

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	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/02/0235/O
		Received	11 February 2002
		Location	Plot at the Coach House Church Lane
Applicant	Mr D Turner The Coach House Church Lane South Wootton King's Lynn Norfolk	Parish	South Wootton
Details	Site for construction of bungalow		

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

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

- 1) The proposed plot is not of sufficient size to satisfactorily accommodate development of a standard comparable with the existing development in the area. The proposed development would therefore be out of keeping with and detrimental to the character and amenities of the area contrary to the provisions of policy 4/21 of the King's Lynn and West Norfolk Local Plan.
- 2) The proposal to erect a dwelling to the front of an existing dwelling would result in a sub-standard layout of land which would result in a loss of privacy and would be detrimental to the amenities of both the existing and proposed dwellings contrary to the provisions of policy 9/29 of the King's Lynn and West Norfolk Local Plan.



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

Checked by:

PLANNING PERMISSION

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Agent**Ref. No. 2/02/0234/F****Applicant** Mr J Bell
5 Wimpole Drive
South Wootton
King's Lynn
Norfolk**Received** 11 February 2002**Location** 5 Wimpole Drive
Parish South Wootton**Details** Extension to 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) 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
19 March 2002

Checked by:

LISTED BUILDING CONSENT

Notice of decision

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APP/V2635/A/02/1094496

Appeal Lodged - 11.07.02

Agent	R C Waite RIBA 34 Bridge Street King's Lynn Norfolk PE30 5AB	Ref. No.	2/02/0233/LB
Applicant	Mr R Brown The Station House Wolferton King's Lynn Norfolk PE31 6HA	Received	11 February 2002
		Location	The Station House Wolferton
		Parish	Sandringham

Details Reinstatement of crossing gates as fencing

*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 Reasons being:

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

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

Checked by:

PLANNING PERMISSION

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Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/02/0232/F
Applicant	Mr Kirk 21 King George V Avenue King's Lynn Norfolk	Received	11 February 2002
Details	Retention of garage	Location	Alotment garden rear of 133-135 Gaywood Road
		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 use of the garage building shall be limited to the storage of equipment used in conjunction with the allotment and to the storage of equipment incidental to the needs and personal enjoyment of the applicant 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 properties.

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

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/02/0231/F
Applicant	Mr R Bull Bulldog Garage 14 Thetford Road Northwold Norfolk IP26 5LS	Received	08-FEB-2002
Agent	John Popham FRICS 7 Tannery Drive Bury St Edmunds Suffolk IP33 2SD	Expiring	04-APR-2002
		Location	Orchard House Thetford Road
		Parish	Northwold
Details	Occupation of dwelling without complying with conditions numbered 2 and 3 of planning permission 2/85/3074/F dated 30.12.85		
		Fee Paid	£ 95.00

Withdrawn
24.7.02

PLANNING PERMISSION

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Agent	Robert Lord Associates Barn 3 Flaxmans Farm Felbrigg Road Roughton Norfolk	Ref. No.	2/02/0230/CU
Applicant	Green Shire Hall Development Hill Crest North Pickenham Swaffham Norfolk PE37 8DB	Received	19 February 2002
		Location	Shaws Farm Barns Ringstead Road Sedgeford
		Parish	Sedgeford

Details Completion of retention of conversion of former piggeries 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 plan from applicant received 27 March 2002 and letter and plans received 7 February 2003 and subject to compliance with the following conditions:**

- 1) Prior to the occupation of the dwellings hereby approved the boundary treatment along the western and southern boundaries of the site shall be implemented in accordance with the modified details.
- 2) The existing hedges along the eastern and northern boundaries of the site shall be retained at a height of not less than 2.5 metres.
- 3) Prior to the occupation of any dwellings, its associated access, parking and turning area shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.
- 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 a forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 5) Prior to the occupation of the dwellings hereby permitted, 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.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 1, Classes A, B, C, D, E and H Part 2 Class A, no development in those classes shall take place without the prior consent of the Borough Planning Authority having first been granted on a specific application.

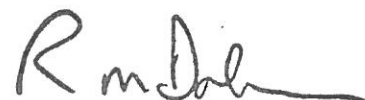
The reasons being:

- 1) In the interests of the visual amenities of the locality.

Cont/....

2/02/0230/CU

- 2) In the interests of the visual amenities of the locality.
- 3) In the interests of highway safety.
- 4) In the interests of highway safety.
- 5) To prevent the increased risk of pollution to the water environment.
- 6) To enable the Borough Planning Authority to consider such proposals which could be deleterious to the character and appearance of the area.



Head of Planning Control
on behalf of the Council
23 July 2003

Checked by:

NOTE: Please find attached letter dated 8 July 2003 from the Environment Agency.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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King's Lynn,
Norfolk PE30 1EX

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Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/02/0229/O
		Received 08 February 2002
		Location Plot adjacent Grasmere Station Road
		Parish Stow Bardolph
Applicant	H and C Beart Station Road Stowbridge King's Lynn Norfolk	
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 erected on a building line to conform with the factual building line of the property to the west, 'Grasmere'.
- 5) Before the commencement of the occupation of the dwelling:
 - (a) the means of access, which shall be paired with the existing dwelling to the west 'Grasmere' shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 15ft from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of forty-five degrees
 - (b) an adequate turning area, levelled, hardened and otherwise constructed to the satisfaction of the Borough Planning Authority shall be provided within the curtilage of the site to enable vehicles to be turned round so as to re-enter the highway in forward gear.
- 6) Except where directly affected by such access requirements as may be approved by the Local Planning Authority, the existing conifer trees along the southern boundary of the site shall not be uprooted or removed and shall not be reduced below a minimum height of 2m.


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- 7) The existing willow in the north east corner of the site shall not be lopped, topped or felled without the prior permission of the Borough Planning Authority and shall be adequately protected before and during construction.

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 a satisfactory form of development especially with regard to the general street scene.
- 5) In the interests of public safety.
- 6) In the interests of the visual amenities of the area.
- 7) In the interests of visual amenity.


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

Checked by: 

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Agent	Dawbarns Pearson 1-2 York row Wisbech Cams PE13 1EA	Ref. No. 2/02/0228/CU
Applicant	G Pollock & G Smith C/O 10 Pinchbeck Road Spalding Lincs	Received 08 February 2002
Details	Change of use from retreat centre to residential dwelling	Location Massingham St Mary Parish Little 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) 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.


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

Checked by:

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Agent**Ref. No. 2/02/0227/F**

Applicant Marshland St James P. Council
C/O Russell Swann
232 Smeeth Road
Marshland St James
Wisbech
Cams

Received 08 February 2002

Location Jubilee Hall 171 Smeeth Road
Parish Marshland St James

Details Extension to village 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 conditions:**


- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of the development full details shall be submitted to and agreed with the Borough Planning Authority of all proposed fixed plant, mechanical ventilation and extraction systems.

The Reasons being:

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



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

Checked by: .....

Note - Please find attached letter dated 18th March 2002 received from the Environment Agency.

PLANNING PERMISSION

Notice of decision

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King's Lynn,
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Agent

Ref. No. 2/02/0226/F

Applicant Mr M Elms
29 Mill Lane
King's Lynn
Norfolk

Received 08 February 2002

Location 29 Mill Lane

Parish Kings Lynn

Details Two storey extension to create ground floor garages/storage and first floor flat

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plan from applicant received 20th 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 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.



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

Checked by:

PLANNING PERMISSION

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King's Lynn,
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Agent**Ref. No. 2/02/0225/F****Applicant** Mr P Greeves
4 Ashside
Syderstone
Norfolk**Received** 08 February 2002**Location** 4 Ashside
Parish Syderstone**Details** Extension to dwelling and construction of detached garage

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) 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
20 March 2002

Checked by:

PLANNING PERMISSION

Notice of decision

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

Ref. No. 2/02/0224/F

Received 07 February 2002

Location Whindrove Corner
Ryston Road

Parish West Dereham

Applicant Mr and Mrs S Glover
Flintknappers
The Row
West Dereham
King's Lynn
Norfolk

Details Construction of a replacement dwelling

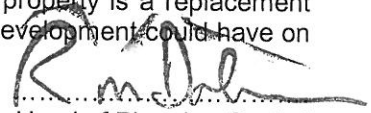
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the 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 a forward gear and this shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 3) On the day on which the dwelling hereby permitted is occupied for residential purposes, the existing railway carriage on the application site shall cease to be used or occupied as such and within one month of that day shall be removed from the site.
- 4) Notwithstanding the provisions of the General Development Order 1995 (or any order revoking and re-enacting that Order) no extensions to the dwelling shall be carried out without 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.
- 3) The application related to a replacement of the existing residential unit and the erection of an additional dwelling in this location would be contrary to Structure Plan Policy.
- 4) To enable the Borough Planning Authority to consider such details, given the property is a replacement dwelling of a substantial size in the open countryside and the likely effect such development could have on the surrounding countryside.


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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No. 2/02/0223/F	Received 07 February 2002
Applicant	Mr G Tucker 109 Columbia Way King's Lynn Norfolk	Location 109 Columbia Way 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.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/02/0222/F
		Received	07 February 2002
Applicant	Mr J Barry 31 Marshland Street Terrington St Clement King's Lynn Norfolk	Location	31 Marshland Street
		Parish	Terrington St Clement
Details	Conservatory extension to dwelling		

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

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

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

The Reason being:

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



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

Checked by:

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Agent	Mrs P Wilkinson Thistle Dew Nursery Lane South Wootton King's Lynn Norfolk	Ref. No.	2/02/0221/F
		Received	12 February 2002
		Location	Plot north of School Road Barnards Lane
		Parish	Watlington
Applicant	Mr and Mrs Clements 1 Sorrel Court King's Lynn Norfolk		
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 **and as modified by letter and plan received from the Agent on 9 April 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 occupation of the development hereby permitted the access, turning area and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.
- 3) 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.

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, turning area and parking arrangements in the interests of highway safety.
- 3) In the interests of the visual amenities of the locality.



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Borough Planning Officer
on behalf of the Council
08 April 2002

Checked by:

Notes:

1. Please find attached letter dated 22 February 2002 received from the Environment Agency
2. Please find attached letter dated 8 March 2002 received from the Internal Drainage Board