2171/F**

Received 04 November 2003

Location **2 Brady Gardens**
Parish **Denver**

Applicant Mr A Porter
2 Brady Gardens
Denver
Downham Market
Norfolk
PE38 0DA

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:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
Head of Planning
on behalf of the Council
09 December 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
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 – Determination - Approval

Part 1 - Particulars of application

Area	Urban	**Ref. No.**	2/03/2170/AG
Applicant	Leanard Towler & Co Seeche Abbey Farm Mill Road St Germans King's Lynn PE34 3HH	**Received**	03 November 2003
		Location	The Grange Farm
Agent	A C Bacon Engineering Ltd Hingham Norwich Norfolk NR9 4LS	**Parish**	North Runcton
Details	Erection of general purpose agricultural 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 approval has been given for the development.

Jeffrey Cornish
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

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. **2/03/2169/F**

Received 03 November 2003

Location **20 Queens Drive**
Parish **Hunstanton**

Applicant Mr & Mrs Kitchener
20 Queens Drive
Hunstanton
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 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
4/21 Built Environment Areas
9/29 Planning applications: general considerations

Jeffrey Cooke
Head of Planning
on behalf of the Council
22 December 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

Ref. No. **2/03/2168/F**

Applicant Mr N Dennis
11 Hadley Crescent
Heacham
Norfolk
PE31 7LG

Received 03 November 2003

Location **4 Sea Close**
Parish **Heacham**

Details **Occupation of the dwelling without complying with condition 1 of planning permission DG3278 to allow year round occupation**

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 application property is within an area at risk from flooding. Occupancy of the property during the winter months is therefore inappropriate, would seriously increase the risk of danger to life during high surge storm tides and is contrary to national policy guidance as set out in PPG25 – Development and Flood Risk and to the provisions of Policy RC.3 of the Norfolk Structure Plan and Policy 9/20 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
23 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 Parsons & Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2167/F**

Received 31 October 2003

Location **Former agricultural buildings & yard Eastgate Lane**

Parish **Terrington St Clement**

Applicant Mr D Hurn
Eastgate Farm
19 Eastgate Lane
Terrington St Clement
King's Lynn
PE34 4NU

Details **Construction of two dwellings and associated 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) Prior to the first occupation of the development hereby permitted the proposed accesses, on-site parking and turning areas shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

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) 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.

7) Before the development commences, the existing buildings shall be completely demolished and the resultant materials removed from the site to the satisfaction of the Borough Planning Authority.

Cont/....

2/03/2167/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) In the interests of highway 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 safeguard the amenities and interests of the occupiers of nearby property.

7) 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:

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
09 December 2003

Checked by: .....

Note: Please find attached letter dated 6 December 2003 from the Environment Agency.

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

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

Agent Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs
PE14 9EY

Ref. No. **2/03/2166/D**

Received 31 October 2003

Location **Plot adjacent to 27 Well Creek Road**

Parish **Outwell**

Applicant Mr F Skelly
Pious Drove
Upwell
Wisbech
Cambs

Details **Construction of chalet type dwelling and integral 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 **as amended by plan received 27 November 2003 and subject to compliance with the following additional conditions:**

1) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking area shall be laid out in accordance with the approved plan, surfaced to the satisfaction of the Borough Planning Authority and retained free from any impediment to that specific use.

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 first floor window on the west elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

1) In the interests of highway safety.

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

Policy H/7 : Housing

Cont/....

2/03/2166/D

Local Plan

Policy 8/1: New Housing in Villages

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

Notes: **(i)** **The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/03/0682/O.**

(ii) **Please find attached letter dated 14 November 2003 from the Environment Agency.**

APPEAL LODGED
APP/U2635/A/04/1143506
4/3/04
APPEAL DISMISSED
8/9/04

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
Fax: (01553) 616652

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

Agent Ian J M Cable
Highlands
Wretton Road
Boughton
Norfolk
PE33 9AJ

Applicant Mr Capon
c/o Agent

Ref. No. **2/03/2165/O**

Received 31 October 2003

Location **Land between**
Orton Garden & Orton Field
Stow Road

Parish **Wiggenhall St Mary Magdalen**

Details **Site for construction of dwelling following demolition of existing 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 Development Plan seeks to restrict housing development outside towns and villages to those dwellings essential to agriculture, forestry or organised recreation, or the expansion of existing institutions, where it can be demonstrated that the proposed development could not be within an existing settlement. No such justification has been made, and as such the proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the West Norfolk Local Plan.

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 and Policy 8/7 of the King's Lynn and West Norfolk Local Plan 1998.

3) The access is unsatisfactory to serve the proposed development by reason of its inadequate visibility at its junction with the County Highway, which, if permitted, would result in increased danger and inconvenience to other highway users, 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
12 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 Brian Gibbons
59 Bury Road
Thetford
Norfolk
IP24 3DD

Ref. No. **2/03/2164/F**

Received 31 October 2003

Location **26 Pearces Close**
Parish **Hockwold cum Wilton**

Applicant Mr & Mrs J Jones
26 Pearces Close
Hockwold
Norfolk
IP26 4LU

Details **Two 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 accompanying plans received 23 December 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 Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
02 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 Wood Stephen
The Coach House
Hayes Lane
Fakenham
Norfolk
NR21 9ER

Ref. No. **2/03/2163/F**

Received 31 October 2003

Location **Plot 5**
Main Road

Parish **Brancaster**

Applicant Alexander James & Partners
Lady's Wood
Melton Road
Hindolveston

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 **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 ENV12 - 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
16 December 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 Vawser & Co
46 West End
March
Cambs
PE15 8DL

Ref. No. **2/03/2162/F**

Received 31 October 2003

Location **1 Sluice Road**
Parish **Denver**

Applicant Denver Garage Ltd
1 Sluice Road
Denver
Downham Market
Norfolk
PE38 0DY

Details **Construction of 12 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) Notwithstanding the provisions of PPG3 regarding the increase of densities within previously developed land, Norfolk Structure Plan Policy H.7, 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 Borough Council considers this development to be contrary to that Policy and also to Policy 4/21 of the King's Lynn and West Norfolk Local Plan. The proposed development would not enhance the centre of village setting of the surrounding area.

2) In the opinion of the Borough Council the dwelling style and layout of the development damages the rural village setting by way of the dwelling proportions, scale, appearance 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) In the opinion of the Borough Council the proposal would constitute inappropriate development that would have an adverse impact on the setting of the adjoining Grade II Listed Building. It is therefore contrary to Policies 4/19 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998 and Policy ENV.13 of the Norfolk Structure Plan 1999.

4) The access on to Whinn Common Road is unsatisfactory to serve the proposed development by reason of its inadequate visibility at its junction with the County Highway, which if permitted, would result in increased danger and inconvenience to the other highway users of this highway, contrary to Local Plan Policy 9/29.

Jeffrey Clarke

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

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

Applicant Mr D Markinson
Alder Lodge
Rands Drove
Marshland St James
Norfolk
PE14 8HA

Ref. No. **2/03/2161/F**

Received 31 October 2003

Location **Alder Lodge**
Rands Drove
Parish **Marshland St James**

Details **Removal of agricultural occupancy condition attached to planning permission 2/76/2045/F**

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 supplied sufficient evidence to indicate to the Borough Planning Authority that there is no demand in the locality for a person, or persons, to occupy the dwelling granted planning permission under reference 2/76/2045/F in accordance with the condition limiting occupancy to those employed or last employed, in agriculture or forestry. Specifically, the high price of the property does not, in the opinion of the Borough Planning Authority reflect an appropriate price level give the occupancy condition (as such it would be unlikely to facilitate the dwelling being financially accessible to those in agriculture/forestry employment) nor properly test the property market demand.

   The proposed would therefore be contrary to Policy 8/10 of the King's Lynn and West Norfolk Local Plan 1998 and Supplementary Planning Guidance dated 22 July 1985 in respect of the removal of agricultural occupancy conditions, that seek to retain such dwellings to meet the farming needs of the locality for those currently employed in, or retired from, full-time farming.

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

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

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

Agent

Applicant A Britton
The Old Chapel
Whin Common Road
Tottenhill
King's Lynn
Norfolk

Ref. No. **2/03/2160/F**

Received 31 October 2003

Location **The Old Chapel**
Whin Common Road

Parish **Tottenhill**

Details **Insertion of replacement windows (UPVC) 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 Applications

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

Checked by: .....

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 R V F Smith Hybury 69 Leziate Drive Pott Row Norfolk PE32 1DD	Reference No: Application Registered: Parish:	2/03/2159/F 31 October 2003 Snettisham

Details: **Retention of holiday caravan and shed at 23 Cockle Road The Beach 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.

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 and Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2158/F**

Received 31 October 2003

Location **Feltwell Surgery**
Old Brandon Road

Parish **Feltwell**

Applicant Dr Hughes
Feltwell Surgery
Old Brandon Road
Feltwell
Norfolk
IP26 4AY

Details **Extension and creation of first floor storage 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.

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 Cooke
Head of Planning
on behalf of the Council
04 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 Adrian Parker Planning
33 Grimston Road
South Wootton
Kings Lynn
PE30 3NR

Ref. No. **2/03/2157/O**

Received 30 October 2003

Location **Adj 17 Orange Row**
Parish **Terrington St Clement**

Applicant Mr P H Macaulay
Onahil
Low Lane
Terrington St Clement
Kings Lynn

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)

Outline planning 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 12 January 2004 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 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) The dwelling hereby permitted shall be of single or one and a half storey construction and shall be designed in sympathy with the existing development adjacent to the site.

6) 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, including rooflights shall be constructed above ground floor level on the eastern, southern and northern elevations of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

7) Prior to the first occupation of the dwelling hereby permitted the proposed access, on-site parking and turning area shall be laid out in accordance with the submitted plans, surfaced to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

Cont/....

2/03/2157/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) To safeguard the amenities and interests of the occupiers of nearby property.

5) In the interests of the street scene.

6) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.

7) 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 ENV.12: Design

Policy H.7: 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

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

Checked by: .....

Note: Please find attached letter dated 7 November 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 Wood Stephen
The Coach House
Hayes Lane
Fakenham
Norfolk
NR21 9ER

Applicant Mr & Mrs K Waite
8 Gatehouse
Rudham Road
Little Massingham
Norfolk
PE32 2JY

Ref. No. **2/03/2156/F**

Received 03 November 2003

Location **8 Gatehouse**
Rudham Road

Parish **Harpley**
Little Massingham

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.

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 9/29: Planning Applications – General Considerations

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

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 D H Williams
72A Westgate
Hunstanton
Norfolk

Applicant G H Owen Property Ltd
2 Waldens Barns
Chapel Road
Dersingham
Kings Lynn

Ref. No. **2/03/2155/F**

Received 30 October 2003

Location **The Bungalow**
Church Lane

Parish **Stanhoe**

Details **Construction of a pair of semi-detached houses after demolition of existing 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 proposed development, if permitted, would not enhance the form and character of the village and its setting. The site is of insufficient size to satisfactorily accommodate two dwellings and garages together with car parking and turning facilities. The proposal therefore represents an overdevelopment of the site and is contrary to Policy H.7 of the Norfolk Structure Plan 1999 and Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
05 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 Grahame Seaton
67 St Peter's Road
Upwell
Wisbech
Cambs

Applicant Mr and Mrs Blunt
Popenhoe Barn
Station Road
Walsoken
Wisbech
Cambs

Ref. No. **2/03/2154/F**

Received 30 October 2003

Location **Popenhoe Barn**
Station Road

Parish **Walsoken**

Details **Continued standing of mobile home during work on barn 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) This permission 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 use hereby permitted shall be discontinued; and

   (b) the caravan shall be removed from the land which is the subject of this permission; and

   (c) there shall be carried out any work necessary for the reinstatement of the said land to its condition before the start of the development hereby permitted; and

   (d) the said land shall be left free from rubbish and litter on or before 30 November 2004.

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.

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

Cont/....

2/03/2154/F

Local Plan

Policy 8/6: Development in the Countryside

.....
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

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. **2/03/2153/F**

Received 30 October 2003

Location **Vegas Amusements**
South Beach Road

Parish **Hunstanton**

Applicant Vegas Amusements Ltd
South Beach Road
Hunstanton
Kings Lynn

Details **Creation of 3 canopy extensions to existing doorways**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 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
7/6 Holiday Development Zone
9/29 Planning applications: general considerations

Jeffrey Cooke
Head of Planning
on behalf of the Council
22 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 Grahame Seaton
67 St Peter's Road
Upwell
Wisbech
Cambs

Ref. No. **2/03/2152/F**

Received 30 October 2003

Location **Rosedale**
Station Road

Applicant Mr and Mrs Woodrow
Rosedale
Station Road
Walsoken
Wisbech
Cambs

Parish **Walsoken**

Details **Construction of detached garage and modification to 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) The land to the west of the dwelling, between the existing boundary fence and Station Road shall be put to agricultural use prior to the modification of the curtilage hereby approved.

3) Prior to commencement of use, the modified curtilage shall be enclosed by post and rail fencing to match the existing boundary treatment.

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 development within Schedule 2 Parts 1 and 2 shall be carried out unless granted 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) In order to comply with the provisions of the application so that an area of compensating land is returned to the countryside.

3) In the interests of visual amenity and to define the edge of the application site.

4) In order to allow the Borough Planning Authority to assess future development which may affect the rural character of the locality, and to ensure that the design of the garage remains in sympathy with the primary dwelling.

Cont/....

2/03/2152/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 CS.7: Development in the Countryside

Policy RC.5: Agricultural Land

Local Plan

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

Policy 4/22: Conserving Agricultural Land

Policy 8/7: Development in the Countryside

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

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
Kings Lynn
PE33 0ST

Ref. No. **2/03/2151/F**

Received 29 October 2003

Location **Hills Court**
Parish **Hilgay**

Applicant Veltshaw Builders Ltd
Pentney Road
Narborough
PE32 1TE

Details **Construction of house and 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 revised by plan number 765-03C dated 23 January 2004 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 bricks, together with bond style and mortar colour, shall be submitted to and approved by the Borough Planning Authority.

3) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking shall be laid out in accordance with the submitted plans, surfaced 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 consider such details in the interests of visual amenity and the street scene.

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 H.7: Housing in 'Other' Villages

Cont/....

2/03/2151/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
29 January 2004

Checked by: .....

REFUSAL OF LISTED BUILDING CONSENT

Notice of decision

APPEAL LODGED
APP/V2635/E/04/1144037
24/3/04
APPEAL ALLOWED
10/1/05

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 Robert Lord Associates
Barn 3 Flaxmans Farm
Felbrigg Road
Roughton
Norfolk
NR11 8PA

Ref. No. **2/03/2150/LB**

Received 29 October 2003

Location **Barns 2 & 3**
Blue Stone Farm
Blue Stone Lane

Parish **South Creake**

Applicant Miss J Papworth
c/o W Topham
Kingston Wood Manor
Nr Arrington
Cambridge
SG8 0AP

Details Insertion of three new windows in connection with conversion of barn to form 2 dwellings

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

Listed Building Consent is refused for the execution of the works referred to above for the following reason:

1) The proposed insertion of additional windows in the western elevation of the barn conversions would alter the solid to void ratio to such an extent as to damage the historic and architectural character of this Grade II Listed Building. The proposal is therefore contrary to the provisions of the Norfolk Structure Plan (1999) Policy ENV13 and King's Lynn and West Norfolk Local Plan (1998) Policy 4/16.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
16 December 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 Ian H Bix & Associates
Sandpiper House
Leete Way
West Winch
King's Lynn
Norfolk PE33 0ST

Ref. No. **2/03/2149/CU**

Received 29 October 2003

Location **Field Farm**
Parish **Hillington**

Applicant IP Mason Farms Ltd
Church Farm
Hillington
King's Lynn
Norfolk

Details **Conversion of redundant agricultural buildings to four 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 works associated with the proposed conversion by virtue of the size, configuration and number of new windows and rooflights do not respect the architectural and historic characteristics or the special qualities of the main barn. If permitted the proposal would damage the historic form and fabric of this Grade II listed barn and its setting and would thereby be contrary to Norfolk Structure Plan Policy ENV.13 and Policies 4/18, 4/16 and 4/19 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

2) The proposal includes an unacceptable level of new-build which would, in the opinion of the Borough Planning Authority, impair the rural character of the locality and the setting of the main Grade II listed barn. The proposal would thereby be contrary to Norfolk Structure Plan Policy ENV.13 and Policies 8/6 and 4/19 of the King's Lynn and West Norfolk Local Plan 1998.

3) The proposed development would intensify the use of an access onto the A148, a principle traffic route 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 through vehicles already occurs, but the intensification of that interference which this proposal would engender would lead to the deterioration of the efficiency of the through road as a traffic carrier and be detrimental to highway safety contrary to Local Plan Policy 9/11.

4) The location of new residential units so close to a working farm unit would have a significantly adverse impact upon the amenity of the occupants of these units and would thereby be contrary to Policy 9/29 of the King's Lynn and West Norfolk Adopted Local Plan 1998.

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

Checked by: .....

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

IP Mason Farms Ltd
c/o Ian H Bix & Associates
Sandpiper House
Leete Way
West Winch
King's Lynn
Norfolk PE33 0ST

Reference No: 2/03/2148/F

Validated: 29 October 2003

Parish: Grimston

Details: **Construction of dwelling and garage for agricultural worker at Tithe Farm Grimston**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 samples of all the external building materials shall be submitted to and approved by the Local 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. Prior to the first occupation of the dwelling hereby permitted the proposed access and on-site parking shall be laid out in accordance with the submitted plans, surfaced to the satisfaction of the Local Planning Authority and retained thereafter free from any impediment to that specific use.

5. The occupancy of the dwelling shall be limited to persons solely or mainly employed or last employed, in the locality in agriculture as defined in section 336 of the Town and Country Planning Act 1990, or in forestry, including any dependant of such person residing with him/her or a widow or widower of such a person.

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. The proposal is for an agricultural workers dwelling and any other use would require further consideration by the Local Planning Authority, in accordance with Policy 8/8 of the King's Lynn and West Norfolk Local Plan, 1998.

4. In the interests of highway safety.

5. The dwelling is required in connection with the agricultural use of the adjoining land and it is the policy of the Local Planning Authority only to approve the erection of dwellings outside villages in cases of special agricultural need.

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 H8: Housing in the countryside

Local Plan

Policy 8/8: New dwellings in the countryside
Policy 9/29: Planning applications: general considerations

Jeffrey Clarke
Head of Planning
On behalf of the Council
16 July 2004

Checked by: .....

Notes

1. 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 K Lawty, telephone number 01553 616403.

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

Ms J Perryman
52 Checker Street
Kings Lynn
Norfolk

Reference No: 2/03/2147/F

Application Registered: 29 October 2003

Parish: Snettisham

Details: **Retention of one caravan and shed at 2 Shepherds Port 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.

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. **2/03/2146/O**

Applicant L L T Osler
Mill Lodge
15 Mill Lane
Southery
Downham Market
Norfolk

Received 29 October 2003

Location **15 Mill Lane**
Parish **Southery**

Details **Site for construction of bungalow (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 **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) Any gates proposed across the access shall be set back not less than 15 ft from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of 45°.

5) The dwelling hereby approved shall be of single storey construction and designed to a high architectural standard.

6) Prior to the occupation of the dwelling hereby approved an adequate turning area, levelled, hardened and otherwise constructed to the satisfaction of the Local Planning Authority shall be provided within its curtilage to enable vehicles to be turned round so as to re-enter the highway in forward gear.

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/....

2/03/2146/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&6) In the interests of highway safety.

5) 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

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
28 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

APPEAL LODGED.
APP/U2635/A/04/1144035
24/3/04
APPEAL ALLOWED
10/1/05

Agent	Robert Lord Associates Barn 3 Flaxmans Farm Felbrigg Road Roughton Norfolk NR11 8PA	*Ref. No.*	**2/03/2145/CU**
		Received	29 October 2003
		Location	**Barns 2 & 3 Blue Stone Farm Blue Stone Lane**
Applicant	Miss J Papworth c/o W Topham Kingston Wood Manor Nr Arrington Cambridge SG8 0AP	*Parish*	**South Creake**

Details **Conversion of barn to form 2 dwellings with revised fenestration**

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 insertion of additional windows in the western elevation of the barn conversions would alter the solid to void ratio to such an extent as to damage the historic and architectural character of this Grade II Listed Building. The proposal is therefore contrary to the provisions of the Norfolk Structure Plan (1999) Policy ENV13 and King's Lynn and West Norfolk Local Plan (1998) Policy 4/16.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
16 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	FPDSavills Bridge Place 132-134 Hills Road Cambridge Cambs CB2 2PA	*Ref. No.*	**2/03/2144/F**
		Received	28 October 2003
		Location	**Manor Farm Yard Church Lane**
		Parish	**Dersingham**
Applicant	Dersingham Manor Farms		

Details **Continued siting of portable building for office use for a further 12 months**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 5 January 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) 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) Notwithstanding the provisions of the Use Classes Order 1987 (or any Order revoking or re-enacting that Order) the use hereby permitted falls within Use Class B1 (Offices/Light Industrial) and no change of use shall occur without the consent of the Borough Planning Authority on a specific application.

The Reasons 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.

2) In the interests of the character and appearance of the area.

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
05 January 2004

Checked by: .....

2/03/2443/CM

Ref: P.02/03/springwood/

To: Inka Estates

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	:	Springwood High School, Queensway, King's Lynn
Proposal	:	Single Storey 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 23 October 2003, as set out in Drawing reference shtb1, shtb6, shtb7 and shtb8.

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...

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2141/O
Applicant	Messrs Morgan and Fraser C/o 225 Wootton Road Kings Lynn	**Received**	28-OCT-2003
		Expiring	22-DEC-2003
		Location	Land rear of 223 and 225 Wootton Road
Agent	S J Hickling Maxey and Son 4 Limes House Purfleet Street Kings Lynn PE30 1ER	**Parish**	Kings Lynn
Details	Site for construction of dwelling and garage accessed from Folly Grove		
		Fee Paid	£ 220.00

Withdrawn
17.12.03

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

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

Agent Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
Kings Lynn

Ref. No. **2/03/2140/D**

Received 06 November 2003

Location **Plot 8, 9 and 10 South Beach**

Parish **Heacham**

Applicant Mr N Young
C/o G Collings and Co
Blackfriars Street
Kings Lynn

Details **Construction of 3 holiday chalets (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 numbered 2/03/1434/O **subject to compliance with the following additional condition:**

1) 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 Reason being:

1) To enable the Borough Planning Authority to consider such details in the interests of visual amenity in accordance with Policies 8/14 and 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 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
8/14 Development in the Coastal Zone (outside Hunstanton) – West Coastal Holiday Area
9/29 Planning applications: general considerations

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

Checked by: .....

Notes: (i) The applicant is reminded of the need to comply with the remaining conditions attached to outline planning permission 2/03/1434/O

(ii) Please find attached letter from Environment Agency dated 8th December 2003.

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
Willow House
Druids Lane
Litcham
Kings Lynn
PE32 2YA

Ref. No. **2/03/2139/F**

Received 28 October 2003

Location **Chestnut Barn**
Islington High Road
Tilney Cum Islington

Parish **Tilney St Lawrence**

Applicant I and C Hill Ltd
Hillbeck Barn
Walton Road
East Winch
Kings Lyn
PE32 1HH

Details **Construction of detached 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.

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.

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

Local Plan

Policy 4/20: 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
02 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 Karen Bradley
Willow House
Druids Lane
Litcham
Kings Lynn
PE32 2YA

Applicant I and C Hill
Hillbeck Barn
Walton Road
East Winch
Kings Lynn
PE32 1HH

Ref. No. **2/03/2138/F**

Received 28 October 2003

Location **Land adj Chestnut Barn**
Islington High Road
Tilney Cum Islington

Parish **Tilney St Lawrence**

Details **Construction of stable 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) The stables/loose boxes hereby approved shall be used only to accommodate the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.

The Reasons being:

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

2) The building is inappropriately located for commercial purposes and its use for any other purposes 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:

Structure Plan

Policy CS.7: Development in the Countryside

Cont/....

2/03/2138/F

Local Plan

Policy 4/20: Built Environment Areas

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations

Jeffrey Cooke

Head of Planning
on behalf of the Council
02 December 2003

Checked by: .....

Note: Please find attached letter dated 7 November 2003 from the Environment Agency.

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 Styles & Wood Store Planning
Apex Business Park
Ruddington Lane
Wilford
Nottinghamshire
NG11 7DD

Ref. No. **2/03/2137/A**

Received 27 October 2003

Location **H Samuel**
70 High Street

Parish **Kings Lynn**

Applicant Signet Group PLC
Hunters Road
Holkley
Birmingham
B19 1DS

Details **Illuminated fascia and projecting 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 modified by plans received 8 December 2003 under covering letter dated 5 December 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:

Structure Plan

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

Local Plan

Policy 4/12: Development in Conservation Areas

Policy 9/34: Advertisements

Jeffrey Cooke
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 Leisure Concepts Ltd
15 Princes Drive
Kenilworth
CV8 2FD

Applicant Park Resorts Ltd

Ref. No. **2/03/2136/F**

Received 27 October 2003

Location **Heacham Beach Holiday Park**
Parish **Heacham**

Details **Single storey extension to clubroom**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 development hereby approved shall only be used during the period 20 March to 31 October in any one year.

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 is used only in the summer months in conjunction with the use of the surrounding caravan site in accordance with Policy 8/14 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 8/14: West Coast Holiday Area.

Policy 9/29 : Planning applications; general considerations.

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

Checked by: .....

Note: Please find attached letter dated 18 December 2003 from the Environment Agency.

REFUSAL 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

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

Agent Building Plans Ltd
Unit 10 Beech Avenue
Taverham
Norwich
NR8 6HW

Ref. No. **2/03/2135/D**

Received 27 October 2003

Location **Land at The Friars**
Parish **Kings Lynn**

Applicant Drakes Creative Project Mgemt
Rowes House
28 Queens Road
Hethersett
Norwich

Details **Construction of 20 residential units**

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 modified by plans received 4 March 2004** for the following reasons:

1) The details of the proposed development, in particular the design, form and layout, does not respect the form and character of its surroundings in relation to either existing or proposed development and is therefore contrary to policy ENV.13 of the Norfolk Structure Plan 1999 and policies 4/14, 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

2) The layout of the development allows neither an adequate footpath link along the western boundary of the site nor an adequate width of road nor adequate turning space within the site. The proposal is therefore contrary to Policy T.2 of the Norfolk Structure Plan 1999 and Policy 9/13 of the King's Lynn and West Norfolk Local Plan 1998.

3) The amount of car parking provided exceeds 1.5 spaces per unit and is therefore contrary to advice contained in Planning Policy Guidance 3: Housing.

Jeffrey Cooke
Head of Planning
on behalf of the Council
2 April 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 Styles & Wood Store Planning
Attn Ben Eales
Apex Business Park
Ruddington Lane
Wilford
Nottingham NG11 7DD

Applicant Signet Group PLC
Hunters Road
Hockley
Birmingham
B19 1DS

Ref. No. **2/03/2134/F**

Received 27 October 2003

Location **H Samuel**
70 High Street

Parish **Kings Lynn**

Details **Installation of new 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) Prior to commencement of development full details of the colours to be applied to the shop front hereby approved shall be submitted to and 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 protect the character of the Conservation Area in accordance with policy 4/12 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

ENV.13 - Historic Buildings, Archaeology and the Historic Landscape

Local Plan

Policy 4/12 - Development in Conservation Areas
Policy 4/21 - Built Environment Areas - Type C
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.**	2/03/2133/F
Applicant	Ridgeon Properties Ltd Nuffield Road Cambridge CB4 1TS	**Received**	27-OCT-2003
		Expiring	21-DEC-2003
		Location	Junction of Beach Road/A149
Agent	Ian Thorburn Commercial 12 Upper King Street Norwich NR3 1HA		
		Parish	Snettisham
Details	Construction of warehouse with ancillary offices and open storage for use as builder's merchants,creation of vehicular access and diversion of footpath		
		Fee Paid	£ 4620.00

WITHDRAWN
5.12.03

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. **2/03/2132/LB**

Applicant Mr and Mrs D Riches
Old Farmhouse
Main Road
Holme
Hunstanton
PE36 6LA

Received 27 October 2003

Location **Old Farmhouse**
43-45 Main Road

Parish **Holme next the Sea**

Details **Replacement of front door and retention of new kitchen door**

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.

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

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
19 December 2003

Checked by: .....

CONSERVATION AREA 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 Martin Hall Associates
7a Oak Street
Fakenham
Norfolk
NR21 9DX

Applicant BMJ (Services) Ltd
c/o Agent

Ref. No. **2/03/2131/CA**

Received 27 October 2003

Location **The Old Surgery & Caldene**
High Street

Parish **Thornham**

Details **Demolition of bungalow and surgery**

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

Conservation Area 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.

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 4/13: Demolition in Conservation Areas

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
13 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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Applicant Luxurious Leisure Ltd
Pentney Lakes
Common Lane
Pentney
Kings Lynn

Ref. No. **2/03/2130/F**

Received 27 October 2003

Location **Pentney Lakes**
Common Lane

Parish **Pentney**

Details **Construction of 6 log cabins for holiday let**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 proposed log cabins shall be used for holiday accommodation and at no time shall be the sole or main residence of any of the occupants.

3) The proposed log cabins shall not be occupied during the month of February in any calendar year.

The Reasons being:

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

2 & 3) To ensure that the site and occupation of the log cabins are restricted to holiday use only, since permanent occupation is inappropriate in this location.

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:

Structure Plan

Policy ENV.3: Landscape: areas of important landscape quality.

Cont'd ...

2/03/2130/F

Local Plan

Policy 4/6:	Conserving locally important landscapes.
Policy 8/7:	Development 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

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 Building Design
58 Sluice Road
Denver
Downham Market
PE38 0DY

Ref. No. **2/03/2129/CU**

Received 27 October 2003

Location **Manor Farm Barn**
West End

Parish **Hilgay**

Applicant JFT Maintenance Services
Unit 5 Sovereign Way
Downham Market

Details **Conversion of barn to 5 residential units**

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 the opinion of the Borough Planning Authority that the proposed barn conversion is considered to be unacceptable by virtue of the number of additional windows and doors to be created in the external walls of the barn would be damaging to, and alter in perpetuity, the traditional character of the barn. The development will not enhance the barn's natural rustic character and the windows to the rear elevation will cause a significant overlooking impact to the dwellings on the south of the site. The scale and number of units to be created within the development is also considered to be unacceptable and creates an over intensive form of development that would not enhance the form and character of the surrounding area. The development is therefore considered to be contrary to Local Plan policies 4/21, 8/6 and 9/29.

2) The proposed development would be detrimental to highway safety by means of the intensification of use of the access in close proximity to an existing junction, thus being contrary to Local Plan Policy 9/29.

Jeffrey Cooke
Head of Planning
on behalf of the Council
19 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

Applicant Mr D Rackley
140 Salts Road
West Walton
Wisbech
Cambs

Details **Extension to dwelling**

Ref. No. **2/03/2128/F**

Received 27 October 2003

Location **140 Salts Road**
Parish **West Walton**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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.

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 ENV4: Landscape: Protection of Countryside

Policy ENV.12: Design

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
20 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 Knight and Associates
6 Old Railway Yard
Station Road
Burnham Market
PE31 8UP

Ref. No. **2/03/2127/F**

Received 27 October 2003

Location **Lord Nelson Public House**
Parish **Burnham Market**

Applicant R and P Ayres
The Lord Nelson PH
Burnham Market

Details **Creation of new stairway access structure**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
12 December 2003

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2126/F
Applicant	Howard Hunter Developments 39 South Wootton Lane Kings Lynn Norfolk	**Received**	27-OCT-2003
		Expiring	21-DEC-2003
		Location	Martean House Stonegate Street
Agent	Matt Sturgeon 17 Gaywood Road Kings Lynn		
		Parish	Kings Lynn
Details	Construction of 26 flats with vehicular access from Stonegate Street		
		Fee Paid	£ .00

WITHDRAWN
20/5/04

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 Grahame Seaton
67 St Peter's Road
Upwell
Wisbech
Cambs

Applicant Mrs P Gritton
The Mayos
Rectory Road
Outwell
Wisbech
Cambs

Ref. No. **2/03/2125/F**

Received 27 October 2003

Location **The Mayos**
Rectory Road

Parish **Outwell**

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 Cooke
.....
Head of Planning
on behalf of the Council
20 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 Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk
PE37 7BH

Ref. No. **2/03/2124/F**

Received 27 October 2003

Location **Richmond House**
95 Lynn Road

Parish **Grimston**

Applicant Mr and Mrs J Norman
Richmond House
Lynn Road
Grimston
Kings Lynn

Details **Single and 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 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

.....
Head of Planning
on behalf of the Council
02 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	Tawn Landles ref. TWL Blackfriars Chambers Kings Lynn Norfolk PE30 1NY	*Ref. No.*	**2/03/2123/O**
		Received	27 October 2003
		Location	**Railway Carriage The Causeway Stowbridge**
Applicant	Hennig and Baxter c/o Agent	*Parish*	**Stow Bardolph**

Details **Site for construction of bungalow following removal of existing railway carriage**

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 Borough Planning Authority to illustrate the following:

   i) Access

   ii) Parking provision in accordance with the adopted standards.

5) The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

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/....

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) In the interests of 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

Notes: **(i)** Please find attached letter dated 7 November 2003 from the Environment Agency.

(ii) The indicative plans shows a new access. If this is to the case then this should be shown on the reserved matters application form and plans.

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. **2/03/2122/O**

Applicant Mr M J Pardoe
The Old Shop
Oxborough Road
Stoke Ferry
King's Lynn
Norfolk

Received 27 October 2003

Location **The Old Shop**
Oxborough Road
Parish **Stoke Ferry**

Details **Site for construction of house after demolition of existing buildings**

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 **as revised by outline plan received 12 November 2003 illustrating repositioning of rear boundary 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 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 Borough Planning Authority to illustrate the following:

   i) Parking provision in accordance with adopted standards;

   ii) Access facilities for existing and proposed dwelling.

5) The dwelling hereby permitted shall be of two storey construction and shall be designed in sympathy with existing buildings in the vicinity using materials similar in colour and texture.

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/....

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 and convenience.

5) In the interests of the amenities and appearance of the area in general.

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
26 November 2003

Checked by: .....

Notes: **(i)** 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.

(ii) Please find attached letter dated 7 November 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 Kevin Wheeler
1 Kennels Farm
Castle Acre Road
Gt Massingham
King's Lynn
PE32 2HD

Ref. No. **2/03/2120/F**

Received 24 October 2003

Location **Wildwood House**
Nethergate Street

Parish **Harpley**

Applicant Mr & Mrs P Mortlock
Wildwood House
Nethergate Street
Harpley

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 Cooke
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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2119/F**

Received 24 October 2003

Location **Cranbrook**
3 Old Rectory Meadow

Parish **Denver**

Applicant Mr & Mrs Pain
Cranbrook
3 Old Rectory Meadow
Denver
Downham Market

Details **Creation of dormer 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 **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
28 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

Applicant Mrs N Plumbe
The Parsonage
Burnham Thorpe
Norfolk
PE31 8HW

Ref. No. **2/03/2118/F**

Received 24 October 2003

Location **Stable Cottage & Nelsons Barn**
Creake Road

Parish **Burnham Thorpe**

Details **Creation 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) The existing vehicular accesses shall be permanently closed, concurrently with the bringing into use of the new access in a manner as previously approved in writing by the Borough Planning Authority.

3) The access opening hereby approved shall not be gated.

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:

Local Plan

Policy 4/12: Development in Conservation Areas

Policy 9/29: Planning Applications – General Considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
15 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

Ref. No. **2/03/2117/F**

Applicant Mr & Mrs R Moulton
25 Thurlin Road
Gaywood
King's Lynn

Received 24 October 2003

Location **25 Thurlin Road**
Parish **Kings Lynn**

Details **Retention of conservatory**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 glazed top lights on the western elevation of the conservatory hereby approved shall be obscured to the written satisfaction of the Borough Planning Authority within eight weeks of the grant of consent and shall thereafter be retained as such.

The Reason being:

1) To prevent a loss of privacy caused by overlooking of the neighbouring 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 Considerations: 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

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

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

Agent Mr T Walton
Cedar House
Rabbit Lane
Downham Market
Norfolk

Ref. No. **2/03/2116/F**

Received 24 October 2003

Location **Lode Cottage**
99 Small Lode

Parish **Upwell**

Applicant Mr M Kenworthy
Lode Cottage
99 Small Lode
Upwell
Wisbech
Cambs

Details **First floor extension to bungalow and construction of detached garage/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 **and as modified by plans received on 20 January 2004 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 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 Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no means of enclosure of any type shall be erected or placed on or around the first floor flat roof on the northern side of the extended property 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 safeguard the amenities and interests of the occupiers of nearby property.

3) In the interests of residential 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

Cont/....

2/03/2116/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
20 January 2004
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 Peter Humphrey Associatesn Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Applicant Mr S Jarvis
62 Gaultree Square
Emneth
Wisbech
Cambs

Ref. No. **2/03/2115/O**

Received 28 October 2003

Location **Adj Hurstead House**
Burrettgate Road

Parish **Walsoken**

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 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 standard

5) The dwelling hereby approved shall be designed in sympathy with existing buildings in the vicinity using materials similar in colour and texture.

Cont/....

2/03/2115/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 highway safety.

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:

Structure Plan

Policy CS.6: Development in Villages

Policy H.7: 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
20 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 Harold Sellors
Stackridge
Main Road
Elm
Cambs
PE14 0AB

Applicant Mr & Mrs I J Carnegie
Speedwell Farm
Tipps End
Cambs
PE14 9SQ

Details **Extension to dwelling**

Ref. No. **2/03/2114/F**

Received 23 October 2003

Location **Speedwell Farm**
Tipps End

Parish **Welney**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 amended plans received 16 December 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

Jeffrey Clarke
Head of Planning
on behalf of the Council
16 December 2003

Checked by: .....

Note: Plans are required to be submitted for the first floor once the structural survey is complete.

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
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2113/F**

Received 23 October 2003

Location **52 Black Bear Lane**
Parish **Walsoken**

Applicant Mr Greenacre
52 Black Bear Lane
Walsoken
Wisbech

Details **Replace flat roof with pitched 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.

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
26 November 2003

Checked by: .....

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

Mrs B M Reynolds
Fakenham Road
Stanhoe
King's Lynn
Norfolk

Reference No: 2/03/2112/F

Application Registered: 23 October 2003

Parish: Snettisham

Details: **Retention of 2 caravans and shed at 41/42 The Beach 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 caravans 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 each plot.

The Reasons being:

1. To ensure that the use of the site and occupation of the caravans 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
2 June 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.

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

Mrs McQuade c/o David Taylor Associates (UK) Ltd Curzon House Crossbank Road King's Lynn PE30 2HD	Reference No: Application Registered: Parish:	10/00623/F 14 April 2010 King's Lynn

Details: **Dwelling Extension at 4 Queen Mary Road King's Lynn Norfolk PE30 4PZ**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the following approved plans 0835-10/1 received 14th April 2010.

The Reasons being:

1. To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. For the avoidance of doubt and in the interests of proper planning.

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 Local Planning Authority considers that the proposal does not cause any neighbour or visual amenity issues by virtue of its scale, siting and appearance. The extensions do not cause any detrimental impact upon the character of the dwelling house.

Therefore in the light of local, regional and national guidance consent may be granted for the proposed scehme.

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.

EAST OF ENGLAND PLAN

Policy ENV7: Quality in the Built Environment - Local Development Documents should require new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

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:

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:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

OTHER GUIDANCE

Executive Director, Development Services
On behalf of the Council
7 June 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 C Fry, 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 Parsons & Whittley Ltd#
1 London Street
Swaffham
Norfolk
PE37 7DD

Applicant Mr & Mrs S Jolly
Shrub Cottage
Church Rpad
Magdalen
Norfolk
PE34 3DG

Ref. No. **2/03/2111/F**

Received 23 October 2003

Location **Shrub Cottage**
Church Road

Parish **Wiggenhall St Mary Magdalen**

Details **Extension to dwelling and 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) 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.

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 south 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 safeguard the amenities and interests of the occupiers of nearby property.

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/....

2/03/2111/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/20: Development and Sea Defences

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
14 January 2004

Checked by: .....

Note: Please find attached letter dated 15 December 2003 from the Environment Agency amended by fax dated 12 January 2004.

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
PE33 0ST

Ref. No. **2/03/2110/CU**

Received 23 October 2003

Location **Manor Farm**
Parish **Congham**

Applicant Mr & Mrs Mason
Congham Farm Ltd, Pond Farm
Congham
King's Lynn
Norfolk
PE32 1DR

Details **Conversion of two agricultural buildings to 2 residential 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 letter and plans received 30 January 2004 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 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.

3) Prior to the occupation of the dwellings hereby permitted the proposed access shall be surfaced 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 enable the Borough Planning Authority to consider such details and the need to maintain the character of the buildings and their contribution to the locality.

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/....

2/03/2110/CU

Structure Plan

Policy ENV.12: Design

Local Plan

Policy 8/6: Change of Use of Rural Buildings

Policy 9/29: Planning Applications – General Considerations

.....

Head of Planning
on behalf of the Council
02 February 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2109/CU
Applicant	S Shippey & Sons 72 Sutton Road Leverington PE13 5DR	**Received**	23-OCT-2003
		Expiring	17-DEC-2003
		Location	Barn adjacent to Trafford House Outwell Road
Agent	Peter Humphrey Associates Ltd St Ann's Business Centre St Ann's Street King's Lynn PE30 1LT		
		Parish	Emneth
Details	Conversion of barn to dwelling and construction of detached garage		
		Fee Paid	£ 220.00

Withdrawn
14-6-04

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. **2/03/2108/LB**

Applicant Claire's Accessories UK Ltd
Unit 4 Bromford Gate
Bromford Lane
Birmingham
B24 8DL

Received 23 October 2003

Location **54 High Street**
Parish **Kings Lynn**

Details **Installation of new shopfront, internal refurbishment and 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 **as modified by plans received 23 October 2003 and letter dated 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 the installation of the fascia sign, full details of the method of illumination for the fascia sign, including a cross section, shall be submitted to and approved in writing by the Borough Planning Authority, and then installed as agreed.

3) Prior to commencement of development, full details of the colour scheme to be applied to the shop front hereby permitted shall be submitted to and approved in writing 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&3) To maintain the character of the Listed Building in accordance with Policy 4/16 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.13: Historic Buildings, Archaeology and the Historic Landscape

Local Plan

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

Jeffrey Clarke
Head of Planning
on behalf of the Council
16 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
1-3 South Brink
Wisbech
Cambs

Ref. No. **2/03/2107/O**

Received 23 October 2003

Location **Plot at 303 Smeeth Road**
Parish **Marshland St James**

Applicant Mr P Didwell
337 Smeeth Road
Marshland St James
Wisbech
Cambs

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) Parking provision in accordance with adopted standard
   ii) Access and turning facilities

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/....

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.

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

Checked by: .....

Note – Please find attached letter dated 30.10.03 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 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

PolicyCS.6: Development in Villages

Policy H.7: 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

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Urban	**Ref. No.**	2/03/2106/F
Applicant	H J Moore Addison House Addison Road Wimblington Cambs PE15 0QS	**Received**	23-OCT-2003
		Expiring	17-DEC-2003
Agent		**Location**	Sea Spray 39A North Beach
		Parish	Heacham
Details	Retention of holiday bungalow		
		Fee Paid	£ .00

Withdrawn

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 FPD Savills
8 & 10 Upper King Street
Norwich
Norfolk

Applicant Sandringham Estate
c/o FPD Savills

Ref. No. **2/03/2105/O**

Received 23 October 2003

Location **Church Farm**
Lynn Road

Parish **Bircham**

Details **Site for construction of 3 dwellings after demolition of existing 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 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) Details of any dwellings submitted in respect of condition number 2 above shall comply with the following requirements:

   a) they shall be of two storey construction and designed in sympathy with local vernacular architecture;

   b) they shall be of external materials of construction to match surrounding development.

5) Prior to the first occupation of the development hereby permitted the proposed access and on-site parking shall be laid out and surfaced to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

6) Prior to the first occupation of the development hereby permitted a 2 x 2 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) (Back Lane) shall be provided across the whole of the site's 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.

7) 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.

Cont/....

8) 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.

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 ensure a satisfactory form of development.

5) In the interests of highway safety.

6) In the interests of highway safety.

7) In the interests of the safety and well-being of contractors and prospective occupiers of the buildings.

8) In the interests of the safety and well-being of contractors and prospective occupiers 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:

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
16 December 2003

Checked by: .....

Note: Please find attached letter dated 30 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 FPD Savills
8 & 10 Upper King Street
Norwich
Norfolk

Applicant Sandringham Estate
c/o FPD Savills

Ref. No. **2/03/2104/CU**

Received 23 October 2003

Location **Church Farm**
Lynn Road

Parish **Bircham**

Details **Conversion of part of main barn and existing single storey outbuilding to 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) Before the start of any development on the site, full details of all the external building materials, including samples, shall be submitted to and approved by the Borough Planning Authority.

3) 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.

4) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no development as permitted by Schedule 2, Part 1, Classes A, B, C, D and E (extensions, alterations, outbuildings, porches) 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 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 Borough Planning Authority.

6) Prior to the first occupation of the development hereby permitted, the approved access, on-site parking and turning areas shall be laid out and surfaced to the satisfaction of the Borough Planning Authority and thereafter retained free from any impediment to that specific use.

7) 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.

8) 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/....

2/03/2104/CU

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 safeguard the amenities and interests of the occupiers of nearby properties.

4) To enable the Borough Planning Authority to consider such details in the interests of the character and appearance of this sensitive site.

5) In the interests of the appearance of the development.

6) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.

7) In the interests of the safety and well-being of contractors and prospective occupiers of the buildings.

8) In the interests of the safety and well-being of contractors and prospective occupiers 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:

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
16 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 Mike Hastings Building Design
58 Sluice Road
Denver
Downham Market
PE38 0DY

Ref. No. **2/03/2103/F**

Received 22 October 2003

Location **47 John Davis Way**
Parish **Watlington**

Applicant Mr and Mrs R G Cotterell
47 John Davis Way
Watlington
Kings Lynn

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 revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the north and east elevations 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.

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

4/21: Built Environment Areas

9/29: Planning applications; general considerations

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
02 December 2003

Checked by: .....

NOTE: Please find attached letter dated 10.11.03 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 M Gibbons
22 Collins Lane
Heacham
Kings Lynn
PE31 7DZ

Applicant Mr and Mrs R Roche
25 Putnoe Street
Bedford
MK418HV

Ref. No. **2/03/2102/F**

Received 22 October 2003

Location **24 The Cedars**
Beach Road

Parish **Snettisham**

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.

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 7/5: Holiday Development Zone

Jeffrey Cooke
Head of Planning
on behalf of the Council
26 April 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 Peter Humphrey Associates Ltd
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. **2/03/2101/F**

Received 02 December 2003

Location **23 School Road**
Parish **Tilney St Lawrence**

Applicant Mr and Mrs Thorpe
23 School Road
Tilney St Lawrence
Kings Lynn

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 and letter dated 9 January 2004 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:

Structure Plan

Policy CS.6: Development in Villages

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
12 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 D Taylor
11 Milton Avenue
Kings Lynn
Norfolk

Applicant Mr Thomas
42 Sidney Street
Kings Lynn

Ref. No. **2/03/2100/F**

Received 22 October 2003

Location **42 Sidney Street**
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.

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 Cooke
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

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

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

Agent Russen and Turner
17 High Street
Kings Lynn
PE30 1BP

Applicant Head Of Community Development
B.C.K.L.W.N.
Kings Court
Chapel Street
Kings Lynn

Ref. No. **2/03/2099/F**

Received 22 October 2003

Location **Fairstead Community Centre**
Centre Point

Parish **Kings Lynn**

Details **Extensions to community centre**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 10 November 2003 and 7 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 Areas

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

Note: By virtue of Regulation 9 of the Town and Country Planning General Regulations 1992 this permission only enures 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 David Trundley Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Ref. No. **2/03/2098/CU**

Received 21 October 2003

Location **Rear of 414 Smeeth Road**
Parish **Marshland St James**

Applicant Mr and Mrs P Baldwin
408 Smeeth Road
Marshland St James
Wisbech
Cambs
PE14 8EP

Details **Change of use of redundant apple store/packing shed 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) 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.

5) Prior to the commencement of development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved scheme.

6) Prior to the first occupation of the development hereby permitted the proposed access (minimum 4 metres wide), on-site parking and turning area shall be laid out and surfaced in accordance with the approved plan and retained thereafter free from any impediment to that specific use.

7) 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.

Cont/....

2/03/2098/CU

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 and the street scene.

5) To prevent the increased risk of pollution to the water environment.

6) In the interests of highway safety.

7) In the interests of the amenities and appearance of the area in general.

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.4: Landscape: Protection of Countryside

Local Plan

Policy 86: Change of Use of Rural Buildings

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
20 November 2003

Checked by: .....

Notes: **(i)** Please find attached letter dated 30 October 2003 from the Environment Agency.

(ii) Please find attached letter dated 5 November 2003 from Building Control.

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 David Trundley Design Sercices
White House Farm
Tilney All Saints
Kings Lynn
Norfolk
PE34 4RU

Ref. No. **2/03/2097/O**

Received 21 October 2003

Location **Adj Fern Lodge**
Fern Hill

Parish **Dersingham**

Applicant Bruce McEwan Homes Ltd
47 Station Road
Long Sutton
Spalding
Lincs
PE12 9BP

Details **Site for construction of dwelling and 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 / 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:

   iv) 2 metre parallel visibility splays
   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.

Cont/...

2/03/0297/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) In the interests of highway safety.

Jeffrey Clarke
Head of Planning
on behalf of the Council
11 March 2004

Checked by: .....

Informative

There may be natural springs on the site and it is the responsibility of the applicant to assess any potential flood risk arising from the development with respect to the approved dwelling and neighbouring properties.

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 Thomas Faire Architecture
Stokers
Gong Lane
Overy Staithe
Norfolk
PE31 8JG

Ref. No. **2/03/2096/CU**

Received 21 October 2003

Location **Norton Lodge**
Parish **Burnham Norton**

Applicant Mr and Mrs G Dean
Norton Lodge
Burnham Norton
Norfolk
PE31 8DS

Details **Conversion of shed and gardener's accommodation to self-contained residential annexe to be used in conjunction with the main 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 19 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 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.

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

Cont/.....

2/03/2096/CU

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

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,
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
Stokers
Gong Lane
Overy Staithe
Norfolk
PE31 8JG

Ref. No. **2/03/2095/CU**

Received 21 October 2003

Location **Natwest Bank**
North Street

Parish **Burnham Market**

Applicant Merivale Moore PLC
55 Princes Gate
Exhibition Road
London
SW7 2PG

Details **Change of use from bank 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) This permission relates solely to the proposed 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 CS6: Villages: community facilities.

Local Plan

Policy 4/12: Development in Conservation Areas.
Policy 4/18: Change of use of listed buildings.
Policy 4/21: Built Environment Type C.
Policy 9/29 : Planning applications: General considerations.

Cont/....

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

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
Fax: (01553) 616652

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

Agent B Burnett
21 Shelduck Drive
Snettisham
Kings Lynn
PE31 7RG

Ref. No. **2/03/2094/F**

Received 21 October 2003

Location **Stow Cricket Club**
Stow Hall Farm

Parish **Stow Bardolph**

Applicant Stow Cricket Club
R Landymore
Stow Falls
Stowbridge
Kings Lynn
PE34 7PT

Details **Extension to pavillion**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 SR.1: Sporting Facilities

Local Plan

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke
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

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

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

Agent

Applicant J Goodley and Sons Ltd
Aylmer Hall Farm
Church Road
Tilney St Lawrence
Kings Lynn

Ref. No. **2/03/2093/F**

Received 21 October 2003

Location **Aylmer Hall Farm**
Church Road
Parish **Tilney St Lawrence**

Details **Construction of agricutural 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 conditions:**

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

2) 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.

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 is satisfactorily integrated into the surrounding 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:

Structure Plan

Policy CS.7: Development in the Countryside

Policy ENV.1: Overall Strategy

Policy ENV.4: Landscape: Protection of Countryside

Cont/....

2/03/2093/F

Local Plan

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

Policy 8/7 : Development in the Countryside

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2092/F
Applicant	Mr J Grant Driftwood 45 Scarborough Avenue Skegness Lincs	**Received**	21-OCT-2003
		Expiring	15-DEC-2003
		Location	77 The Beach
Agent			
		Parish	Snettisham
Details	Continued siting of holiday caravan and shed		
		Fee Paid	£ .00

Withdrawn
18.10.04

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
Fax: (01553) 616652

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

Agent

Applicant Mr A Yule
9 Euston Way South
Wootton
King's Lynn
Norfolk

Ref. No. **2/03/2091/O**

Received 21 October 2003

Location **Corner Cottage**
Station Road

Parish **Walpole Cross Keys**

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) Although the site is located within the defined settlement boundary the Borough Planning Authority remain unconvinced that the construction of a dwelling on this prominent corner would be in harmony with or enhance the local building characteristics, and the form and character of the village. As such the proposal would be contrary to Policy H.7 of the Norfolk Structure Plan 1999 and Policy 4/21 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: .....

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. **2/03/2090/F**

Received 21 October 2003

Location **32 Manor Road**
Parish **Dersingham**

Applicant Mr W Leathersich
32 Manor Road
Dersingham
Kings Lynn
Norfolk

Details **Conservatory 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 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 Cooke
.....
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

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. **2/03/2089/CU**

Received 21 October 2003

Location **Walnut Farm**
River Road

Parish **West Walton**

Applicant Mr R Cavill
Brookside
Main Road
Salters Lode
Downham Market

Details **Change of use of agricultural building into a dwelling including extension and alteration (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 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) The hedge planting along the western boundary of the site shall take place in the first planting season following the commencement of development.

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 constructed and completed in accordance with the approved plans.

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 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 view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.

3) In the interests of the character of the area.

Cont/....

4) In the interests of the safety and wellbeing of contractors and prospective occupiers.

5) In the interests of the safety and wellbeing of contractors and prospective 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

ENV.1: Overall Strategy

ENV.4: Landscape: Protection of Countryside

ENV.12: Design

Local Plan

Policy 8/6: Change of Use of Rural Buildings

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

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

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

Agent John R Paley Associates Ltd
International House
Trinity Business Park
Wakefield
WF2 8EF

Ref. No. **2/03/2088/D**

Received 21 October 2003

Location **Land adjacent Watlington Primary School**

Parish **Watlington**

Applicant CJC Development Co Ltd
the Beaumont Enterprise Centre
Boston Road
Leicester
LE4 1HB

Details **Construction of 182 dwellings (modified scheme)**

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 **as modified by letter dated 29 September 2003 and Tree Survey received 30 October 2003, letter dated 5 December 2003 and received 8 December 2003, letter dated 12 December 2003 and plans received 15 December 2003, letter dated 9 January 2004 and plan received 16 January 2004, letter dated 4 February 2004 and received 6 February 2004, letter dated 10 February 2004 and received 11 February 2004 and letter dated 11 March 2004 and plans (Drawings 02:3322:01K and 02:3322:22C) received 12 March 2004 and subject to compliance with the following additional conditions:**

1 Prior to commencement of any development on the site, samples of external building materials including hard surfaces 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.

2 Notwithstanding details shown on the approved layout plan, prior to commencement of any development on the site, a scheme for external boundary treatments to the site 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.

3 Before the dwellings on Plots 32, 50, 90-94 and 97-98 are occupied, the developer shall submit details to and obtain the written agreement of the Borough Planning Authority regarding the long-term maintenance arrangements for the tree belts within the curtilages of those properties shown on drawing 02:3322:01 Rev.K.

4 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 east elevation of Plot 50 and the north west elevation of Plot 74 hereby permitted without the prior written approval of the Borough Planning Authority having been granted on a specific application

5 Notwithstanding details shown on the approved plans, the first and second floor windows on the north east elevation of Plot 55 shall be fixed and obscure glazed and shall thereafter be retained in that condition.

Cont/....

6 Construction traffic associated with the development hereby approved shall only access and egress the site between the hours of 0900 and 1500 and 1600 and 1800 Monday to Friday, 0900 and 1800 on Saturday and not at all on Sunday.

7 The pedestrian/cycle routes shown on the approved plan shall be laid out and completed to the satisfaction of the Borough Planning Authority in accordance with a timescale to be agreed in writing by the Borough Planning Authority and the development shall be implemented in accordance with the details agreed.

8 Notwithstanding details shown on the approved plans, prior to the commencement of any development on the site, full details of the construction, lighting and maintenance of the footpaths/cycle routes to provide public access through the site 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.

9 The ground floor level of any buildings involved in the development must be at least 3.0m ODN.

10 Prior to the occupation of the fiftieth dwelling on the development hereby permitted a continuous 3.7 metre wide (minimum) footway/cycleway capable of providing access for emergency service vehicles shall be constructed to a standard to be agreed in writing with the Borough Planning Authority form the extended John Davis Way through to the school site.

The Reasons being:-

1 & 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 visual amenity and to ensure the protection of existing trees and proposed planting

4 & 5 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.

6 To minimise the use of existing estate roads and the Station Road junction at peak times (school run) in the interests of pedestrian and highway safety in accordance with Policy 9/29 of the Local Plan.

7 To ensure the satisfactory provision of access over the site in accordance with Policy 9/29 of the Local Plan.

8 To ensure a properly planned development in accordance with Policy 9/29 of the Local Plan.

9 To provide a reasonable freeboard against flooding in accordance with Policy 9/21 of the Local Plan.

10 In the interests of highway safety 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:

Structure Plan

Policy CS.1 – Sustainable development.

Policy CS.6 – Role of villages.

Policy H.7 – Residential development in villages.

Cont/....

2/03/2088/D

Local Plan

Policy 4/21 – Built Environment Areas – Type D.

Policy 8/1 – New housing in villages.

Policy 9/1 – Affordable housing on large sites.

Policy 9/4 – Open space provision.

Policy 9/5 – Play area provision.

Policy 9/21 – Protection of floodplains.

Policy 9/24 – Community facilities/infrastructure.

Policy 9/29 – Planning applications; general considerations.

Jeffrey Clarke
Head of Planning
on behalf of the Council
30 March 2004

Checked by: .....

Notes: **(i)** The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/00/0900/O.

(ii) Please find attached letter dated 27 November 2003 from the Environment Agency.

(iii) Please find attached letter dated 17 November 2003 from the Internal Drainage Board.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2087/F
Applicant	Broadland Housing Association 100 St Benedicts Norwich NR2 4AB	**Received**	21-OCT-2003
		Expiring	15-DEC-2003
Agent	Richard Pike Associates Ltd Beech Cottage Felmingham Norfolk NR28 0LS	**Location**	Land off Nursery Lane
		Parish	South Wootton
Details	Construction of 24 dwellings		
		Fee Paid	£ 5280.00

Withdrawn
[illegible] 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 John R Paley Associates Ltd
International House
Trinity Business Park
Wakefield
WF2 8EF

Applicant CJC Development Company Ltd
The Beaumont Enterprise Centre
Boston Road
Leicester
LE4 1HB

Ref. No. **2/03/2086/CU**

Received 21 October 2003

Location **Land adjacent plots 108-112 Forming part of site adjacent to Watlington Primary School**

Parish **Watlington**

Details **Change of use of land as extension to proposed public open space**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 CS.1 – Sustainable development.

Policy CS.6 – Role of villages

Policy H.7 – Residential development in villages.

Local Plan

Policy 4/21 – Built Environment Areas – Type D

Policy 8/1 – New housing in villages.

Policy 9/1 – Affordable housing on large sites.

Policy 9/4 – Open space provision.

Cont/....

2/03/0286/CU

Policy 9/5 – Play area provision.

Policy 9/21 – Protection of floodplains.

Policy 9/24 – Community facilities/infrastructure.

Policy 9/29 – Planning applications; general considerations.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
30 March 2004

Checked by: .....

Notes: **(i)** Please find attached letters dated 27th November 2003 and 2nd January 2004 from the Environment Agency.

(ii) Please find attached letter dated 17th November 2003 from the Internal Drainage Board.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2085/F
Applicant	West Lynn Post Office 154 St Peter's Road West Lynn Kings Lynn	**Received**	21-OCT-2003
		Expiring	15-DEC-2003
		Location	154 St Peter's Road West Lynn
Agent	Matthew Gosling 6 Hawthorn Close Watlington Kings Lynn		
		Parish	Kings Lynn
Details	Construction of detached building for use as sorting office		
		Fee Paid	£ 110.00

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 D Taylor
11 Milton Avenue
King's Lynn
Norfolk

Ref. No. **2/03/2084/F**

Received 21 October 2003

Location **59 Nursery Lane**
Parish **South Wootton**

Applicant Mr Addison
59 Nursery Lane
South Wootton
King's Lynn
Norfolk

Details **Detached garage, loft conversion and alterations (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 fax from Agent received 12 December 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.

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 Cooke
Head of Planning
on behalf of the Council
12 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

Applicant Mr Lockwood
c/o Kenneth Bush
11 New Conduit Street
King's Lynn
PE30 1DG

Ref. No. **2/03/2083/CU**

Received 20 October 2003

Location **2A Wellesley Street**
Parish **Kings Lynn**

Details **Retention of flat within 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.

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 4/14: Development adjoining Conservation Area

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.**	2/03/2082/F
Applicant	Mr & Mrs K Valentine 5 Queens Gardens Peterborough PE1 2UN	**Received**	20-OCT-2003
		Expiring	14-DEC-2003
Agent		**Location**	Plot 44A North Beach
		Parish	Heacham
Details	Retention of holiday caravan		
		Fee Paid	£ .00

Withdrawn
19/11/04

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 Matt Sturgeon
17 Gaywood Road
King's Lynn
Norfolk

Ref. No. **2/03/2081/F**

Received 20 October 2003

Location **1 Wilson Drive**
Parish **East Winch**

Applicant Mr G Papworth
1 Wilson Road
East Winch
King's Lynn
Norfolk

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.

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2080/F
Applicant	Mrs J Klyn Lindum 10 Shepherds Port Road Snettisham Norfolk PE32 7RB	**Received**	20-OCT-2003
		Expiring	14-DEC-2003
		Location	Lindum 10 Shepherds Port Road
Agent			
		Parish	Snettisham
Details	Retention of caravans and shed		
		Fee Paid	£ .00

Withdrawn
6 4 05

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. **2/03/2079/O**

Applicant D & R Swain
Rose Farm
230 Smeeth Road
Marshland St James
Norfolk
PE14 8ES

Received 20 October 2003

Location **228 Smeeth Road**
Parish **Marshland St James**

Details **Site for construction of dwelling house**

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 Borough Planning Authority to illustrate the following:

   i) Parking provision in accordance with adopted standards;

   ii) Access and turning facilities for existing and proposed dwellings.

5) The dwelling hereby permitted shall be of two storey construction and shall be designed in sympathy with the existing development adjacent to the site.

6) The dwelling hereby approved shall be designed in sympathy with existing buildings in the vicinity using materials similar in colour and texture.

7) Before the start of any development on site, full details of the manner and 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 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) In the interests of highway safety.

5) In the interests of the street scene.

6) In the interests of the visual amenities of the locality.

7) In the interests of local residential amenity.

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

Checked by: .....

Notes: **(i)** 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.

(ii) Please find attached letter dated 30 October 2003 from the Environment Agency.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2078/LB
Applicant	Mr & Mrs Guest The Manor Thorpe-by-Water Uppingham Rutland LE15 9JQ	**Received**	17-OCT-2003
		Expiring	11-DEC-2003
		Location	Old Hunstanton Hall
Agent	Thomas Faire Architectural Studio Stokers, Gong Lane Overy Staithe Kings Lynn PE31 8JG	**Parish**	Old Hunstanton
Details	Garden room extension, extension of existing garden wall and new garage		
		Fee Paid	£ .00

Withdrawn 18.12.03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Urban	**Ref. No.**	2/03/2077/F
Applicant	Mr & Mrs Guest The Manor Thorpe-by-Water Uppingham Rutland LE15 9JQ	**Received**	17-OCT-2003
		Expiring	11-DEC-2003
		Location	Old Hunstanton Hall
Agent	Thomas Faire Architectural Studio Stokers, Gong Lane Overy Staithe Kings Lynn PE31 8JG	**Parish**	Old Hunstanton
Details	Extension and alterations to dwelling		
		Fee Paid	£ 110.00

Withdrawn 22.12.03

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

Applicant Vawser & Co
46 West End
March
Cambs
PE15 8DL

Ref. No. **2/03/2076/O**

Received 17 October 2003

Location **Thieves Bridge Road**
Parish **Watlington**

Details **Site for residential development (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 **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 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 work shall be constructed and completed in accordance with the approved plans/scheme.

5) Prior to the 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 submitted and agreed in writing with the Borough Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans.

6) Prior to the commencement of the development hereby approved full details of the access arrangements, visibility splays and parking provision shall be submitted to and approved in writing by the Borough Planning Authority.

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.

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 a satisfactory method of surface water drainage in accordance with Policy 9/29 of the Local Plan.

5) To ensure a satisfactory method of pollution control in accordance with Policy 9/22 of the Local Plan.

6) In the interests of highway safety 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.

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 8/1: New Housing in Villages

Policy 9/22: Hazardous Development/Development of contaminated sites

Policy 9/29: Planning Applications - General Considerations

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

Checked by: .....

Notes: **(i)** The access arrangements must comply with current standards and this may limit the number of dwellings that can be served from the accesses.

(ii) The density of the site should be in accordance with PPG3: Housing Standards.

(ii) Please find attached letter dated 28 November 2003 from the Environment Agency.

(iv) Please find attached letter dated 11 November 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

Applicant Hopkins Homes Ltd
Melton Park House
Melton
Woodbridge
Suffolk
IP12 1TJ

Ref. No. **2/03/2075/F**

Received 17 October 2003

Location **Plots 11-14 and 20-21**
The Howards
Priory Lane

Parish **North Wootton**

Details **Construction of 6 dwellings (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 condition:**

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

2) This permission relates solely to a change in dwelling types on plots 11 – 14, 20 and 21. All other conditions imposed on the original estate permission (reference number 2/00/0779/F) remain in force.

The Reason being:

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

2) To define the terms of this 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:

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
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 Morpeth Associates
4 Granville Street
Peterborough
PE1 2QJ

Applicant Anglia Regional Co-Operative
Society Ltd
Park Road
Peterborough
PE1 2TA

Ref. No. **2/03/2074/F**

Received 17 October 2003

Location **Petrol Filling Station**
Rainbow Store
Grimston Road

Parish **South Wootton**
Kings Lynn

Details **Installation of security shutters across petrol kiosk windows and door**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
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 Martin Hall Associates
7a Oak Street
Fakenham
Norfolk
NR21 9DX

Applicant BMJ (Services) Ltd
c/o Agent

Ref. No. **2/03/2073/F**

Received 17 October 2003

Location **The Old Surgery & Caldene**
High Street

Parish **Thornham**

Details **Construction of 2 houses after demolition of bungalow and disused surgery**

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

ission is granted for the carrying out of the development referred to above in accordance with the ation 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 dwellings hereby permitted the proposed access, on site parking and turning area shall be laid out and surfaced to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

3) 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.

4) Before the start of any development on the site, a sample panel of the external facing materials, flint, chalk and brickwork using the proposed bonding technique and mortar colour shall be constructed at the site and the details shall be approved in writing by the Borough Planning Authority.

5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no windows shall be constructed above ground floor level on the west elevations of the proposed dwellings.

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 enable the Borough Planning Authority to consider such details in the interests of visual amenity.

4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

5) To enable the Borough Planning Authority to consider such details and the likely affect such development could have on the occupiers of adjacent properties.

Cont/....

2/03/2073/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

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
13 January 2004

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,
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 Mr & Mrs P Harvey
The Mill
St Pauls Road South
Walton Highway
Wisbech
Cambs PE14 7DD

Ref. No. **2/03/2072/CU**

Received 17 October 2003

Location **Land adjoining and buildings to rear**
The Mill
St Pauls Road South

Parish **West Walton**

Details **Change of use and conversion of redundant agricultural building to 3 residential holiday units including creation of new 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) 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) Prior to the first occupation of the development hereby permitted the proposed access, on-site parking and turning areas shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

5) The accommodation hereby permitted shall provide for holiday lets only and shall not be occupied as permanent residential dwellings by any individual.

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 holiday lets 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.

Cont/....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2071/F
Applicant	Mrs M A Fulcher 91 Station Road Clenchwarton King's Lynn PE34 4DQ	**Received**	17-OCT-2003
		Expiring	11-DEC-2003
		Location	69 The Beach
Agent			
		Parish	Snettisham
Details	Continued standing of caravan and two wooden huts		
		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 J A Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. **2/03/2070/F**

Received 17 October 2003

Location **The Brambles**
Little Holme Road
Parish **Walpole Cross Keys**

Applicant Mr & Mrs P Lonsdale
The Brambles
Little Holme Road
Walpole Cross Keys
King's Lynn
PE34 4EW

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 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 Brian Salter
3 The Bowling Green
Church Street
Wells-Next-The-Sea
Norfolk
NR23 1JB

Applicant Mr J Kaye
Manor Farm Cottage
Burnham Road
South Creake
Norfolk

Ref. No. **2/03/2069/F**

Received 17 October 2003

Location **Manor Farm Cottage**
Burnham Road

Parish **South Creake**

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 9/29: Planning Applications: General Considerations

Policy 4/21: Built Environment Areas

Jeffrey Cooke
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

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

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

Agent Morpeth Associates
4 Granville Street
Peterborough
PE1 2QJ

Applicant Anglia Regional Co-Operative
Society Ltd
Park Road
Peterborough
PE1 2TA

Ref. No. **2/03/2068/F**

Received 17 October 2003

Location **Petrol Filling Station**
Pheonix Garage
Elm High Road

Parish **Emneth**

Details **Installation of security shutters across petrol kiosk windows and door**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
14 November 2003

Checked by: .....

2/03/2007/CM

Ref: P.02/03/Methwold/

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	:	Duchy of Lancaster CE Primary School, Hythe Road, Methwold
Proposal	:	Installation of Canopy
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 9 October 2003, as set out in Drawing reference CM 18827.

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 Council of King's Lynn and West Norfolk Local Plan 1998

Policy 9/29 - Seeks high standard of design

Dated this 28 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.

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 Purcell Miller Tritton
3 Colegate
Norwich
NR3 1BN

Applicant Houghton Estate
Houghton Hall
Houghton
King's Lynn
Norfolk
PE31 8UE

Ref. No. **2/03/2066/LB**

Received 17 October 2003

Location **36 Park Cottages**
Houghton Estate

Parish **Houghton**

Details **Alterations and refurbishment including new roof and demolition of wc**

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 plan received 18 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 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 into the building as altered.

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.

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) In the interests of the appearance and character 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:

Cont/....

2/03/2066/LB

Structure Plan

Policy ENV.12: Design

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

Local Plan

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

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
23 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

Applicant Harvey Ingram Owston
20 New Walk
Leicester
LE1 6TX

Ref. No. **2/03/2065/F**

Received 20 October 2003

Location **Land between Lynn Road and Bexwell Road**

Parish **Downham Market**

Details **Variation of condition 1 attached to planning permission number 2/99/0477/O to extend period for submission of reserved matters**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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) 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 application to form an integral part of the application.

4) The details required to be submitted in accordance with Condition 2 above shall incorporate an accurate site survey showing levels (topography), existing landscape features (trees and hedges), and existing natural and man-made features present on the site.

5) The details to be submitted in accordance with Condition 2 above shall have regard to the adopted planning brief 14A and the Norfolk Residential Design Guide.

6) The details to be submitted under Condition 2 above shall make provision for amenity, open space and children's play area(s) (including play equipment) in addition to details relating to the management of such spaces and associated facilities in accordance with the requirements of the Local Plan.

7) The details to be submitted under Condition 2 above shall include provision on the highway network for an access road to be provided up to the eastern, northern and western boundaries of the application site.

8) Not more than 150 dwellings shall be served by a single point of access from either Lynn Road or Bexwell Road until a road link is constructed directly between either Lynn Road and Bexwell Road or an alternative link road approved by the Borough Planning Authority.

Cont/d...

9) A new cyclelink/footpath (as shown on the schematic site layout submitted 16/08/99) shall be provided to link the development to Stirling Close.

10) Before any development commences, details of highway and associated drainage shall be submitted to an approved by the Borough Planning Authority in writing.

11) No building should be erected within 3 metres of the centre line of the public sewer crossing the site.

12) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, should 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.

13) Notwithstanding the provision 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 written consent of the Borough Planning Authority.

14) Before the start of any 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.

The Reasons being:

1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2&3) This permission is granted under Article 7 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 enable the Borough Planning Authority to consider the proposed development in relation to its effects upon levels, vegetation and natural or man-made features in the interests of visual amenity.

5) To ensure a satisfactory form of development which accords with the advice contained in supplementary planning guidance.

6) To ensure that satisfactory provision is made for children's play areas and amenity open space on the estate.

7) To ensure that vehicular access can be gained from the estate to provide links for possible future development.

8) To meet the Highways Authority requirements for residential development.

9) To ensure adequate access for pedestrians and cyclists.

10) To ensure the provision of satisfactory highway and drainage works for the development.

11) To protect existing services.

12) To prevent the increased risk of flooding and/or pollution of the water environment.

13) In the interests of the appearance of the estate.

14) In the interests of highway safety.

Cont/d...

2/03/2065/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 H2: Housing densities

Policy H4: Housing in towns – 'rural centres'

Policy H6: Preferred housing locations in settlements

Policy H9: Affordable housing development

Policy T4: Walking and cycling

Local Plan

Policy 4/21: Built Environment Areas

Policy 6/5: Housing

Policy 9/1: Affordable housing on large sites

Policy 9/3: Density

Policy 9/4: Amenity/play space provision

Policy 9/5: Amenity/play space provision

Policy 9/13: Footpath/Cycleway Network

Policy 9/24: Providing for community facilities/schools

Policy 9/29: Planning applications: general considerations

Jeffrey Clarke

Head of Planning
on behalf of the Council
10 December 2003

Checked by: .....

Note: This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

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

Ref. No. **2/03/2064/A**

Applicant Claire's Accessories
Unit 4 Bromford Gate
Bromford Lane
Birmingham
B24 8BL

Received 16 October 2003

Location **54 High Street**
Parish **Kings Lynn**

Details **Illuminated fascia and projecting 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 modified by plans received 23 October 2003 and letter dated 22 October 2003 and subject to compliance with the Standard Conditions set out overleaf. and the following additional condition:**

1) Prior to the installation of the fascia sign, full details, including a cross section, of the proposed method of illumination for the fascia sign shall be submitted to and agreed in writing by the Borough Planning Authority, and then installed as agreed.

The Reason being:

1) To ensure the character of the Conservation Area is maintained in accordance with Policy 4/12 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 4/12: Development in Conservation Areas

Policy 4/21: Built Environment Areas

Policy 9/34: Advertisements

Head of Planning
on behalf of the Council
16 December 2003

Checked by: .....

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Rural	**Ref. No.**	2/03/2063/F
Applicant	J L Lambert 47 Lynn Road Snettisham King's Lynn Norfolk PE31 7LR	**Received**	16-OCT-2003
		Expiring	10-DEC-2003
Agent		**Location**	50/51 The Beach
		Parish	Snettisham
Details	Continued use of site for standing of caravan and shed		
		Fee Paid	£ .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
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

Applicant Mr & Mrs P Upson
7 Trent VC Close
Methwold
IP26 4QE

Ref. No. **2/03/2062/D**

Received 16 October 2003

Location **Adjacent Richmond House**
Main Street
Brookville

Parish **Methwold**

Details **Construction of dwelling house**

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) Prior to the first occupation of the development hereby permitted the proposed access, on site parking and turning areas shall be laid out 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 specific use.

2) The first floor window on the south east elevation, namely the two shower rooms, shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

1) To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety.

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
13 November 2003

Checked by: .....

Note: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/01/0414/O.

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. **2/03/2061/F**

Applicant Claire's Accessories
Unit 4 Bromford Gate
Bromford Lane
Birmingham
B24 8BL

Received 16 October 2003

Location **54 High Street**
Parish **Kings Lynn**

Details **Installation of new 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 **as modified by plans received 23 October 2003 and letter dated 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 commencement of development full details of the colour scheme to be applied to the shop front hereby approved shall be submitted to and 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 preserve the character of the Conservation Area in accordance with Policies 4/12 and 4/16 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:

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

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

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
30 Old Market
Wisbech
Cambs
PE31 1NB

Ref. No. **2/03/2060/F**

Received 16 October 2003

Location **105 St Pauls Road South**
Parish **West Walton**

Applicant Mr Fox
Whinhams Cottage
105 St Pauls Road South
West Walton Highway
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.

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

Checked by: .....

2/03/2058/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/3: Density

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke

.....

Head of Planning
on behalf of the Council
08 December 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 Lawrence Coussell
12 Ravensway
Downham Market
Norfolk
PE38 0DB

Ref. No. **2/03/2057/LB**

Received 16 October 2003

Location **Church Hill Farm**
Wells Road

Parish **Burnham Overy**

Applicant Mr & Mrs E Parker
2 Pond Farm Barns
Bircham Tofts
King's Lynn
PE31 6QT

Details **Extension, alterations, demolition and refurbishment**

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) 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 into the building as altered.

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.

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) In the interests of the appearance and character of the Listed Building in particular and the Conservation Area in general.

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/....

2/03/2057/LB

Structure Plan

Policy ENV.12: Design

Policy ENV.13: Historic Buildings, Archaeology & The Historic Landscape

Local Plan

Policy 4/12: Development in Conservation Areas

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

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

Policy 9/29: Planning Applications: General Considerations

Jeffrey Cooke

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 Lawrence Coussell
12 Ravensway
Downham Market
Norfolk
PE38 0DB

Applicant Mr & Mrs E Parker
2 Pond Farm Barns
Bircham Tofts
King's Lynn
PE31 6QT

Ref. No. **2/03/2056/F**

Received 16 October 2003

Location **Church Hill Farm**
Wells Road

Parish **Burnham Overy**

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) 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 91 of the Town and Country Planning Act 1990.

2) In the interests of the appearance and character of the Listed Building in particular and the Conservation Area in general.

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 4/12: Development in Conservation Areas

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

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

Policy 9/29: Planning Applications: General Considerations

Cont/....

2/03/2056/F

Local Plan

Policy ENV.12: Design

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

Jeffrey Clarke

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

Ref. No. **2/03/2055/CU**

Applicant Mr D Farrow
39 Walter Howes Crescent
Middleton
King's Lynn
Norfolk

Received 16 October 2003

Location **First Floor**
122 London Road

Parish **Kings Lynn**

Details **Change of use from office to education centre**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 education centre 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.

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

Jeffrey Cooke
Head of Planning
on behalf of the Council
04 December 2003

Checked by: .....

Appeal Lodged
9/3/04
APP/V2635/A/04/1143964
DECISION MIXED
DISMISS CONSERVATORY
ALLOW VEHICULAR ACCESS
13/9/04

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
Fax: (01553) 616652

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

Agent Horizon Windows
& Conservatories
Herne Hill Farm
Herne Lane
Beeston
King's Lynn PE32 2NB

Applicant Mr & Mrs R Cross
Willow Cottage
Eye Lane
East Rudham
King's Lynn
Norfolk

Ref. No. **2/03/2054/F**

Received 16 October 2003

Location **Willow Cottage**
Eye Lane

Parish **East Rudham**

Details **Conservatory and alteration to access**

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 conservatory extension in terms of scale and design is considered to be unsympathetic to and out of character with the existing building and nearby properties and will have a detrimental impact upon its appearance within the street scene, contrary to Policy ENV.12 of the Norfolk Structure Plan and Policy 4/21 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 land in the vicinity, contrary to Policy 4./21 of the King's Lynn and West Norfolk Local Plan 1998.

Jeffrey Clarke
Head of Planning
on behalf of the Council
19 December 2003

Checked by: .....

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

Mrs S J Guest
9 Marne Avenue
Walton
Peterborough

Reference No: 2/03/2053/F

Application Registered: 16 October 2003

Parish: Snettisham

Details: **Continued siting of caravan at 3 Shepherds Port 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.

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 A Parry
Delamere
Lime Kiln Road
Gayton
Kings Lynn
PE32 1QT

Ref. No. **2/03/2051/F**

Received 15 October 2003

Location **12 Lansdowne Close**
Parish **Gayton**

Applicant Mr T Bird
12 Lansdowne Close
Gayton
Kings Lynn
PE32 1QW

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 revised by letter received 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) The first floor window on the north west 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.

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk
Register of Application

Ref. No. 2/03/2050/F

Area Rural

Received 15-OCT-2003

Applicant Mr J Gozzard
2 Mill Lane
Edwinstow
Notts
NG21 9QY

Expiring 09-DEC-2003

Location 51B The Beach

Agent

Parish Snettisham

Details Retention of holiday caravan and shed

Fee Paid £ .00

Withdrawn 15.11.04

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 G Collings and Co
17 Blackfriars Street
Kings Lynn
Norfolk

Ref. No. **2/03/2049/O**

Received 15 October 2003

Applicant Mr and Mrs Wilson
C/o Agent

Location **Land adj Malthouse Farm**
Malthouse Crescent
Parish **Heacham**

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 **as modified by additional plan received 8 March 2004 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 the development hereby permitted, full details shall be submitted to and approved in writing by the Borough Planning Authority to illustrate the following:-

   i) Parking and on site turning facilities in accordance with adopted standards

5) Prior to the first occupation hereby permitted a visibility splay measuring 2 metres X 45 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained free from any obstruction exceeding 1 metre above the level of the adjacent highway.

6) Prior to the first occupation of the development hereby permitted, the area of the existing carstone wall on the northern boundary of the site which will be demolished to provide the required visibility splays shall be rebuilt, except at the actual point of access to the site, in a position which has previously been agreed in writing with the Borough Planning Authority using the original materials, bonding techniques, coursing and other detailing to match those of the existing wall. The wall shall thereafter be retained in perpetuity.

7) Prior to the commencement of any development on the site, full details of all the external materials shall be submitted to and approved in writing by the Borough Planning Authority.

Cont/....

2/03/2049/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 & 5) In the interests of highway safety in accordance with Policy 9/29 of the King's Lynn & West Norfolk Local Plan

6) In the interests of visual amenity in accordance with Policy 9/29 of the King's Lynn & West Norfolk Local Plan.

7) To enable the Borough Planning Authority to consider such details in the interests of visual amenity in accordance with Policy 9/29 of the King's Lynn & 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 Type C.

Policy 9/29 – Planning applications; general considerations.

Jeffrey Cooke
Head of Planning
on behalf of the Council
30 March 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

Ref. No. **2/03/2048/F**

Applicant Mr and Mrs P Carter
1 Orchard Way
Terrington St John
Wisbech
Cambs
PE14 7TD

Received 15 October 2003

Location **1 Orchard Way**
Parish **Terrington St John**

Details **Construction of replacement 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 **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
13 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 Architech
33A Churchgate Way
Terrington St Clement
Kings Lynn
PE34 4LZ

Applicant Mr and Mrs Groves
Annamar
Walpole Cross Keys
Wisbech
Cambs

Ref. No. **2/03/2047/F**

Received 15 October 2003

Location **Annamar**
Lynn Road

Parish **Walpole Cross Keys**

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
13 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 Architech
33A Churchgate Way
Terrington St Cleent
Kings Lynn
PE34 4LZ

Applicant T Jackson
11 Benns Lane
Terrington St Clement
Kings Lynn

Details **Extension to dwelling**

Ref. No. **2/03/2046/F**

Received 15 October 2003

Location **11 Benns Lane**
Parish **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 **as revised by new plans showing a subservient extension and accompanying letter dated 26 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 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 east 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.

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
28 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

Applicant Mr D A Clarey
The Haven
Oxborough Road
Stoke Ferry
Norfolk
PE33 9SY

Ref. No. **2/03/2045/F**

Received 15 October 2003

Location **The Haven**
Oxborough Road

Parish **Stoke Ferry**

Details **Construction of new 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 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.

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 4/21: 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
Kings Lynn
Norfolk

Ref. No. **2/03/2044/F**

Received 15 October 2003

Location **339 Wootton Road**
Parish **Kings Lynn**

Applicant Mr P Levett
339 Wootton 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 plans received 23 December 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:

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
23 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 Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs
PE14 9EY

Ref. No. **2/03/2043/F**

Received 15 October 2003

Location **21 Croft Road**
Parish **Upwell**

Applicant Mr J King
21 Croft Road
Upwell
Wisbech
Cabs

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 plans received 28 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.

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: generation considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
10 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 Fenland Design
Torn Acres
33 Lynn Road
Dersingham
Kings Lynn
PE31 6JY

Ref. No. **2/03/2042/F**

Received 14 October 2003

Location **38 Kings Croft**
Parish **Dersingham**

Applicant Mr nd Mrs D Heffer
38 Kings Court
Dersingham
Kings Lynn

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:

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
28 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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Applicant Mrs C Burns
Nelson Cottage
High Street
Fincham
Kings Lynn

Ref. No. **2/03/2041/O**

Received 14 October 2003

Location **Land rear of Nelson Cottage**
High Street

Parish **Fincham**

Details **Site for construction of 2 dwellinghouses**

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 form of development, by way of its layout and location to the rear of the road fronting properties, would result in an unsatisfactory and obtrusive form of development which would be detrimental to the form and character of the area, thus being contrary to Structure Plan Policy H.7 and Local Plan Policy 4/21 and 9/29.

2) Adequate visibility splays cannot be provided at the junction of the access with the County Highway and thus would result in an increased danger and inconvenience to the users of the adjoining highway contrary to Local Plan policy 9/29.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 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 H Fuller
42 Hall Lane
West Winch
Kings Lynn
Norfolk

Ref. No. **2/03/2040/F**

Received 28 October 2003

Location **22 Back Lane**
Parish **West Winch**

Applicant Mr K Bloom
22 Back Lane
West Winch
Kings Lynn
Norfolk

Details **Replace flat roof with pitched 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 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:

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

.....
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

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 6BG

Ref. No. **2/03/2039/F**

Received 14 October 2003

Location **15 Peddars Close**
Parish **Hunstanton**

Applicant Mr and Mrs N Warnes
27 Leiston Court
Eye
Peterborough

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.

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 Cooke....
Head of Planning
on behalf of the Council
05 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 Roger Hill Design Association
33 Mill Drove
Bourne
Lincs
PE10 9BY

Ref. No. **2/03/2038/F**

Received 14 October 2003

Location **The Hall**
Downs Close

Parish **Hunstanton**

Applicant Mr G Tanner
The Way
Christian Charity Trust
Downs Close
Hunstanton

Details **Extensions to prayer room and cafeteria**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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
05 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

Ref. No. **2/03/2037/CU**

Applicant Martin Reynolds Construction Ltd
Barroway Drove
Downham Market
Norfolk
PE38 0AL

Received 13 October 2003

Location **Adjacent West View**
Barroway Drove

Parish **Stow Bardolph**

Details **Use of land and buildings for timber storage in connection with nearby construction company**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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) At no time shall the height of any goods, materials, pallets etc stacked on the site in the open, exceed 2 metres from ground level.

3) The operation and use of the site shall be limited to weekdays between the hours of 7.30am and 5.00pm.

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 visual amenity.

3) 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:

Structure Plan

Policy EC.1: Overall Strategy for the Economic Development

Policy EC.6: Economic Development - Countryside

Local Plan

Policy 9/29: Planning Applications: General Considerations

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

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. **2/03/2036/F**

Applicant Mr W Skipper
Sandyway
25 Station Road
Leziate
King's Lynn
PE32 1EJ

Received 13 October 2003

Location **Sandyway**
25 Station Road

Parish **Leziate**

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
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

4/21 – Build 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

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

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

Agent Brian Dearlove Partnership
Tudorgate
Grange Business Park
Enderby Road
Whetstone
Leicester LE8 8RP

Ref. No. **2/03/2035/F**

Received 13 October 2003

Location **The Haven**
Church Street

Parish **Thornham**

Applicant Drs Ducharlie
Wheatfield
Smithy Lane
Rugby
CV23 9EQ

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:

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
27 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 Mr S B Lilley
The Lodge
Goudhurst Road
Marden
Kent
TW12 9NW

Ref. No. **2/03/2034/F**

Received 13 October 2003

Location **85 Northgate Way**
Parish **Terrington St Clement**

Applicant Mr C Featherby
85 Northgate Way
Terrington St Clement
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 conditions:**

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

2) The external facing materials to the extension hereby approved shall match, as closely as possible in type, colour, texture and bond, the brickwork to the existing 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 area.

Jeffrey Cooke
.....
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:

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

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 Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

Ref. No. **2/03/2033/O**

Received 13 October 2003

Location **Land south of 34 Beaupre Avenue**

Parish **Outwell**

Applicant Mrs M E Rix
34 Beaupre Avenue
Outwell
Wisbech
Cambs

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 single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

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 or roof alterations 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 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) one metre by one metre pedestrian visibility splays at both accesses
   ii) Parking provision in accordance with adopted standard

The Reasons being:

Continued/...

2/03/2033/O

1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2&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) 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) In the interests of highway safety.

Jeffrey Clarke
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
H.7: Housing in 'other' villages

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.**	2/03/2032/CA
Applicant	Mr & Mrs Hunnam Minns Farm Barn Priory Road Castle Acre Norfolk	**Received**	13-OCT-2003
		Expiring	07-DEC-2003
		Location	Minns Farm Barn Priory Road
Agent	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE		
		Parish	Castle Acre
Details	Demolition of outbuilding		
		Fee Paid	£ .00

Withdrawn 30/11/03

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2031/F
Applicant	Messrs Harwood & Bennett 38 High Street Corby Glen Grantham Lincs NG33 4LX	**Received**	13-OCT-2003
		Expiring	07-DEC-2003
		Location	41 Shepherds Port
Agent			
		Parish	Snettisham
Details	Retention of 1 caravan and 2 extended caravans, toilets and shed		
		Fee Paid	£ .00

Withdrawn
1/11/04

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

Applicant Brooke & Brooke Ltd
The Rockshop
Central Promenade
Hunstanton
King's Lynn
Norfolkm PE36 5BF

Ref. No. **2/03/2030/F**

Received 13 October 2003

Location **Car Park**
Beach Terrace Road

Parish **Hunstanton**

Details **Siting of mobile kiosk**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 31 October 2007 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 kiosk 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) The kiosk hereby approved shall only be permitted on this site during the period between 1 April (or Maundy Thursday whichever is the sooner) to 31 October in each year.

The Reasons 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.

2) 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 7/5: Holiday Development Zone

Policy 9/29: Planning Applications – General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
05 December 2003

Checked by: .....

APPEAL
9/3/04
APP/U2635/A/04/1143778
APPEAL DISMISSED
8/9/04

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
Fax: (01553) 616652

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

Ref. No. **2/03/2029/F**

Received 13 October 2003

Agent Roger Edwards
16 Church Street
King's Lynn
Norfolk
PE30 5EB

Location **Sunnyside**
66 West Winch Road

Parish **North Runcton**

Applicant Mr & Mrs Raphael
Sunnyside
West Winch
King's Lynn
Norfolk

Details **Construction of dwelling house and garage (renewal)**

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 would intensify the use of Hardwick Narrows Lane access onto the A10, a stretch of classified highway where the principle use is that of carrying traffic freely and safely between centres of population. The existence of the access is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the increase in slowing, stopping and turning movements that this proposal would engender, would lead to the deterioration in the efficiency of the through road as a traffic carrier and would, as a result, be detrimental to highway safety. The proposal would therefore be contrary to Policy T.11 of the Norfolk Structure Plan (adopted 1999) and Policies 9/11 and 9/29 of the King's Lynn and West Norfolk Local Plan (adopted November 1998).

Jeffrey Cl
Head of
on behalf of t
09 Dec

Checked I

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 Mr J Dinmore
17 Glebe Road
Dersingham
King's Lynn
Norfolk

Ref. No. **2/03/2028/F**

Received 10 October 2003

Location **17 Glebe Road**
Parish **Dersingham**

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.

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
19 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 & Associates
Sandpiper House
Leete Way
West Winch
King's Lynn
Norfolk PE33 0ST

Ref. No. **2/03/2027/F**

Received 10 October 2003

Location **Land adjacent Broadlands**
15 Peddars Way

Parish **Holme next the Sea**

Applicant Wells Homes Ltd
24 Kenwood Road
Heacham
King's Lynn
Norfolk
PE31 7DD

Details **Construction of 2 dwelling houses and detached garages (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 received 10 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) The existing hedge along the roadside boundary 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.

3) 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.

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) To ensure the satisfactory provision of access and parking arrangements 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/....

2/03/2027/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications – General Considerations

Head of Planning
on behalf of the Council
08 January 2004

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

Ref. No. **2/03/2026/F**

Applicant Mr S Billing
3 Alma Terrace
Brancaster Staithe
King's Lynn
Norfolk

Received 10 October 2003

Location **Malthouse Yard**
Parish **Brancaster**

Details **Retention of store shed to house fishing gear**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 31 December 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 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 retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the 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 4/1: Conserving Designated Area for Habitat Conservation

Policy 8/7: Development in the Countryside

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
02 December 2003

Checked by: .....

Note: Please find attached letter dated 24 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 Parsons & Whittley Ltd
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. **2/03/2025/F**

Received 10 October 2003

Location **Land adj Brwenjon**
Wretton Road

Parish **Stoke Ferry**

Applicant Mr G Venni
26 Downham Road
Watlington
King's Lynn
Norfolk

Details **Construction of 4 dwellings and associated 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 **as modified by plan number 192.05B dated 30 January 2004 and plan number 192.05/Rev C dated 5 March 2004 and 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 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.

3) 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.

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.

The Reasons being:

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

2) 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.

3) To enable the Borough Council to consider such details in the interests of visual amenity and the street scene.

Cont/....

4) In the interests of local residential 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 4/12: Development in Conservation Areas

Policy 4/21: Built Environment Areas

Policy 8/1: New Housing in Villages

.....
Head of Planning
on behalf of the Council
11 March 2004

Checked by: .....

Borough Council of Kings Lynn and West Norfolk
Register of Application

Area	Rural	**Ref. No.**	2/03/2024/F
Applicant	Mr & Mrs J Burvill Sheringham Golf Club Weybourne Road Sheringham Norfolk	**Received**	10-OCT-2003
		Expiring	04-DEC-2003
		Location	25 Beach Road
Agent	Knight Benjamin Guildhall Chambers 35 St Giles Street Norwich NR2 1JN		
		Parish	Holme next the Sea
Details	Occupation of the dwelling without complying with Condition 2 of planning permission 2/74/2188 to enable year round occupancy		
		Fee Paid	£ 110.00

Withdrawn.
20.09.06.

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 Jeremy Stacey Architects
New Farm Barn
Beachamwell
Norfolk
PE37 8BE

Applicant BCKLWN
Kings Court
Chapel Street
Kings Lynn
Norfolk
PE30 1EX

Ref. No. **2/03/2023/LB**

Received 10 October 2003

Location **Greyfriars Tower Gardens**

Parish **Kings Lynn**

Details **Re-siting of entrance gates**

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 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 its 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/....

2/03/2023/LB

Local Plan

Policy 4/9: Conserving Ancient Monuments and Sites of 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
15 March 2004

Checked by: .....

Note: Please find attached letter from English Heritage dated 28 October 2003.

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

Applicant Mr & Mrs M F Giles
Dunroamin
Holders Lane
Brookville
Thetford
Norfolk

Ref. No. **2/03/2022/CU**

Received 10 October 2003

Location **The Beeches**
Whittington Hill
Whittington

Parish **Northwold**

Details **Change of use of agricultural building to residential 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 conversion is considered to be unacceptable and it is the opinion of the Borough Planning Authority that the barn is neither of a quality worthy of retention nor is it capable of conversion without substantial works or rebuilding, thus it is contrary to Local Plan Policy 8/6.

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2021/O
Applicant	Mr & Mrs Beckett Bramley Cottage Docking Road Stanhoe Norfolk PE31 8QF	**Received**	10-OCT-2003
		Expiring	04-DEC-2003
Agent		**Location**	Bramley Cottage Docking Road
		Parish	Stanhoe
Details	Site for construction of dwelling		
		Fee Paid	£ 220.00

Withdrawn

Reg.

AMENDED NOTICE OF DECISION. DATE CHANGE ON CONDITION 5.

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 English Brothers Ltd
Salts Road
Walton Highway
Wisbech
Cambs
PE14 7DU

Ref. No. **2/03/2020/F**

Received 10 October 2003

Location **South of Smeeth House Farm**
Dades Lane

Parish **Marshland St James**

Applicant Mr and Mrs S Carrick
Bramble Cottage
Dades Lane
St Johns Fen End
Wisbech
Cambs

Details **Construction of dwellinghouse and retention of mobile home for a temporary period (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 and plan received 22.10.03 subject to compliance with the following conditions:**

1) The construction of the dwelling 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 surfaced and drained to the satisfaction of the Borough Planning Authority and retained thereafter free from any impediment to that specific use.

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) 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) The permission for the mobile home 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;
   (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 Reasons being:

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

Cont/....

AMENDED NOTICE OF DECISION. DATE CHANGE ON CONDITION 5.

2/03/2020/F

2) To ensure the permanent availability of the parking/manoeuvring area in the interests of highway safety.

3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

4) The new dwelling has been approved under the replacement dwelling policy in the Local Plan which does not allow for materially larger dwellings as replacements. As such any proposed extensions will require consideration by the Borough Planning Authority.

5) 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.

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 8/9: Replacement dwellings in the countryside

Policy 9/29: Planning applications: general considerations

Jeffrey Cooke

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

Checked by: .....

Notes: **(i)** Please find attached letter dated 24.10.03 from the Environment Agency.

(ii) 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.

(iii) 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

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. **2/03/2019/F**

Applicant Mr M Elms
29 Mill Lane
King's Lynn
Norfolk

Received 10 October 2003

Location **29 Mill Lane**
Parish **Kings Lynn**

Details **Two storey extension to create ground floor garage/storage and first floor flat (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 access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.

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) 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 the satisfactory provision of access and parking arrangements in the interests of highway safety.
3) 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.

4) To ensure that the extended building has a satisfactory appearance.

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/....

2/03/2019/F

Local Plan

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

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

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

Agent Peter Godfrey
Chelwood House
Shernborne Road
Dersingham
King's Lynn
Norfolk

Ref. No. **2/03/2018/D**

Received 10 October 2003

Location **Adjacent 54 Mill Road**
Parish **Watlington**

Applicant Mr N P Marten
14 Belgrave Avenue
Hunstanton
King's Lynn
Norfolk

Details **Construction of house 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 **as modified by plan numbers 9/03/2495.01A and 9/03/2495.03A received 21 November 2003 and subject to compliance with the following additional conditions:**

1) 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.

2) Other than where required to be removed at the access to the site, the existing front boundary wall shall be retained at a height not exceeding 1 metre.

The Reasons being:

1) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

2) To ensure satisfactory visibility from the access in the interests of residential 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

Jeffrey Clarke
Head of Planning
on behalf of the Council
03 December 2003

Checked by: .....

Note: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/02/1738/O.

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. **2/03/2017/O**

Received 10 October 2003

Location **32 Hawthorn Road**
Parish **Emneth**

Applicant Mr B Cowling
95 The Wroe
Emneth
Wisbech
Cambs

Details **Site for construction of dwelling after demolition of existing 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 single or one and a half storey construction and shall be designed in sympathy with the existing development adjacent to the site.

5) The dwelling hereby approved shall be designed in sympathy with existing buildings in the vicinity using materials similar in colour and texture.

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 Highway Authority to illustrate the following:

   i) Access arrangements
   ii) Parking provision in accordance with adopted standard

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 the street scene.

5) In the interests of the visual amenities of the locality.

6) To ensure satisfactory access and parking arrangements in the interests of highway safety.

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

Checked by: .....

NOTE: Please find attached letter dated 24.10.03 from the Environment Agency.

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 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

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

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

Agent Russen & Turner
17 High Street
King's Lynn
Norfolk
PE30 1BP
FAO Miss S Hadley

Ref. No. **2/03/2016/CU**

Received 09 October 2003

Location **Bank House**
King Staithe Square

Parish **Kings Lynn**

Applicant Mr C Bailey
Bank House
King Staithe Square
King's Lynn
Norfolk

Details **Change of use of offices to 1 dwelling on the second floor and bed and breakfast accommodation on ground and first floors**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 18 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 4/12: Development in Conservation Areas

Policy 4/18: Change of Use of Listed Buildings

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

.....
Head of Planning
on behalf of the Council
28 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

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

Agent Russen & Turner
17 High Street
King's Lynn
Norfolk
PE30 1BP
FAO Miss S Hadley

Ref. No. **2/03/2015/LB**

Received 09 October 2003

Location **Bank House**
King Staithe Square

Parish **Kings Lynn**

Applicant Mr C Bailey
Bank House
King Staithe Square
King's Lynn
Norfolk

Details **Internal alterations for the subdivision and change of use to residential, bed and breakfast accommodation and continued office 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 revised by plans received 18 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 all new and re-located doors, including cupboard and sliding doors, shall be submitted to and approved in writing by the Borough Planning Authority. Said details shall include full details of frames, surrounds, panels, means of attachment and other door furniture, and shall be implemented as agreed.

3) Prior to the commencement of development full details of the proposals to re-use the existing wall panels shall be submitted to and approved in writing by the Borough Planning Authority. Said details shall show where the panels are to be re-used and the means of attachment to the stud-work walls, and shall include full elevational details.

The Reasons being:

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

2&3) To ensure the changes respect the character of the Grade II* Listed Building in accordance with Policies ENV.13 of the Norfolk Structure Plan and 4/16 and 4/18 of the King's Lynn and West Norfolk Local Plan 1998.

Cont/....

2/03/2015/LB

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 & The Historic Landscape

Local Plan

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

Policy 4/18: Change of Use of Listed Buildings

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
16 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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Applicant Mr G Adderson
8 Sandringham Drive
Downham Market
Norfolk

Ref. No. **2/03/2014/O**

Received 09 October 2003

Location **Land adjacent to 39 Windsor Street**

Parish **Downham Market**

Details **Site for construction 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 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 shall be single storey only.

5) Prior to the commencement of development on the site, full details of the parking and turning areas shall be submitted to and agreed in writing with the Borough Planning Authority. The development shall be implemented in accordance with the details agreed and retained thereafter free from obstruction.

The Reasons being:

1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

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

4) To safeguard the amenities and interests of adjoining property.

5) To ensure the provision and retention of on-site parking/turning areas.

Cont/....

2/03/2014/O

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: .....

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
Highlands
Wretton Road
Boughton
Norfolk PE33 9AJ

Ref. No. **2/03/2013/F**

Received 09 October 2003

Location **12 Oxborough Road**
Parish **Stoke Ferry**

Applicant Mr W Green
12 Oxborough Road
Stoke Ferry
King's Lynn
Norfolk
PE33 9SG

Details **Retention of 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) Before 29 February 2004 the following works/treatment shall be completed:

   i) Eaves infilled;
   ii) External walls painted a constant colour as described in the agents letter dated 21 November 2003.

2) The use of the 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) To ensure that the shed has a satisfactory external appearance in the interests of visual amenity.

2) To safeguard the amenities and interests of the occupiers of nearby property.

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

Checked by: .....

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2012/F
Applicant	G G Dawkins 18 Orchard Place Broughton Astley Leics LE9 6NN	**Received**	09-OCT-2003
		Expiring	03-DEC-2003
		Location	51-52 Sherpherds Port
Agent			
		Parish	Snettisham
Details	Retention of 2 caravans, cloakroom and sunroom		
		Fee Paid	£ .00

Withdrawn

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2011/F
Applicant	G G & J R Dawkins 18 Orchard Place Broughton Astley Leicester LE9 6NN	**Received**	09-OCT-2003
		Expiring	03-DEC-2003
Agent		**Location**	49 Shepherds Port
		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.**	2/03/2010/F
Applicant	Mr & Mrs Hunnam Minns Farm Barns Priory Road Castle Acre King's Lynn Norfolk	**Received**	08-OCT-2003
		Expiring	02-DEC-2003
		Location	Minns Farm Barns Priory Road
Agent	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE		
		Parish	Castle Acre
Details	Extension and alterations to dwelling		
		Fee Paid	£ 110.00

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 D Taylor
11 Milton Avenue
Kings Lynn

Ref. No. **2/03/2009/F**

Received 08 October 2003

Applicant Mr & Mrs Cannon
9A Mill Lane
Kings Lynn

Location **Site at 9A Mill Lane**
Parish **Kings Lynn**

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 **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 dwelling hereby permitted the road(s) and footway(s) required to serve that dwelling from the adjoining County road shall be constructed to the top of base course level to the satisfaction of the Borough Planning Authority.

3) 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.

4) Prior to the commencement of any development on site, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Borough Planning Authority.

5) The first floor window on the northern 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 ensure satisfactory development of the site in the interests of residential amenity.

3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.

4) To prevent the increased risk of flooding.

5) 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/....

2/03/2009/F

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
28 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 R P Plumb
Manorfield
Shernborne Road
Ingoldisthorpe
King's Lynn
PE31 6PE

Ref. No. **2/03/2008/F**

Received 08 October 2003

Location **Ingoldisthorpe Church Hall**
Hill Road

Parish **Ingoldisthorpe**

Applicant Ingoldisthorpe Parish Council
on behalf of Church Hall Cmte
55 Valley Rise
Dersingham
King's Lynn
Norfolk PE31 6PT

Details **Lobby extension to church hall**

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

Bobby Clarke

.....
Head of Planning
on behalf of the Council
28 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 & Associates
Sandpiper House
Leete Way
West Winch
King's Lynn
PE33 0ST

Applicant Mr M Mallett
19 Guanock Terrace
King's Lynn
Norfolk
PE30 5QT

Ref. No. **2/03/2007/F**

Received 08 October 2003

Location **Plot 4 Hamlin Way**
Hardwick Narrows

Parish **Kings Lynn**

Details **Erection of 7 light industrial units in 2 blocks**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 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 on the approved plans, prior to commencement of any development, 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, 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) Notwithstanding details shown on the approved plans, prior to commencement of any development, full details of boundary treatments (if any) shall be submitted to and agreed in writing with the Borough Planning Authority. The development shall be implemented in accordance with the details agreed.

5) Prior to the first occupation of the development hereby permitted the proposed accesses, on-site parking and servicing areas 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.

6) Prior to the commencement of any development on the site, a scheme for the provision 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.

Cont/....

8) Notwithstanding the details shown on the approved plans, the hedge to the south 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

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) To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

6) To prevent the increased risk of pollution to the water environment.

7) In the interests of visual amenity.

8) 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 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....

Notes: **(i)** Please find attached letter dated 17 October 2003 from the Environment Agency.

(ii) Please find attached letter dated 4 November 2003 from the Internal Drainage Board.

(iii) Please find attached letter dated 24 October 2003 from Norfolk Constabulary

(iv) Please find attached letter dated 21 October 2003 from Transco.

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	**Ref. No.**	2/03/2006/F
Applicant	Miss F Gray 8 Southfields Letchworth Hertfordshire SG6 4ND	**Received**	08-OCT-2003
		Expiring	02-DEC-2003
Agent		**Location**	114 Cockle Road The Beach
		Parish	Snettisham
Details	Retention of residential carvan		
		Fee Paid	£ .00

Withdrawn

USAL 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 Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
PE37 7BH

Ref. No. **2/03/2005/O**

Applicant G & L Builders
13 High Cottages
St Andrews Lane
Congham
Norfolk
PE32 1DS

Received 08 October 2003

Location **Laburnum House**
Lynn Road

Parish **Gayton**

Details **Site for construction of dwelling after demolition of outbuildings**

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

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

The proposed development, by way of its layout and location to the rear of the road fronting properties, would result in an unsatisfactory and obtrusive form of development which would be detrimental to the orm and character of the area, thus the development is considered to be contrary to Structure Plan Policy 1.7 and Local Plan Policies 4/21 and 9/29.

he proposed development would be detrimental to highway safety by means of the intensification of use an existing access in close proximity to the junction with the B1145, thus the development is considered be contrary to Local Plan 9/29.

Jeremy Clarke
.....
Head of Planning
on behalf of the Council
11 December 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	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham PE37 7BH	*Ref. No.*	**2/03/2005/O**
		Received	08 October 2003
		Location	**Laburnum House Lynn Road**
Applicant	G & L Builders 13 High Cottages St Andrews Lane Congham Norfolk PE32 1DS	*Parish*	**Gayton**

Details **Site for construction of dwelling after demolition of outbuildings**

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 way of its layout and location to the rear of the road fronting properties, would result in an unsatisfactory and obtrusive form of development which would be detrimental to the form and character of the area, thus the development is considered to be contrary to Structure Plan Policy H.7 and Local Plan Policies 4/21 and 9/29.

2) The proposed development would be detrimental to highway safety by means of the intensification of use of an existing access in close proximity to the junction with the B1145, thus the development is considered to be contrary to Local Plan 9/29.

Jeffrey Cooke
.....
Head of Planning
on behalf of the Council
11 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 C G Bone Associates
96 Sandpit Lane
St Albans
Hertfordshire
AL4 0BX

Ref. No. **2/03/2004/F**

Received 08 October 2003

Location **Kiosk Site**
Cliff Parade

Parish **Hunstanton**

Applicant Mr/Mrs Allsop & Mr/Mrs Dibley
Bramblewick
Sutton Gardens
Caddington
Beds
LU1 4EA

Details **Construction of refreshment kiosk to replace existing 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 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 the following shall be provided and subsequently agreed in writing by the Borough Planning Authority:

   i) samples of the proposed roof material;

   ii) full details of any security shutters.

   The above details in i) and ii) shall then be 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:

Cont/....

2/03/2004/F

Structure Plan

Policy ENV.12: Design

Local Plan

Policy 4/12: Development in Conservation Areas.

Policy 7/5: Holiday Development Zone.

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 David Barnes
Wistaria House
May Lane
Dursley
Gloucestershire

Ref. No. **2/03/2003/F**

Received 08 October 2003

Location **Land to the rear of Well House**
Parish **Brancaster**

Applicant Mr & Mrs N Healing
The Well House
Main Road
Brancaster
Norfolk

Details **Construction of dwelling and 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 received 11 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) 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.

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.

Jeffrey Clarke
.....
Head of Planning
on behalf of the Council
11 December 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.

Cont'd

2/03/2003/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 4/12: Development in Conservation Areas.

Policy 4/21: Built Environment Areas.

Policy 9/29: Planning applications: general considerations.

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 Butterfield Signs Ltd
174 Sunbridge Road
Bradford
West Yorkshire
BD1 2RZ

Ref. No. **2/03/2002/A**

Received 08 October 2003

Location **9 High Street**
Parish **Downham Market**

Applicant Nationwide Building Society
Nationwide House
Pipersway
Swindon

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 facsimile dated 18 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:

Structure Plan

Policy ENV.13: Historic Buildings, Archaeology and the historic landscape.

Local Plan

Policy 9/34: Advertisements.

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 Mr M Jakings
Manderley
Silt Road
Nordelph
Downham Market
Norfolk PE38 0BW

Ref. No. **2/03/2001/F**

Received 08 October 2003

Location **6 New Road**
Parish **Shouldham**

Applicant Mr & Mrs Mackenzie
6 New Road
Shouldham
King's Lynn
Norfolk
PE33 0DF

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 revised by drawing M/150J/2A and M/150J/3 and accompanying letter dated 23 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 Areas

Policy 9/29: Planning Applications: General Considerations

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

Checked by: .....