

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 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. 2/02/0600/F**

Applicant Bennett plc
Hallmark Building
Back Street
Lakenheath
Suffolk
IP27 9ER

Received 08 April 2002**Location** Plot A123
Meadowfields**Parish** Downham Market**Details** Construction of bungalow (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) This permission relates to a change in dwelling type on Plot A123, and all other conditions imposed on the original estate permission (reference 2/98/0630/F) remain in force.

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 this consent.

.....
Head of Planning Control
on behalf of the Council
15 May 2002

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	RM RM Design 5 Malthouse Court Snettisham King's Lynn Norfolk	Ref. No. 2/02/0599/F	Received 05 April 2002
Applicant	A A Massen Builders The Pines Lynn Road Snettisham King's Lynn Norfolk	Location Hall Close	Parish Heacham

Details Construction of 2 houses and 3 bungalows (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 **and as modified by plan received from Applicant 14th May 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) This permission relates to changes in house types on plots 8, 9, 10, 12 and 13 only and in all other aspects shall be subject to the conditions imposed on planning permission 2/96/0348/F and 2/98/0692/F relating to the general development.
- 3) The first floor windows on the side elevations of plots 12 and 13 shall be obscured glazed and shall be retained as such.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the original estate conditions, which remain relevant, are applied.
- 3) In the interests of residential amenity.



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

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Agent	Wythe Holland Partnership Wallis's Mill Old Dry Lane Brigstock Northamptonshire	Ref. No.	2/02/0598/F
		Received	05 April 2002
		Location	Trimmers The Green
Applicant	Mr and Mrs Robinson c/o Moss Beck Ltd 21 Main Street Barrowden Rutland LE15 8EQ	Parish	Burnham Market
Details	Alterations and 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 from Agent dated 27th June 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 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 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 and character of the building.

.....
Head of Planning Control
on behalf of the Council
23 July 2002

Checked by:

LISTED BUILDING CONSENT

Notice of decision

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Norfolk PE30 1EX

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Agent	Kit Hesketh Harvey Park House Stoke Ferry Norfolk PE33 9SF	Ref. No.	2/02/0597/LB
		Received	05 April 2002
Applicant	All Saints Trust Park House Stoke Ferry Norfolk PE33 9SF	Location	All Saints Church High Street
		Parish	Stoke Ferry
Details	Internal alterations		

*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) 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.

.....
Head of Planning Control
on behalf of the Council
28 May 2002

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	Ref. No. 2/02/0595/O	Received 04 April 2002
Applicant	Mr C Jackson Marshall Lodge Croft Road Upwell Wisbech Cambs	Location Plot adjacent to Marshall Lodge Croft Road	Parish Upwell
Details	Site for construction of one 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 details required under Condition 2 above shall indicate the full constructional details of the proposed highway access indicating the steps to be taken to avoid damage to the roots of the adjacent trees.
- 5) The proposed dwelling shall provide at least two car parking spaces together with a turning area to enable all vehicles to enter and leave the highway in a forward gear.
- 6) The details required by Condition 2 above shall include landscaping for an area extending northwards 4 metres from the line of the three trees on the frontage. The scheme shall indicate a treatment of the ground in order to preserve the tree root spread and to avoid damage to any part of the trees. Once agreed, the works to this area of land shall be completed prior to the occupation of the proposed dwelling, and thereafter it shall be retained and maintained at all times.
- 7) The details required by Condition 2 above shall include a scheme for the provision and implementation of foul water drainage. Once agreed the scheme shall be constructed and completed prior to the occupation of the dwelling.

Continued\...

- 8) All access for construction traffic shall be taken to the east of the site through the existing access to Marshall Lodge.
- 9) 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 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 visual amenity and to ensure the preservation of the trees covered by a Tree Preservation Order.
- 5) In the interests of highway safety.
- 6) In the interests of visual amenity.
- 7) To avoid the risk of increased pollution to the water environment.
- 8) To avoid the possibility of damage to the protected trees.
- 9) 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.



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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	Urban	Ref. No.	2/02/0594/F
Applicant	Mr A D Prior 53 Marram Way Heacham King's Lynn Norfolk	Received	04-APR-2002
		Expiring	29-MAY-2002
Agent	M Gibbons 22 Collins Lane Heacham King's Lynn Norfolk	Location	53 Marram Way
		Parish	Heacham
Details	Extension and alterations to dwelling		
		Fee Paid	£ 110.00

Withdrawn
17/5/02

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Agent**Ref. No.** 2/02/0593/F**Applicant** Mr J O'Brien
Marshland Villa
School Road
Marshland St James**Received** 04 April 2002**Location** Marshland Villa
School Road
Parish Marshland St James**Details** Removal of condition 1 of planning permission 2/99/0928/F

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

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

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

Checked by:

PLANNING PERMISSION

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Agent A Tindal & Associates
Dingley Dell
Corpusty Common
Corpusty
Norwich
NR11 6QE

Ref. No. 2/02/0592/F

Received 04 April 2002

Location 1 School Road
Parish Great Massingham

Applicant Mr and Mrs I Dupont
2 Station Road
Great Massingham
King's Lynn
Norfolk

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.

.....
Head of Planning Control
on behalf of the Council
28 May 2002

Checked by:

PLANNING PERMISSION

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Agent Zenith Conservatories
PO Box 2390
Coventry
CV6 5LX

Ref. No. 2/02/0591/F

Received 03 April 2002

Applicant Mr and Mrs Hurford
11 East Winch Road
Ashwicken
King's Lynn
Norfolk
PE32 1LX

Location 11 East Winch Road
Ashwicken
Parish Leziate

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 May 2002

Checked by:

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Agent	Parsons & Whittley 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/02/0590/F
		Received	04 April 2002
		Location	25 West End
		Parish	Northwold
Applicant	Mrs V Legge Mobile Home 25 West End Northwold Norfolk		
Details	Construction of dwelling (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) 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 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 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.
- 3) To ensure the satisfactory provision of car parking on the site.
- 4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.



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

Checked by:

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Agent Mr T L Bracewell
17 Robertson Close
Clifton
Rugby
CV23 0DJ

Ref. No. 2/02/0589/F

Received 04 April 2002

Location 98 The Beach

Parish Snettisham

Applicant Mr J Miller & Miss N Devereux

Details Construction of holiday home (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 occupation period of the property is to be restricted to between 1 April or Maundy Thursday (whichever is the earlier) and 31 October in any year.
- 3) There shall be no caravans on this site.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent loss of life during winter storm tide events.
- 3) In the interests of visual amenity.

.....
Head of Planning Control
on behalf of the Council
21 May 2002

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Court,
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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.	2/02/0588/F
		Received	03 April 2002
		Location	The Willows Railway Road
		Parish	Downham Market
Applicant	Joyner & Quadling Ltd 19 Glebe Road Downham Market Norfolk		
Details	Retention and continued use of arcon building as private 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) This permission shall expire on 31st May 2005 and unless on or before that date application is made for an extension of the period of permission and such application is approved by the Borough Planning Authority:
 - (a) the use hereby approved shall be discontinued; and
 - (b) the structure shall be removed from the land which is the subject of this permission; and
 - (c) there shall be carried out any work necessary to 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 the 31st May 2005.
- 2) Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987, this permission relates solely to the use of the buildings for the storage of building materials and light engineering purposes, on the scale proposed and no other uses shall be permitted without the prior permission of the Borough Planning Authority.

The Reasons being:

- 1&2) To enable the Borough Planning Authority to retain control over the development and use of the buildings which are of a type likely to deteriorate and are also inappropriately located for general industrial or commercial purposes.



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

Checked by:

Note - Please find attached letter dated 24th April 2002 received from the Internal Drainage Board.

PLANNING PERMISSION

Notice of decision

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Agent B Burnett
21 Shelduck Drive
Snettisham
King's Lynn
Norfolk
PE31 7RG

Ref. No. 2/02/0587/F

Received 02 April 2002

Location Middleton Post Office

Parish Middleton

Applicant Mr and Mrs Burton
Middleton Post Office
Middleton
Norfolk
PE32 1RA

Details Alterations 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 **and as modified by plan received 20th May 2002 no. 0152/01A 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
23 May 2002

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent J K Race
Jayars
42B Poplar Avenue
Heacham
King's Lynn
Norfolk

Ref. No. 2/02/0586/F

Received 02 April 2002

Location 40 Poplar Avenue
Parish Heacham

Applicant Mr N Fisher
40 Poplar Avenue
Heacham
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
07 May 2002

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent Ian Smillie Architectural
75 Camden Road
Ipswich

Ref. No. 2/02/0585/F

Received 02 April 2002

Applicant Mr and Mrs Karim
14 Lancaster Way
East Winch
King's Lynn
Norfolk
PE32 1NY

Location 14 Lancaster Way

Parish East 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 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
10 May 2002

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Richard Wood Plumtrees Green Lane Thornham Norfolk PE36 6NG	Ref. No.	2/02/0584/F
		Received	02 April 2002
		Location	Plumtrees Green Lane
		Parish	Thornham
Applicant	Mr and Mrs J W Wood Plumtrees Green Lane Thornham Norfolk PE36 6NG		
Details	Extension to dwelling and fenestration 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) 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 Reason 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
21 May 2002

Checked by:

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Agent**Ref. No. 2/02/0583/F****Applicant** Mr T Short
Fitton Road
St Germans
King's Lynn
Norfolk
PE34 3AX**Received** 02 April 2002**Location** Fitton Hall Farm
Fitton Road**Parish** Wiggenhall St Germans**Details****Continued use of premises to allow power operated tools and machinery between 7am and 6pm Monday to Friday and 8am to 12 noon Saturdays.**

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

Permission is granted 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 operation and use of power operated tools and machinery from the site shall hereafter be limited to between the hours of 7am and 6pm on Monday to Friday and 8am and 12 noon on Saturdays.

The Reason being:

- 1) In the interests of the residential amenities of the occupants of dwellings in the vicinity of the site.



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

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

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Norfolk PE30 1EX

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Agent

Ref. No. 2/02/0582/A

Applicant Rushmore's Restaurant
14 High Street
Heacham
King's Lynn
Norfolk
PE31 7ER

Received 02 April 2002

Location **Stainsbys Field
West of A149**

Parish **Heacham**

Details Siting of advertisement

*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 **and as modified by letter and plan received from Applicant 7th May 2002** subject to compliance with the **Standard Conditions** set out overleaf.



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

Checked by:

LISTED BUILDING CONSENT

Notice of decision

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Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No.	2/02/0581/LB
Applicant	Clients of Peter Godfrey	Received	02 April 2002
Details	Change of use of public house to 2 dwellings	Location	The Hare Station Road
		Parish	Docking


*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 30 July 2002 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 a sample panel of the brick and stone panelling proposed to be used shall 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.
- 3) 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To ensure the protection of those parts of the building to be retained in the interests of the appearance and character of this Listed Building.



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

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
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Norfolk PE30 1EX

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E-mail borough.planning@west-norfolk.gov.uk

Agent**Ref. No. 2/02/0580/F**

Applicant Mr and Mrs G Bishop
Throwers Farm
Salters Lode
Downham Market
Norfolk

Received 02 April 2002**Location** **Throwers Farm
Salters Lode****Parish** **Downham West**

Details **Variation of condition 1 of planning permission 2/98/1214/CU to allow change of name**

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

Permission is granted for the carrying out of the development under planning permission reference 2/98/1214/CU subject to Condition 1 being varied to read:

- 1) The storage shed and office accommodation shall at all times be held and occupied together with the adjacent dwelling house to the south and west of the application site, and shall not be sold off or sub-let separately without the express permission of the Borough Planning Authority having been granted on a specific application.

The Reason being:

- 1) In the interests of controlling the commercial operations of the site, to ensure that there is no conflict between the operators of the business and the residential amenity of the adjacent dwelling.

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

Checked by:

Note – Apart from Condition 1 as varied, all the other conditions relating to Planning Permission 2/98/1214/CU remain in force and shall be adhered to.

PLANNING PERMISSION

Notice of decision

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Agent Fakenham Designs
21 North Park
Fakenham
NR21 9RG

Ref. No. 2/02/0579/F

Received 02 April 2002

Applicant Mr A Thomas
26 Pelham Crescent
Nottingham

Location Cherry Ridge
Docking Road
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.

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

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Appeal Lodged
24/10/02
APP/V2635/A/02/102110
Dismissed
13/3/03

Agent	Barry L Hawkins 15 Lynn Road Downham Market Norfolk PE38 9NL	Ref. No.	2/02/0578/O
Applicant	R Garner East Hall Lodge Sluice Road Denver Downham Market Norfolk	Received	02 April 2002
		Location	Land adj Richbro Barroway Drove
		Parish	Stow Bardolph

Details Site for construction of two 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 proposed development is located on land designated in the Development Plan for the area as being countryside, and an area of Important Landscape Quality; it would be contrary to the national policy as set out in PPG7, Policies ENV1, ENV3 and ENV4 of the Norfolk Structure Plan 1999 and Policy 4/6 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.
- 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.

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

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	Barry L Hawkins 15 Lynn Road Downham Market Norfolk PE38 9NL	Ref. No. 2/02/0577/O
Applicant	J M Turner 11 West Way Wimbotsham King's Lynn Norfolk PE34 3PZ	Received 02 April 2002
		Location Land adjacent to Chapel Barroway Drove
		Parish Stow Bardolph

Details Site for construction of one 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 any work commencing on site details of the foul water drainage system are to be submitted for the written approval of the Borough Planning Authority. Once agreed, the scheme shall be implemented and completed prior to the occupation of the dwelling.
- 5) The proposed dwelling shall be no higher in ridge height than adjacent dwellings, and shall respect the existing building line created by the dwelling immediately to the north east.
- 6) The proposed dwelling shall respect the design of traditional buildings in the locality in terms of style, detailing and finishing materials.
- 7) There shall be no windows in the north east or south west gables of any proposed dwelling other than at ground floor level.
- 8) Any element of the proposed dwelling that extends south east beyond the rear building line created by the adjacent Chapel and the dwelling immediately to the north east, shall be of single storey construction.

Continued\...

- 9) The details required by condition 2 above shall include the proposed boundary treatments. For the avoidance of doubt these shall reflect the rural character and nature of the site, once agreed, the hedges/fences shall be constructed prior to the occupation of the dwelling.
- 10) The details required by condition 2 above shall include the provision of a turning area for any vehicles to enter and exit the site in a forward gear together with the proposed car parking provision. Once agreed, the access, parking and turning areas shall be laid out completed prior to the occupation of the dwelling. Thereafter they shall be retained and maintained for their designated use at all times.

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 avoid the increase risk of pollution to the water environment.
- 5,8&9) In the interests of residential and visual amenity.
- 6) In the interests of visual amenity.
- 7) In the interests of amenity of adjacent properties, to ensure there is minimal overlooking or loss of privacy.
- 10) In the interests of highway safety.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent John Stephenson
Ashby House
194 broomhill
Downham Market
Norfolk

Ref. No. 2/02/0576/F

Received 02 April 2002

Location 26b Ferry Bank

Parish Southery

Applicant Mr and Mrs Jones
26b Ferry Bank
Southery
Downham Market
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.



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

Checked by: