

# PLANNING PERMISSION

## *Notice of decision*

### PLANNING CONTROL

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

Tel: (01553) 692722 Minicom: (01553) 692138  
Fax: (01553) 616652

DX: 57825 KING'S LYNN  
E-mail [borough.planning@west.norfolk.gov.uk](mailto:borough.planning@west.norfolk.gov.uk)

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<b>Agent</b>	D H Williams 72A Westgate Hunstanton Norfolk	<b>Ref. No.</b>	<b>2/02/0010/CU</b>
		<b>Received</b>	04 January 2002
<b>Applicant</b>	Womack Ringer Ltd Dodmans Farm Titchwell Norfolk	<b>Location</b>	<b>Dodmans Farm</b>
		<b>Parish</b>	<b>Titchwell</b>

**Details**     **Redevelopment of farm buildings to create 6 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) The new areas of walling to be incorporated into the buildings shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no development permitted under Schedule 2 Parts 1 and 2 shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking 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.
- 5) 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.
- 6) 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.
- 7) Before the commencement of the use hereby permitted, the vehicular and pedestrian access(es) shall be permanently stopped up in a manner to the satisfaction of the Borough Planning Authority.
- 8) 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.

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- 9) Prior to the commencement of any development on the site 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.
- 10) In the event that any contamination is encountered during groundworks or construction this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy be outlined and agreed with the Borough Planning Authority prior to further development taking place.
- 11) The use of the detached garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwellings 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 maintain the character of the buildings and its contribution to the Conservation Area.
- 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 and on the appearance of the Conservation Area.
- 4) In the interests of the appearance of the development.
- 5) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 6&7) In the interests of highway safety.
- 8) To prevent the increased risk of pollution to the water environment.
- 9&10) To ensure the safe and proper development of the site.
- 11) To safeguard the amenities and interests of the occupiers of nearby property.



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Head of Planning Control  
on behalf of the Council  
20 February 2002

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## Notice of decision

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Appeal Lodged  
APP/V2635/A/02/109955  
24/9/02  
WITHDRAWN 2/12/02

**Agent** A P Construction Services  
Carrara House  
Livermere Road  
Great Barton  
Bury St Edmunds  
Suffolk

**Ref. No.** 2/02/0009/F

**Received** 04 January 2002

**Location** Northfield Farm  
**Parish** Southery

**Applicant** Waldersey Farms Ltd  
Northfield Farm  
Southery  
Norfolk

**Details** Construction of potato storage building

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

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

- 1) The proposed storage building, due to its height and mass, would present an excessive intrusion into the visual amenity of the countryside in which it is located. Notwithstanding the existing adjacent sheds granted planning permission under the previous Development Plan, the further incursion into the countryside would lead to a significant degradation of the rural vista, given the open nature of the landscape and the lack of any natural or man-made screening. It would therefore be contrary to policies ENV1 and ENV4 of the Norfolk Structure Plan 1999 that seek to protect the countryside for its own sake, and to protect and enhance rural environments.
- 2) The proposed development, due to its location in closer proximity to residential properties than the existing sheds, could give rise to conditions detrimental to residential amenity due to an increase in noise, dust, smell and light pollution, contrary to policies 9/29 and 9/31 of the King's Lynn and West Norfolk Local Plan 1998 that seek to protect, and avoid erosion of, existing amenity.



Head of Planning Control  
on behalf of the Council  
22 April 2002

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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

**Ref. No.** 2/02/0008/F

**Received** 03 January 2002

**Location** 30 Popes Lane  
**Parish** Terrington St Clement

**Applicant** Mr and Mrs T Hunt  
30 Popes Lane  
Terrington St Clement  
King's Lynn  
Norfolk  
PE34 4NT

**Details** Two storey extension to dwelling

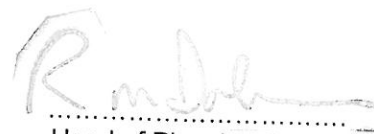
*Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

**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 materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

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



Head of Planning Control  
on behalf of the Council  
11 February 2002

Checked by: .....

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<b>Agent</b>	Robert Lord Associates Barn 3 Flaxmans Farm Felbrigg Road Roughton Norfolk NR11 8PA	<b>Ref. No.</b> 2/02/0007/CU	<b>Received</b> 03 January 2002
<b>Applicant</b>	M McNamara Associates The Old Granary Station Road Great Ryburgh Norfolk	<b>Location</b> Hill Top Barn South Creake Road	<b>Parish</b> Syderstone
<b>Details</b>	<b>Conversion of barn to dwelling (amended scheme)</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 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 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.
- 4) 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.
- 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 alterations or extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.
- 3) To maintain the character of the building and its contribution to the locality.
- 4) To ensure the satisfactory provision of the parking arrangements in the interests of highway safety.

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2/02/0007/CU

- 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 character and appearance of the area.



Head of Planning Control  
on behalf of the Council  
05 February 2002

Checked by: .....

# Borough Council of Kings Lynn and West Norfolk Register of Application

**Area** Urban  
**Applicant** Mr & Mrs Raphael

**Ref. No.** 2/02/0006/O  
**Received** 03-JAN-2002

**Expiring** 27-FEB-2002

**Agent** Tawn Landles  
Blackfriars Chambers  
King's Lynn  
Norfolk

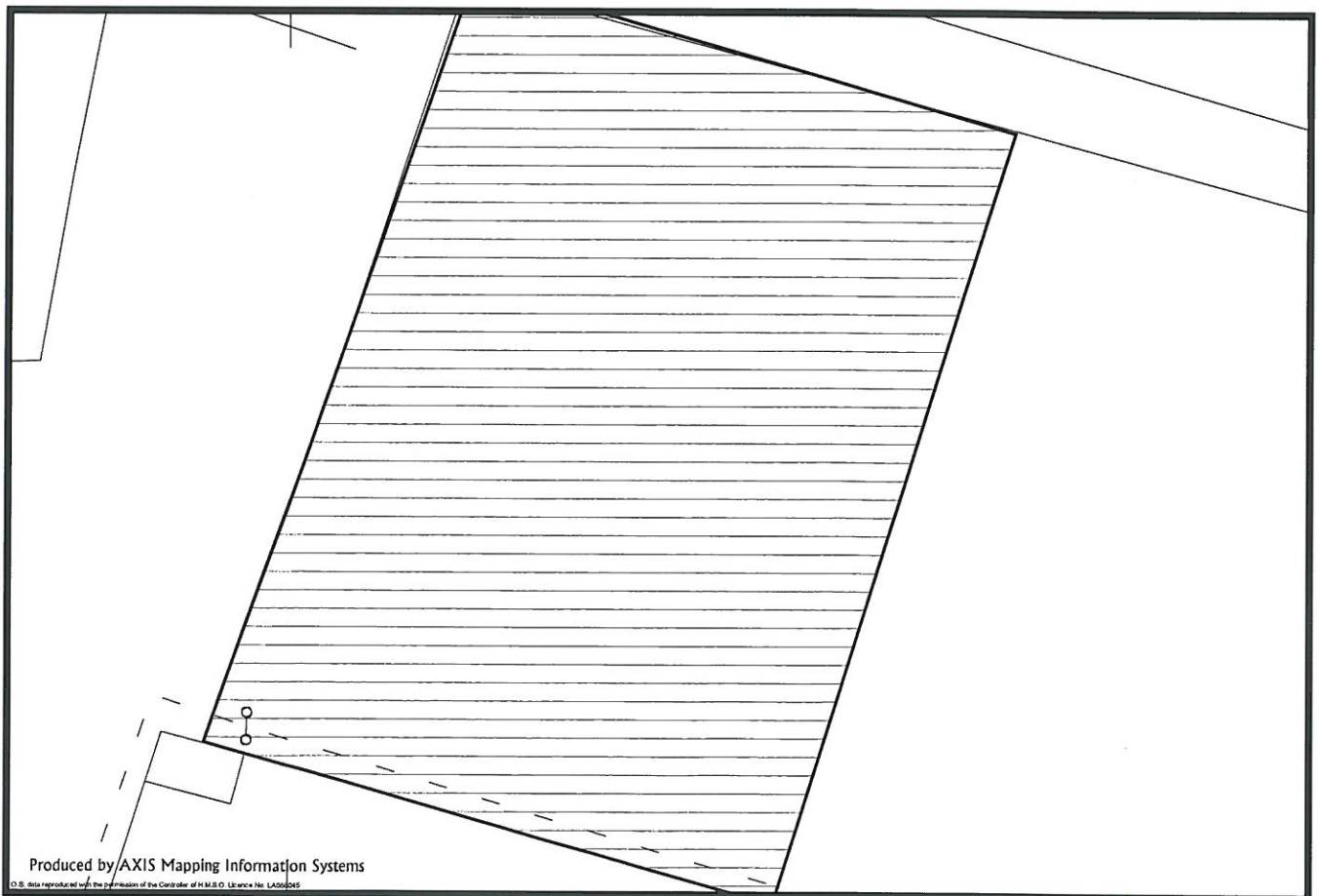
**Location** Land to rear of Sunnyside House  
66 West Winch Road

**Parish** North Runcton

**Details** Site for construction of dwelling and garage

**Fee Paid** £ 380.00

*Withdrawn  
11/2/02*



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<b>Agent</b>		<b>Ref. No.</b> 2/02/0005/F
<b>Applicant</b> Norfolk Essential Oils		<b>Received</b> 03 January 2002
Pates Farm		
Wisbech Road	<b>Location</b> Pates Farm	
Tips End	Wisbech Road	
Welney	<b>Parish</b> Upwell	

**Details** Construction of agricultural building

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The plant and machinery to be installed in the building shall be limited to that shown on the approved plans. Any further installation shall only be carried out with 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 has been considered on the basis of an agricultural building with a limited degree of plant/machinery. Any increase could result in a material change of use that would need further consideration given its location on agricultural land in the countryside.



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Head of Planning Control  
on behalf of the Council  
26 February 2002

Checked by: .....



# PLANNING PERMISSION

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**Agent** Calvert Brain & Fraulo  
2 Portland Street  
King's Lynn  
Norfolk  
PE30 1PB

**Ref. No.** 2/02/0004/F

**Received** 21 December 2001

**Location** Lynnsport  
Greenpark Avenue  
**Parish** Kings Lynn

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

**Details** Extension to fitness suite

*Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 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 letter and plan from Agent dated 23<sup>rd</sup> January 2002 subject to compliance with the following condition:**

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

The Reason being:

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



Head of Planning Control  
on behalf of the Council  
11 February 2002

Checked by: .....

**Note – Please note this facility is built on or adjoining a former site of landfilling – the proposed extension may be into an area of gassing ground or for which landfill leachate may migrate, in which case this needs to be considered in the design of extension.**

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<b>Agent</b>	Grahame Seaton 67 St Peters Road Upwell Wisbech Cams	<b>Ref. No.</b>	2/02/0003/F
		<b>Received</b>	02 January 2002
<b>Applicant</b>	Mr and Mrs Seaton Villeneuve Basin Road Outwell Wisbech Cams	<b>Location</b>	Villeneuve Basin Road
		<b>Parish</b>	Outwell
<b>Details</b>	Extensions to 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.

  
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Head of Planning Control  
on behalf of the Council  
28 February 2002

Checked by: .....

# PLANNING PERMISSION

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<b>Agent</b>	Mr T J H Russell 46 West End Northwold Thetford IP26 5LE	<b>Ref. No.</b>	2/02/0002/F
<b>Applicant</b>	Mr B McGuirk 1 Methwold Road Northwold Thetford	<b>Received</b>	02 January 2002
<b>Details</b>	<b>New pitched roofs to store and garage</b>	<b>Location</b>	<b>1 Methwold Road</b>
		<b>Parish</b>	<b>Northwold</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.

*R. M. Dale*

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Head of Planning Control  
on behalf of the Council  
25 February 2002

Checked by: *AMP Wm* .....

# OUTLINE PLANNING PERMISSION

## *Notice of decision*

### PLANNING CONTROL

King's Court,  
Chapel Street  
King's Lynn,  
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<b>Agent</b>	<b>Ref. No.</b> 2/02/0001/O
<b>Applicant</b> Mr S Teverson The Limes Wretton Road Stoke Ferry King's Lynn Norfolk	<b>Received</b> 02 January 2002  <b>Location</b> Land at Short Drove <b>Parish</b> Downham Market
<b>Details</b> Site for residential development	

*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 no. 2 above shall indicate the finished floor level of each dwelling in relation to existing ground levels.
- 5) Before the start of any development on the site details of the vehicular access arrangements shall be submitted to and agreed in writing by the Borough Planning Authority.
- 6) No works shall commence on the site until such time as detailed plans of the roads and footways have been submitted to and approved 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.
- 8) Prior to the commencement of development full details of the foul and surface water drainage proposed for the site shall be submitted to and approved in writing by the Borough Planning Authority and implemented as per the approved scheme.
- 9) 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.

Cont/....

2/02/0001/O

- 10) The details of the layout of the site, required to be submitted as reserved matters shall incorporate a scheme for the landscaping of the development. The scheme shall include details of all existing trees and hedgerow on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shall be carried out within 12 months of the commencement of building operations (or such other period 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, are removed, or become seriously damaged or diseased shall be replaced in the following planting season.
- 11) Prior to the commencement of development full details of the proposed boundary treatment around the site shall be submitted to and approved in writing by the Borough Planning Authority and then implemented as per the approved scheme.
- 12) Prior to the commencement of development a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Borough Planning Authority and a suitable remediation strategy outline and agreed in writing with the Borough Planning Authority prior to further development.
- 13) 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.
- 14) 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.

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) To ensure that ground levels are adjusted to avoid overlooking and in the interests of the street scene.
- 5) In the interests of highway safety.
- 6) To ensure the satisfactory layout of roads and footways.
- 7) To ensure extraneous material does not get on the public highway in the interests of highway safety.
- 8) To prevent pollution of the water environment and to ensure the site is satisfactorily drained.
- 9) In the interests of the visual amenities of the locality.
- 10) To ensure that the development is properly landscaped in the interests of the appearance of the development and to provide a satisfactory environment for its residents.
- 11) To ensure satisfactory boundary treatment around the site.
- 12) To ensure the site is satisfactorily decontaminated and suitable for use for residential development.
- 13) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.

Cont/....

2/02/0001/O

14) In the interests of the appearance of the estate.

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Head of Planning Control  
on behalf of the Council  
4 September 2002

*Checked by:* .....

**Note – This permission is issued in conjunction with an obligation under Section 106 of the Town and Country Planning Act 1990.**