

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	Parsons & Whittley 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/02/0205/F
		Received	05 February 2002
		Location	The Old Mill Site Sutton Road
Applicant	J Suckling Developments 52a High Street Downham Market Norfolk PE38 9HH	Parish	Terrington St Clement
Details	Construction of 5 bungalows and 1 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 **and as modified by plan received on 21st February 2002 subject 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 proposed access road between the public highway and each plot shall be laid out and completed in accordance with the approved plans before any of the dwellings are occupied.
- 4) Before each dwelling is occupied its own parking provisions shall be laid out and completed.
- 5) 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.
- 6) 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 enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Continued\...

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Agent Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
PE37 7BH

Ref. No. 2/02/0204/F

Received 05 February 2002

Location Hills Court

Parish Hilgay

Applicant Veltshaw Builders Ltd
Pentney Road
Narborough
King's Lynn
Norfolk
PE32 1TE

Details Construction of four dwellings and garages (amended designs)

Town and Country Planning Act 1990

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

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

- 1) Notwithstanding the provisions of Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) Order 1995, or any other Order revoking or re-enacting that Order, no windows other than those shown on the approved plans shall be constructed above ground floor level on:- the rear elevations of the buildings on Plot 1 (as identified on the approved plans); the west elevation of the dwelling on Plot 4; and the east elevation of the dwelling on Plot 2, without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 2) This permission relates solely to the change in dwelling type on Plots 1 to 4 and the re-siting of the dwelling on Plot 2, approved previously under planning consent reference number 2/00/0134/F and in all other respects shall be subject to the conditions imposed under that permission.

The Reasons being:-

- 1) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 2) To define the terms of the permission and to ensure that the general requirements for the development of the estate remain applicable.



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

Checked by:

TELECOMMUNICATIONS PRIOR APPROVAL

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 691663

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

Area	Rural	Ref. No.	2/02/0203/T3
Applicant	Orange PCS Ltd St James Court Great Park Road Almondsbury Park Bradley Stoke Bristol	Received	05 February 2002
Agent	APT Marconi Company The Barn Farndon Grange Marston Lane Farndon Market Harborough	Location	Fence Bank
		Parish	Walpole Highway
Details	Erection of telecommunications mast and ancillary works		

APPROVAL IS GRANTED for the carrying out of the development referred to above in accordance with the application and plans submitted.



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

PLANNING PERMISSION

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Agent J F Money
Blankney Estates Ltd
The Estate Office
Blankney
Lincoln
LN4 3AZ

Ref. No. 2/02/0202/F

Received 05 February 2002

Location 3 Manor Barn

Parish Titchwell

Applicant Mrs J Parker
Highfield
Methringham
Lincoln

Details Conservatory extension to dwelling

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

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

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

The Reason being:

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

.....
Head of Planning Control
on behalf of the Council
09 April 2002

Checked by:

PLANNING PERMISSION

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Agent	Wood Stephen The Coach House Hayes Lane Fakenham Norfolk	Ref. No. 2/02/0201/F	Received 05 February 2002
Applicant	Mr P Innes 4 Town Farm Close Brancaster Norfolk PE31 8AP	Location 4 Town Farm Close	Parish Brancaster
Details	Construction of entrance porch		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter received 1st March 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
08 March 2002

Checked by:

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Fax: (01553) 616652

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

Agent	Michael Brown The Basement 9 Blenheim Road London NW8 0LU	Ref. No. 2/02/0200/F	Received 04 February 2002
Applicant	Professor J and S Wilkes 23 Greenhill Lane Bircham King's Lynn Norfolk	Location 23 Greenhill Lane	Parish Bircham

Details Construction of replacement garage

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter and plan received 13th March 2002 subject to compliance with the following conditions:**

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

The Reasons being:

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



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

Checked by:

PLANNING PERMISSION

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Norfolk PE30 1EX

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Agent	Parsons & Whittley 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/02/0199/F
		Received	04 February 2002
		Location	The Coach House Manor Farm Fair Green
Applicant	Mr and Mrs P Knights Petersfield Godderstone King's Lynn Norfolk PE33 9BP	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 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
22 March 2002

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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

Agent	Mr J M Ess 42 Brow of the Hill Leziate King's Lynn Norfolk PE32 1EN	Ref. No. 2/02/0198/F	Received 04 February 2002
Applicant	Mr R Rudd Boughmore Farm Fen Lane Pott Row King's Lynn Norfolk	Location 4 Stoney Road	Parish Roydon
Details	Construction of 2 No bungalows with detached garages after demolition of existing dwelling (revised scheme)		

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

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

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

The Reasons being:

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



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

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

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Agent Martin Jakings
Manderley, Silt Road
Nordeph
Downham Market
Norfolk
PE38 0BW

Ref. No. 2/02/0197/D

Received 04 February 2002

Location Plot adjacent 88 Elmside
Parish Emneth

Applicant Mr M Brooks
Hunstanton Villa
Town Street
Upwell
Wisbech
Cambs

Details Construction of two storey dwelling and garage

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

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission reference 2/01/1615/O.



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

Checked by:

Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference 2/01/1615/O.

PLANNING PERMISSION

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Agent	Webster Associates 3 Spaldwick Road Stow Longa Huntingdon Cambs PE28 0TL	Ref. No.	2/02/0196/CU
		Received	05 February 2002
		Location	Barns at Alama Lodge Benns Lane
		Parish	Terrington St Clement
Applicant	Mr D Cave c/o Webster Associates		
Details	Conversion of farm buildings to dwelling house with ancillary office accommodation		

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

Permission is granted for the 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 or re-enacting that order, no development within Schedule 2, Part 1 Classes A, B, C, D or E shall be carried out unless granted permission by the Borough Planning Authority on a specific application.
- 3) 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.
- 4) 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.
- 5) Before the start of the development hereby permitted, visibility splays measuring 2.4 m x 70 m shall be provided to each side of the private access where it meets the highway. Such splays shall subsequently be kept free of any obstruction in excess of a height of 0.6m above the level of the adjoining carriageway.
- 6) 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.
- 7) Prior to the commencement of any works on 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. Once agreed, the scheme shall be carried out in accordance with the approved plans. Should any 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 works being carried out.

The Reasons being:

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

Continued\...

2/02/0196/CU

- 2) In the interests of the amenities and appearance of the area in general.
- 3) To ensure the satisfactory provision of car parking on the site.
- 4) In the interests of highway safety.
- 5) In the interests of highway safety.
- 6) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 7) To avoid the risk of contamination to future users of the site.



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

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Agent	Mr S Adams 10 Iveagh Close Dersingham King's Lynn Norfolk PE31 6YH	Ref. No. 2/02/0195/F	Received 04 February 2002
Applicant	Mr and Mrs Briston 26 Kenside Road Snettisham King's Lynn Norfolk PE31 7PB	Location 26 Kenside Road	Parish Snettisham
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
08 March 2002

Checked by:

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Agent Peter Godfrey
Chelwood House
Sherborne Road
Dersingham
King's Lynn
Norfolk

Ref. No. 2/02/0194/F

Received 04 February 2002

Location 32 Centre Vale Road
Parish Dersingham

Applicant Mr and Mrs N Burton
32 Centre Vale Road
Dersingham
King's Lynn
Norfolk

Details Two storey extension to dwelling

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

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

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

The Reason being:

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



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

Checked by:

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Agent Art-Tech Design Services Ltd
Concept Studio 2nd Floor
Main Cross Building
Main Cross Road
Great Yarmouth
Norfolk

Ref. No. 2/02/0193/F

Received 05 February 2002

Location Pirates Cove Adventure Golf
The Promenade

Parish Hunstanton

Applicant Teen Spirit Ltd
111 Lumley Road
Skegness
Lincs

Details Creation of access steps over sea defence wall

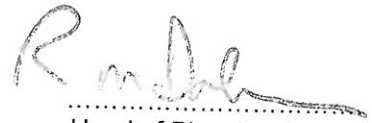
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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

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

The Reason being:

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



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

Checked by:

Notes:

1. Please find attached letter dated 25th March 2001 received from the Environment Agency.
2. The consent of the BCKLWN as landowners will be required for this development.

REFUSAL OF PLANNING PERMISSION

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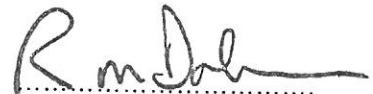
DX: 57825 KING'S LYNN
E-mail borough.planning@west.norfolk.gov.uk

Agent	Mr E Pratt	Ref. No.	2/02/0192/O
Applicant	Ryston Estate Trustees The Estate Office Ryston Hall Downham Market Norfolk PE38 0AA	Received	05 February 2002
		Location	The Lodge 34 Ryston Road
		Parish	Denver
Details	Site for construction of dwelling		

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

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

- 1) The proposed development is located on land designated in the Development Plan for the area as being countryside, an Area of Important Landscape Quality and a Local List Historic Park; it would be contrary to the national policy as set out in PPG7, Policies ENV1, ENV3, ENV4 of the Norfolk Structure Plan 1999 and Policies 4/6 and 4/8 of the King's Lynn and West Norfolk Local Plan 1998. These seek to protect the countryside for its own sake, to preserve its character and appearance, and to prevent development that damages the distinctive character and appearance of the landscape and in particular Areas of Important Landscape Quality and historic parks.
- 2) The proposal for residential development in the countryside would be contrary to national policy as set out in PPG7, Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998 in that no justification has been put forward to indicate that it is needed in connection with agriculture, forestry, organised recreation or a tourist facility nor is there any stated need for the proposed occupants to live at or near their place of employment in a rural enterprise. To approve such development would be contrary to the policies of the Development Plan that seek to prevent development in the countryside except in exceptional circumstances, and would set a precedent that would lead to the erosion of the designated countryside, and adversely affect its character and appearance.



Head of Planning Control
on behalf of the Council
03 May 2002

Checked by:

REFUSAL OF PLANNING PERMISSION

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Agent	Mr E Pratt	Ref. No.	2/02/0191/O
Applicant	The Trustees of the Ryston Estate 1992 Settlement Estate Office Ryston Hall Downham Market Norfolk PE38 0AA	Received	05 February 2002
		Location	Plot to west of Whin Common Road
		Parish	Denver
Details	Site for construction of dwelling		

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

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

- 1) The proposed development, in an area defined as Built Environment Type B, and adjacent to a Listed Building, would be contrary to Policies ENV1, ENV3 and ENV13 of the Norfolk Structure Plan 1999, and Policies 4/20 of the King's Lynn and West Norfolk Local Plan 1998. A dwelling in this location would compromise the open vista, adversely affect the setting of the adjacent Listed Building, and would not respect the existing built form or character, nor enhance it as required by Policy H7 of the Norfolk Structure Plan, and Policy 9/29 of the Local Plan.


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

Checked by: