

REFUSAL OF 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

Agent Andrew S Campbell Associates
48 St. Ives
Hemingford Grey
Huntingdon
Cams
PE28 9DH

Ref. No. 2/02/0025/O

Received 07 January 2002

Location Land at The Wroe
Parish Emneth

Applicant Mr N Watson
c/o Agent

Details Site for construction of wholesale fruit and vegetable packing and distribution 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 proposal for the construction of a wholesale fruit and vegetable packing and distribution building would, by virtue of its location within defined countryside, be contrary to Policy CS7 of the Norfolk Structure Plan and Policies 8/7 and 9/29 of the King's Lynn and West Norfolk Local Plan in that there is no existing business on the site, and would be detrimental to the character and appearance of the area.
- 2) The proposed development would result in the loss of Grade 1 agricultural land contrary to the provisions of Policy 4/22 of the King's Lynn and West Norfolk Local Plan.



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

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent		Ref. No. 2/02/0022/O
Applicant Mrs S E Dunkerley Dix Cottage High Street Thornham Norfolk		Received 08 January 2002 Location 5 Shepherds Pightle Parish Thornham
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 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 72m² (external measurement), ground floor space, excluding detached garage.
- 6) Prior to commencement of any on-site construction works details of the access, parking and turning arrangements for Dix Cottage shall be agreed in writing by the Borough Planning Authority and so provided.

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.

Continued\...

2/02/0022/O

- 5) To ensure that the dwelling bears a reasonable relationship to the site boundaries and retains a satisfactory level of private amenity space.
- 6) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.



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

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Agent Vawser & Co
46 West End
March
Cambs
PE15 8DL

Ref. No. 2/02/0021/O

Received 07 January 2002

Location Furlong Drove
Parish Stoke Ferry

Applicant Mr K P Wright
60 West End
Northwold
Thetford
Norfolk
IP26 5OG

Details Site for construction of dwelling in connection with pig breeding business

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, located within an area designated as Countryside and an Area of Important Landscape Quality in the Proposals Map accompanying the Local Plan, would be contrary to Policy ENV 1 and ENV4 of the Structure Plan and Policy 4/6 of the Local Plan that seek to preserve the countryside for its own sake and to preserve its character and appearance.
- 2) The proposed dwelling, due to the fact that the proposed justification has yet to establish itself as a reasonably permanent rural enterprise, would be unable to comply with PPG7, Policy H8 of the Structure Plan and Policy 8/8 of the Local Plan.
- 3) The intensification of the historical access onto the highway where it joins the A134 Stoke Ferry Bypass a primary corridor of traffic movement would lead to an unacceptable increase in the number of vehicles using the access. It would therefore be contrary to Policy 9/11 of the King's Lynn and West Norfolk Local Plan in that it could lead to an increased road safety risk to both existing and proposed users of the highway and its access.



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Head of Planning Control
on behalf of the Council
19 March 2002

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No. 2/02/0020/F
		Received 07 January 2002
		Location Stocks Hill 2 Westgate Street
Applicant	Mr J Hilton 37 Westgate street Southery Downham Market Norfolk PE38 0PA	Parish Southery
Details	Loft conversion 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.



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Head of Planning Control
on behalf of the Council
13 March 2002

Checked by:

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Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No. 2/02/0019/F	Received 07 January 2002
Applicant	Mr and Mrs James The Anchorage Care Home 78 Wootton Road King's Lynn Norfolk	Location 78 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 **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the 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
13 February 2002

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/02/0018/F
		Received	07 January 2002
		Location	Dairy Farm Low Road
Applicant	Mr and Mrs Moses Dairy Farm Low Road Saddlebow King's Lynn Norfolk	Parish	Kings Lynn
Details	Extension to dwelling		

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

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

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

The Reason being:

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

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

Checked by:

Note – Please find attached letter dated 29th January 2002 received from the East of the Ouse, Polver Nar Drainage Board.

PLANNING PERMISSION

Notice of decision

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Agent	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Ref. No.	2/02/0017/F
		Received	04 January 2002
		Location	1 Shepley Corner
		Parish	Kings Lynn
Applicant	Mr and Mrs W Dearden 1 Shepley Corner 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 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.



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

Checked by:

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Agent	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Ref. No.	2/02/0016/F
		Received	04 January 2002
		Location	163 Rhoon Road
		Parish	Terrington St Clement
Applicant	Mr & Mrs L Butcher 163 Rhoon Road Terrington St Clement King's Lynn Norfolk		
Details	Two storey extension to dwelling		

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

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



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

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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

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

Agent

Ref. No. 2/02/0015/CU

Applicant Mr and Mrs N A Davis
Staithe House
Staithe Lane
Thornham
Norfolk
PE36 6NL

Received 04 January 2002

Location Field opposite 44 Beach Road
Parish Holme next the Sea

Details **Completion and retention of manege for exercising horses**

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

Permission is granted for the 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 manege hereby approved shall not be used for any commercial riding or training purposes.
- 2) Within 12 months of the date of this decision, a shallow water feature of approximately 80 sq m surface area shall be created within the field in a position to be agreed in writing by the Borough Planning Authority.

The Reasons being:-

- 1) To define the terms of the consent and to ensure that the facility does not generate significant traffic visiting the site which would require the further consideration of the Borough Planning Authority in relation to matters of highway safety.
- 2) In order to ensure a secure habitat for natterjack toads.

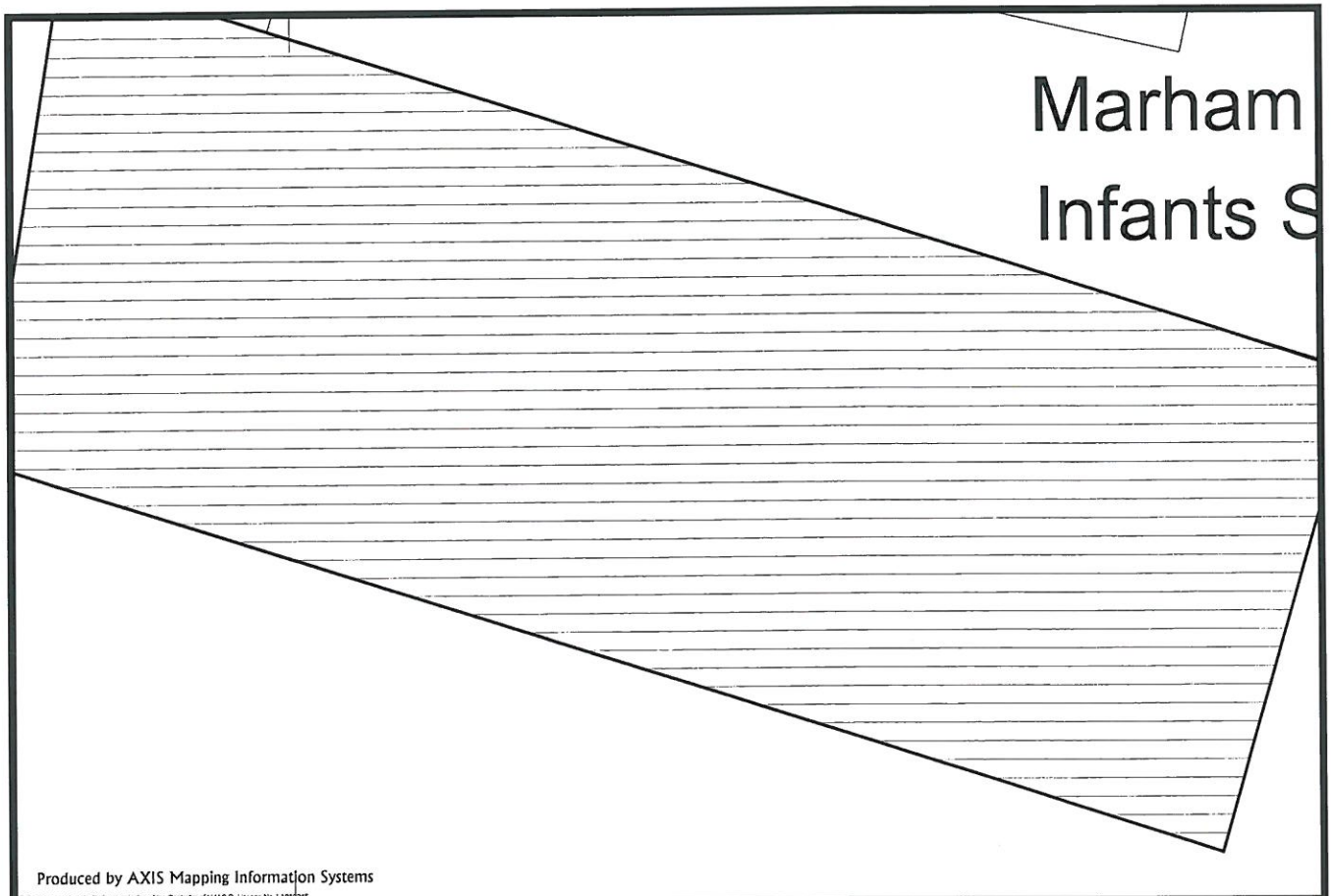
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Head of Planning Control
on behalf of the Council
18 June 2002

Checked by:

Borough Council of Kings Lynn and West Norfolk Register of Application

Area	Rural	Ref. No.	2/02/0014/CM
Applicant	RAF Marham	Received	04-JAN-2002
		Expiring	31-JAN-2002
Agent	Peter Smith Associates Arch. The Studio Main Street Baston Peterborough PE6 9PB	Location	Raf Marham
		Parish	Marham
Details	Single storey childcare centre		
		Fee Paid	£ .00

Deemed consent, 28/2/02.



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Agent Evergreen Garden Buildings
1 Oakland Drive
Beetley
Norfolk
NR20 4EY

Ref. No. 2/02/0012/F

Received 04 January 2002

Location 36 Chapel Road
Parish Dersingham

Applicant Mr and Mrs Bargh
36 Chapel Road
Dersingham
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.



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

Checked by:

CONSERVATION AREA CONSENT

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent D H Williams
72A Westgate
Hunstanton
Norfolk

Ref. No. 2/02/0011/CA

Received 04 January 2002

Applicant Womack Ringer Ltd
Dodmans Farm
Titchwell
Norfolk

Location Dodmans Farm
Parish Titchwell

Details Demolition in connection with redevelopment of farm buildings to create 6 dwellings

*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 conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any of the works of demolition hereby approved a contract for the completion of the new development proposed (approved under planning reference 2/02/0010/CU) shall have been completed and signed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To prevent premature demolition in the interests of the appearance of the Conservation Area.



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

Checked by: