

# PLANNING PERMISSION

## *Notice of decision*

### PLANNING CONTROL

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

Tel: (01553) 616200 Minicom: (01553) 616705  
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<b>Agent</b>		<b>Ref. No.</b> 2/02/1000/F
<b>Applicant</b>	P J Livesey Country Homes Ashburton Park Ashburton Road West Trafford Park Manchester M17 1AF	<b>Received</b> 07 June 2002  <b>Location</b> Crow Hall London Road <b>Parish</b> Downham Market
<b>Details</b>	<b>Change of use of Crow Hall to form 5 residential units and construction of a further 37 residential units</b>	

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

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **as modified by plan received 21 August 2002, 29 August 2002, 2 September 2002 and 5 November 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) Prior to the occupation of any of the new build residential development within the approved scheme, the Listed Building known as Crow Hall, shall be completed and restored in accordance with the approved plans and ready for occupation, and to the written satisfaction of the Borough Planning Authority.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 1, Class A, B, C, D, E, F, G, H, and Schedule 2, Part 2, Classes A, B and C no development in these classes shall be carried out without the prior consent of the Borough Planning Authority having been granted on a specific application.
- 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.
- 5) Before the start of any development on the site, full details of the window style, reveal and cill, and header treatment shall be submitted to and approved in writing by the Borough Planning Authority.
- 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.

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- 7) 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.
- 8) Prior to the occupation of each residential unit, its associated car parking shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 9) Prior to the commencement of development full details of all boundary treatment within and around the site shall be submitted to and approved in writing by the Borough Planning Authority, and then implemented as per the approved scheme within a timescale previously agreed with the Borough Planning Authority.
- 10) Prior to commencement of any development a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time as has been specified in the approved scheme.
- 11) Prior to the commencement of development anywhere on the site, details of investigation with appropriate advice from the relevant protection agencies into the presence of protected species (as defined in the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats & c) Regulations 1994) shall be submitted to the Borough Planning Authority; and if there is evidence of protected species on the site, measures to accommodate the species within the development and/or mitigation measures shall be submitted and such agreed measures implemented to the satisfaction of the Borough Planning Authority.
- 12) Prior to the commencement of development, full details of existing site levels and proposed finished floor levels for the approved dwellings, shall be submitted to and approved in writing by the Borough Planning Authority.
- 13) Prior to the commencement of the restoration of the Listed Building known as Crow Hall, or the construction of the new build residential development, (excluding works in connection with on-site roads and sewers) the necessary road improvement works as described on Drawing 360-02 Rev E, shall have been completed 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 completion and restoration of the Grade II Listed Building.
- 3) To enable the Borough Planning Authority to retain control over development on the estate in the interests of visual amenity.
- 4) To enable the Borough Planning Authority to consider such details as external building materials (including any hard-surfacing) in the interests of visual amenity.
- 5) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and impact upon the Listed Building.
- 6) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.

- 7) 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.
- 8) To ensure satisfactory parking across the site.
- 9) To ensure the satisfactory provision of boundary treatment for the site.
- 10) To prevent the increased risk of flooding and/or pollution of the water environment.
- 11) To ensure measures are taken to aid the survival of protected species.
- 12) In the interests of the amenities of the occupiers of adjacent properties.
- 13) To ensure the provision of the junction improvement works in the interests of highway safety.

.....  
Head of Planning Control  
on behalf of the Council  
6 November 2002

*Checked by:* .....

- Note**
1. Please find attached letter dated 1 August 2002 from the Environment Agency.
  2. Please find attached letter dated 27 June 2002 from the Internal Drainage Board.
  3. It will be necessary for the applicant to enter into an Agreement with the Highway Authority to secure the works to the traffic signals.

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**Agent** Architech (Steve Lloyd)  
33a Churchgate Way  
Terrington St Clement  
Kings Lynn  
PE34 4LZ

**Ref. No.** 2/02/0999/F

**Received** 07 June 2002

**Location** Topps Hair Fashions  
Marshland Street

**Parish** Terrington St Clement

**Applicant** Topps Hair Fashions  
Marshland Street  
Terrington St Clement  
Kings Lynn

**Details** Conservatory extension to hairdressers


*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  
30 July 2002

Checked by: *J.A.*.....

# PLANNING PERMISSION

## Notice of decision

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**Agent** Peter Humphrey Associates  
30 Old Market  
Wisbech  
Cams  
PE13 1NB

**Ref. No.** 2/02/0998/F

**Received** 09 June 2002

**Location** Manor Farm House  
Hill Road

**Applicant** Mr & Mrs Cazot  
Manor Farm House  
Hill Road  
Fair Green  
Kings Lynn  
Norfolk

**Parish** Middleton

**Details** Self contained detached annexe and 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) This permission relates to the creation of accommodation ancillary to the main 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicants need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.



Head of Planning Control  
on behalf of the Council  
27 January 2003

Checked by: .....

# LISTED BUILDING CONSENT

## Notice of decision

### PLANNING CONTROL

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<b>Agent</b>	Ian J M Cable The Sidings 3 Park Lane Downham Market Norfolk	<b>Ref. No.</b>	2/02/0997/LB
		<b>Received</b>	07 June 2002
		<b>Location</b>	55 Bridge Street
		<b>Parish</b>	Downham Market
<b>Applicant</b>	Mr Ullah 20 Ettrick Drive Bedford MK41 0NN		
<b>Details</b>	Internal alterations and amended/new external doors		

*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 modified by letter dated 22 August 2002 and extraction system details, letter dated 20 September 2002 and plan (drawing number 1) received 1 October 2002 and letter dated 21 November 2002 and accompanying plan (drawing 197-02E) received 22 November 2002 and subject to compliance with the following conditions:**

1. Notwithstanding details shown on the approved plans, the extract duct shall be colour coated matt black (or another colour to be agreed in writing with the Borough Planning Authority) and thereafter retained in that colour.

The Reasons being:

1. In the interests of the character and appearance of the Listed Building.



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

Checked by: .....

# PLANNING PERMISSION

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**Agent** Ian J M Cable  
The Sidings  
3 Park Lane  
Downham Market  
Norfolk

**Ref. No.** 2/02/0996/CU

**Received** 07 June 2002

**Location** 55 Bridge Street  
**Parish** Downham Market

**Applicant** Mr Ullah  
20 Etrick Drive  
Bedford  
MK41 0NN

**Details** Change of use from retail to restaurant/take-away including alterations (modified 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 as modified by letter dated 22 August 2002 and extraction system details, letter dated 20 September 2002 and accompanying plan (drawing number 1) received 1 October 2002 and letter dated 21 November 2002 and accompanying plan (drawing 197-02E) received 22 November 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 The hours of opening shall be limited to between the hours of 10.00am and 11.00 pm. within 30 minutes of the closing times the premises should be empty.
- 3 The fume extraction equipment shall be installed in accordance with the letter dated 21 November 2002 and drawing 197-02E and the schedule attached to the letter dated 22 August 2002 and the installed equipment should then be cleaned and permanently maintained.
- 4 Notwithstanding details shown on the approved plans, the extract duct shall be colour coated matt black (or another colour to be agreed in writing with the Borough Planning Authority) and thereafter retained in that colour.

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 residential amenity of the occupiers of the adjacent residential property.
- 3 In the interests of the residential amenity of the occupiers of the adjacent residential property.
- 4 In the interests of the character and appearance of the Listed Building.



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

Checked by: .....

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**Agent** John Stephenson  
Ashby House  
194 Broomhill  
Downham Market

**Ref. No.** 2/02/0995/F

**Received** 07 June 2002

**Applicant** Mr & Mrs Coote  
95 Waveney Road  
Hunstanton

**Location** 95 Waveney Road  
**Parish** Hunstanton

**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  
25 July 2002

Checked by: .....



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<b>Agent</b>		<b>Ref. No.</b> 2/02/0994/CU
<b>Applicant</b>	Mr M C Stewart 5 Priory Road Downham Market Norfolk PE38 9JU	<b>Received</b> 28 June 2002  <b>Location</b> 5A Priory Road <b>Parish</b> Downham Market

**Details** Change of use of first floor from commercial to residential

*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  
05 August 2002

Checked by: .....

# PLANNING PERMISSION

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**Agent** D Taylor  
11 Milton Avenue  
Kings Lynn  
Norfolk

**Ref. No.** 2/02/0993/F

**Received** 07 June 2002

**Applicant** Mr & Mrs Gay  
35 Saxon Way  
Dersingham  
Kings Lynn

**Location** 35 Saxon Way  
**Parish** Dersingham

**Details** New pitched roof over existing flat roof structure

*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  
29 July 2002

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>		<b>Ref. No.</b> 2/02/0992/F
<b>Applicant</b> T Murrell & J Mare 77 Lynn Road Snettisham Kings Lynn Norfolk PE31 7QA		<b>Received</b> 07 June 2002
		<b>Location</b> 77/79 Lynn Road <b>Parish</b> Snettisham
<b>Details</b>	<b>Alterations to frontage of property including replacement canopy</b>	


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

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

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

The Reason being:

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

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

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>		<b>Ref. No.</b> 2/02/0991/F
<b>Applicant</b> Miss L J Perry Sheeron 336 Wisbech Road Outwell Cams PE14 8PQ		<b>Received</b> 07 June 2002  <b>Location</b> Sheeron 336 Wisbech Road <b>Parish</b> Outwell

**Details** Stables for private use

*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) Prior to commencement of development, full details of the vehicular access to the site (at a scale of not less than 1 : 200) shall be submitted to and agreed in writing by the Borough Planning Authority. Such details shall include the access being a minimum of 3.0 m wide, maximum gradient of 1 : 12 and surface materials. The approved scheme shall be implemented as agreed.

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.



.....  
Head of Planning Control  
on behalf of the Council  
07 August 2002

Checked by:  .....

# PLANNING PERMISSION

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<b>Agent</b>	Ian Wells Robinson Construction Wincanton Close Ascot Drive Derby DE24 8NJ	<b>Ref. No.</b>	2/02/0990/F
		<b>Received</b>	14 June 2002
		<b>Location</b>	Rear of Studholme Mill Road
		<b>Parish</b>	Walpole Highway
<b>Applicant</b>	G C Jackson Mill Road Walpole Highway Wisbech Cambs PE14 7QL		
<b>Details</b>	<b>Construction of cattle building</b>		

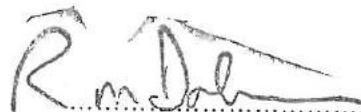
*Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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

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

The Reason being:

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



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

Checked by: *[Signature]*.....

#### NOTE:

**Note – Please find attached letter dated 28.6.02 from the Environment Agency.**

# OUTLINE PLANNING PERMISSION

## *Notice of decision*

### PLANNING CONTROL

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

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<b>Agent</b>		<b>Ref. No.</b> 2/02/0989/O
<b>Applicant</b>	Summerfield & Thomas (KL) Ltd 15 Common Road Wiggenhall St Mary King's Lynn Norfolk	<b>Received</b> 06 June 2002  <b>Location</b> Friars Walk <b>Parish</b> Kings Lynn
<b>Details</b>	<b>Site for residential development (renewal of Planning Permission 2/95/0016/O)</b>	

*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 the commencement of any development, a scheme for the provision and implementation of Foul and Surface Water Drainage shall be submitted to and approved in writing by the Borough Planning Authority. The scheme/works shall be constructed and implemented in accordance with the approved plans.
- 5) Prior to the commencement of any development, a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and approved in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 6) Notwithstanding Condition 5, should contamination be encountered during groundwork or construction, the developer must notify the Borough Planning Authority. No further development shall take place until a suitable remediation strategy has been submitted to and approved by the Borough Planning Authority and shall be implemented in accordance with details approved.
- 7) Prior to the commencement of development, full details of the traffic calming measures on the approach roads to the site, including improvements to the access road which shall be directly related to the scale of the development on the site, shall be submitted to and approved by the Borough Planning Authority and no unit shall be occupied until such details, as approved, have been implemented.

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<b>Agent</b>	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	<b>Ref. No.</b> 2/02/0988/F
		<b>Received</b> 06 June 2002
		<b>Location</b> 36 Back Street
		<b>Parish</b> Gayton
<b>Applicant</b>	Mr R Valentine 36 Back Street Gayton King's Lynn Norfolk	

**Details** Extensions 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 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  
24 July 2002

Checked by: .....

# PLANNING PERMISSION

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<b>Agent</b>		<b>Ref. No.</b> 2/02/0987/F
<b>Applicant</b> Mr C Rose Ellerslie Cottage Pius Drove Upwell Norfolk PE14 9AL		<b>Received</b> 06 June 2002  <b>Location</b> Ellerslie Cottage Pius Drove <b>Parish</b> Upwell
<b>Details</b>	<b>Construction of 2 detached houses</b>	

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) 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) Before the start of the development hereby permitted, the area of land within the visibility splays indicated on the submitted drawing shall be cleared of all obstructions. The hedges shown which shall be retained and reduced to a height of 1 m and shall thereafter be so maintained.
- 4) Before the occupation of the dwellings hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and the access and any parking area shall be laid out, surfaced and drained 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 enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) In the interests of highway safety.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.



Head of Planning Control  
on behalf of the Council  
31 July 2002

Checked by: *fw*.....

Note – Please find attached letter dated 21.06.02 from the Environment Agency.

Note – Please find attached letter dated 19.06.02 from the Internal Drainage Board.



# CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

## 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](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** Robert Lord Associates  
Barn No 3  
Flaxmans Farm  
Felbrigg Road  
Roughton  
Norfolk NR11 8PA

**Applicant** Mr G Salter  
Vine Cottage  
49 Main Road  
Holme next the Sea  
NR11 8PA

**Ref. No.** 2/02/0986/LD

*Town and Country Planning Act 1990 Section 191 as amended by Planning and Compensation Act 1991 Section 10  
Town and Country Planning (General Development Procedure) Order 1995 Article 24*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 07 June 2002 the use described in the First Schedule in respect of the land specified in the Second Schedule and edged on the plan attached to this certificate **was lawful** within the meaning of Section 191 of the Town and Country Planning Act (as amended) for the following reasons:

- 1) The applicant has demonstrated by evidence and statutory declaration that the caravans have been at the site for a period in excess of 10 years.



Signed.....Head of Planning Control  
on behalf of the Borough Council of King's Lynn and West Norfolk

Date: 10 July 2002

Checked by: 

**First Schedule:** Use of land for siting of two caravans

**Second Schedule:** Land adjacent to Hope Cottage Busseys lane Holme next the Sea

#### Notes

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate only applies to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner occupier liable to enforcement action.



# CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

*Town & Country Planning Act 1990  
(as amended by the Planning & Compensation Act 1991)*

## BOROUGH PLANNING

King's Court, Chapel Street  
King's Lynn, Norfolk PE30 1EX  
Tel: (01553) 692722  
Fax: (01553) 691663  
DX57825 KING'S LYNN



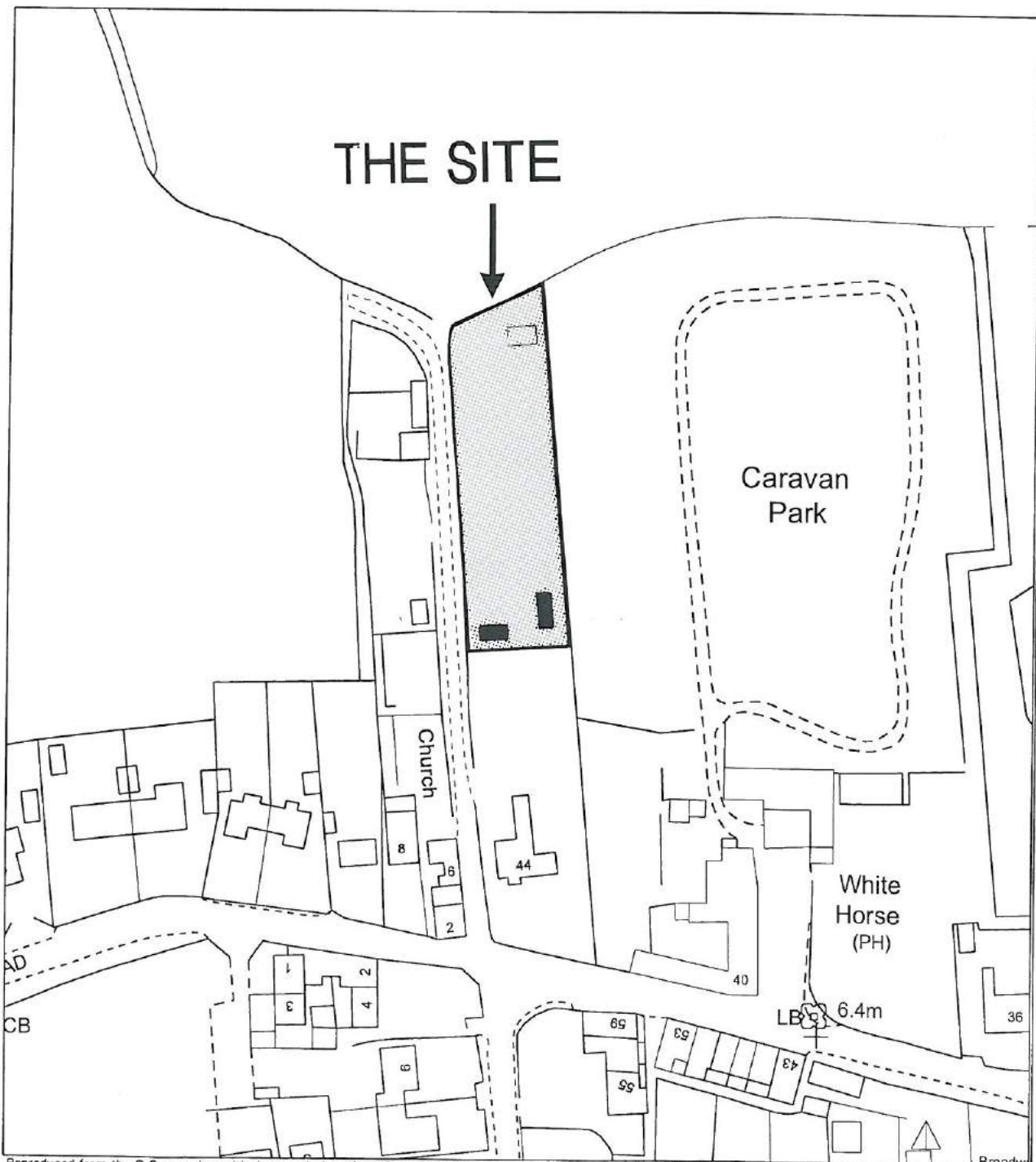
A Plan showing site at: Land adjacent to Hope Cottage, Busseys Lane,  
Holme-next-the-Sea

Ref: 2/02/0986/LD

Traced From: TF7043

Date: 02-JUL-2002

Scale: 1 : 1250



# CONSERVATION AREA CONSENT

## 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](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** The Planning Bureau  
2nd Floor  
Hartington House  
Hartington Road  
Broadheath  
Altrincham WA14 5LX

**Ref. No.** 2/02/0985/CA

**Received** 05 June 2002

**Location** Land at Priory Road/Railway Road  
**Parish** Downham Market

**Applicant** McCarthy & Stone(Devs)Ltd  
Midlands Region, Ross House  
Binley Business Park  
Harry Weston Road  
Coventry  
CV3 2TR

**Details** Demolition of existing buildings

*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 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



.....  
Head of Planning Control  
on behalf of the Council  
3 April 2003

Checked by: .....

# 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](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** Ian H Bix & Associates  
Sandpiper House  
Leete Way  
West Winch  
King's Lynn  
Norfolk PE33 0ST

**Ref. No.** 2/02/0984/F

**Received** 05 June 2002

**Location** Waterlow Farm Boarding Kennels  
Waterlow Road

**Parish** Terrington St Clement

**Applicant** Mr & Mrs Dearing  
Waterlow Farm  
Teriington St Clement  
King's Lynn  
Norfolk  
PE34 4PS

**Details** Construction of dog isolation unit

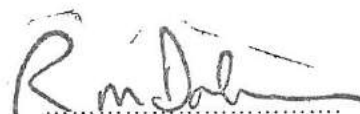
*Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

**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  
25 July 2002

Checked by: .....

# 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](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** Ian H Bix & Associates  
Sandpiper House  
Leete Way  
West Winch  
King's Lynn  
Norfolk

**Ref. No.** 2/02/0983/F

**Received** 05 June 2002

**Location** Plot adjacent Langford  
Sandy Lane

**Parish** Docking

**Applicant** Mrs S Webb  
Langford  
Sandy Lane  
Docking  
King's Lynn  
Norfolk

**Details** Construction of detached bungalow

*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 fence shown on the approved plan shall be 1.8 m in height and shall be erected prior to the occupation of the dwelling hereby permitted.
- 3) 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.

The Reasons being:

- 1) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 2) In the interests of the privacy and amenity of the occupiers of the neighbouring property.
- 3) 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  
30 July 2002

Checked by: .....

2/02/0982

**NORFOLK COUNTY COUNCIL**

**Town and Country Planning Act, 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

To: Mr S M Daw  
Friday Cottage  
Mellis Road  
Thrandeston  
Diss  
IP21 4BU

Particulars of Proposed Development

Location: OS Field No 2048, Mill Drove, Blackborough End

Applicant: Frimstone Ltd

Agent: Mr S M Daw

Proposal: Extraction of Carrstone

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 14th May 2002

This permission is subject to the conditions specified on the attached sheet.

The reasons for these conditions are also set out on the attached sheet.

Signed:  Date: 2.9.03

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

**SEE NOTES ON ATTACHED SHEET**

## NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)

Location: OS Field No 2048, Mill Drove, Blackborough End

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Conditions:

1. The development to which this permission relates shall cease and the site shall be restored in accordance with condition 16 within 2 years of the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no buildings, plant or machinery, nor structures of the nature of plant or machinery shall be erected on the site, except with permission granted on an application under Part III of the Town and Country Planning Act 1990.
3. The development shall not take place except in accordance with the details given in the Statement and plans accompanying the application unless otherwise agreed in writing with the County Planning Authority.
4. No operation authorised or required under this permission or under Part 23 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall take place on Sundays or public holidays, or other than during the following periods:-  
07.00 - 18.00 Mondays to Fridays  
07.00 - 13.00 Saturdays.
5. No carrstone excavation shall take place in the proposed area until all carrstone extraction has been completed at the adjacent permitted mineral extraction site reference 2/85/1699.
6. Measures shall be taken to minimise dust nuisance and sand blow caused by the operations, including spraying of road surfaces and stockpiles as necessary.
7. Noise caused by operations shall be attenuated and in any event shall not exceed 50LAeq. (1hour) at the boundary of the site closest to noise sensitive properties at Priory Cottages, Blackborough End, King Lynn.
8. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced.
9. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
10. There shall be no vehicular access to the development site except from the existing access onto Mill Drove as shown on Plan Ref M(FR)2(2).
11. Unless otherwise agreed in writing with the County Planning Authority, stockpiles shall not be deposited other than on the base of the quarry below original ground levels and shall be stacked to a height not exceeding original ground levels.

See continuation sheet



Location: OS Field No 2048, Mill Drove, Blackborough End

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Conditions continued:

12. The development shall not take place except in accordance with the site layout shown on Plan No M(FR)2(3) dated 1/5/02 and Plan No M(FR)2(4) dated 2/5/02 and details given in the statement accompanying the application except for the restoration scheme to be submitted under condition 16, unless otherwise agreed in writing with the County Planning Authority.
13. No development shall take place 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 County Planning Authority.
14. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.
15. No topsoil or subsoil shall be taken off the site and all the retained topsoil and subsoil shall be respread on the restored surface unless otherwise agreed in writing with the County Planning Authority.
16. No operations shall take place until a scheme of restoration is submitted and agreed in writing with the County Planning Authority. This scheme shall be submitted within three months of the date of this planning permission or such other period agreed in writing by the County Planning Authority. The said scheme shall include:-
  - (a) areas to be seeded with a seed mix to be agreed in writing with the County Planning Authority; planing with trees, including provision for re-seeding and re-planting during the following planting season where such action is necessary as a result of any failure which occurs within a period of five years from the date of initial planting.
17. An aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for agriculture/grazing shall be submitted for the approval of the County Planning Authority not later than 12 months from the date of this permission. The approved aftercare scheme shall be implemented over a period of five years following the completion of restoration or in the case of phased restoration in stages each of five years duration dating from each completed restoration phase.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1; 15-17

To ensure the proper and expeditious restoration of the site and in accordance with Policy 37 of the Adopted Minerals Local Plan.

See continuation sheet

Location: OS Field No 2048, Mill Drove, Blackborough End

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Reasons continued

- |            |  |
|------------|--|
| 2-8; 11-12 | To protect the amenities of the surrounding area and in accordance with Policy MIN 6 of the Adopted Minerals Local Plan. |
| 9-10       | In the interests of highway safety and in accordance with Policy MIN 9 of the Adopted Minerals Local Plan.               |
| 13         | To ensure adequate time is available to investigate any features of archaeological interest.                             |
| 14         | To safeguard hydrological interests and in accordance with Policy MIN 10 of the Waste Local Plan.                        |

Notes:

1. Attention is drawn to the requirements of the Environment Agency as contained in their letter dated 5 July 2002 a copy of which is attached to this notice.
2. This permission is subject also to a legal agreement under Section 106 of the Town and Country Planning Act 1990, concerning a vehicle routing agreement utilising the East Winch Road to the A47 from Mill Drove.



**ENVIRONMENT  
AGENCY**

**Our Ref :** AE/2002/009365-1/1

**Your Ref :** E/C/2/2002/2009

**Date :** 05 July 2002

Planning Department  
Norfolk County Council  
County Hall Martineau Lane  
Norwich  
Norfolk  
NR1 2DH

DEPT. OF PLANNING AND TRANSPORTATION	
FAO .....	
10 JUL 2002	
ONTO.....	BM
ACTION.....	Compl. 1.0/1.0/1.0/2
FILE.....	NAEJ
Post Log Ref	

Dear Sir/Madam

**EXTRACTION OF CARRSTONE OS FIELD NO 2048, MILL DROVE,  
BLACKBOROUGH END**

Thank you for referring the above application which was received on 5th June 2002.

We have inspected the application as submitted, and wish to make the following advisory comments.

The development is situated within Zone TWO of the Environment Agency's groundwater protection policy.

Excavation should not be carried out in the saturated groundwater zone.

Polluted matter (eg spilt oil) should not be allowed to soak away in the base of the excavation.

Dewatering of excavations (if permitted by separate approval) should not adversely affect local water abstractions. The discharge of dewatering waste waters to watercourse should not be made without the prior consent of this Agency. Such consent is not implied by these observations, and may be with-held.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

Details of any proposed foul drainage for this development site (eg sewage, vehicle

# REFUSAL OF 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](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** D H Williams  
72A Westgate  
Hunstanton  
Norfolk

**Ref. No.** 2/02/0981/F

**Received** 05 June 2002

**Applicant** 4 Shore Caravan Site  
South Beach Road  
Hunstanton  
Norfolk

**Location** 4 Shore Caravan Site  
South Beach Road  
**Parish** Hunstanton

**Details** Erection of 1.5m high boundary security fence

*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) Bearing in mind its length and proximity to the public highway the appearance of the proposed fence is considered to be out of keeping with and detrimental to the character and visual amenities of the area 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  
05 August 2002

**Checked by:** .....

# 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](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** Architectural Design Services  
3 Newgate Road  
Tydd St Giles  
Wisbech  
PE13 5LH

**Ref. No.** 2/02/0980/F

**Received** 05 June 2002

**Location** Amrishar  
Common Road

**Applicant** Mr J Shearman  
Amrishar  
Common Road  
Walton Highway  
Wisbech  
Cambs

**Parish** West Walton

**Details** Two storey 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 conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Other than the windows shown on the approved plans, no further windows shall be formed in the north west or south west elevations of the extended dwelling unless granted permission by the Borough Planning Authority 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 the residential amenity of adjacent properties; to avoid any undue loss of privacy due to overlooking.



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

Checked by: .....

# 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  
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<b>Agent</b>	Fakenham Designs 21 North Park Fakenham Norfolk NR21 9RG	<b>Ref. No.</b>	2/02/0979/F
		<b>Received</b>	05 June 2002
		<b>Location</b>	Pilgrims Reach High Street
<b>Applicant</b>	Mr and Mrs J Lee Pilgrims Reach High Street Docking Norfolk	<b>Parish</b>	Docking

**Details** Insertion of first floor window to north elevation

*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  
17 July 2002

Checked by: .....

# 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](mailto:borough.planning@west-norfolk.gov.uk)

---

<b>Agent</b>	Ms R Harvey Zenith Conservatories 2 Caley Close Sweet Briar Road Norwich NR32 2BW	<b>Ref. No.</b>	2/02/0978/F
		<b>Received</b>	05 June 2002
		<b>Location</b>	31 Mill Hill
		<b>Parish</b>	Brancaster

**Applicant** Mr C Hammond & Mrs G Chase  
31 Mill Hill  
Brancaster  
Norfolk  
PE31 8AQ

**Details** Replacement porch to rear of existing 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 dated 22 July 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 external materials to be used for the base wall of the proposed conservatory 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  
30 July 2002

Checked by: .....

# 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](mailto:borough.planning@west-norfolk.gov.uk)

---

<b>Agent</b>	Richard Pike Associates Ltd Beech Cottage Felmingham Norfolk NR28 0LS	<b>Ref. No.</b>	<b>2/02/0977/F</b>
		<b>Received</b>	10 October 2002
		<b>Location</b>	<b>Former Queen Mary's Nurses Home London Road</b>
<b>Applicant</b>	Broadland Housing Association 100 St Benedicts Norwich NR2 4AB	<b>Parish</b>	<b>Kings Lynn</b>
<b>Details</b>	<b>Demolition of existing buildings and construction of 28 residential units (revised design)</b>		

*Town and Country Planning Act 1990*

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

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **as revised by letter dated 7 October 2002 and plans (drawing 2810/12A, 15A, 14A, 16, 20, 18, 21) received 9 October 2002 and letter dated 6 January 2003 and accompanying plan (drawing 2870/10G) received 7 January 2003 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 Notwithstanding details shown on the approved plans, before development commences samples of all external building materials shall be submitted to and approved in writing by the Borough Planning Authority.
- 3 Notwithstanding details shown on the approved plans, before the start of any development on the site, full details of the window materials, style, reveal and cill and header treatment shall be submitted to and approved by the Borough Planning Authority.
- 4 Notwithstanding details shown on the approved plans and prior to commencement of development, full details of all boundary treatments around and within the site shall be submitted to and approved by the Borough Planning Authority.
- 5 None of the dwellings hereby approved shall be occupied before the approved boundary treatment associated with that unit and adjacent to it has been implemented in accordance with approved scheme agreed under condition 4.
- 6 Notwithstanding details shown on the approved plans and prior to works commencing on site, details of existing ground levels and proposed slab levels for the new dwellings shall be submitted to and approved by the Borough Planning Authority. The development shall conform to the approved details.
- 7 Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Cont/...



- 8 Before the start of any operations on the site a scheme for the landscaping, at a scale of not less than 1:500 and showing a north point of the development should be submitted to and approved in writing by the Borough Planning Authority. 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 arrangement as may be agreed in writing by the Borough Planning Authority. Any plants which within a period of five years from the completion of the development, die or are removed or become seriously damaged or diseased shall be replaced in the following planting season with plants of the same species and size.
  - 9 The trees on the eastern boundary of the site shall be protected from damage before and during construction works by 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. These fences shall either be:
    - (a) 1.2 m high chestnut paling to BS1722 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 have previously been agreed in writing by the Borough Planning Authority.
- At no time should 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 Authority.
- 10 Notwithstanding trial digs already carried out, no development shall take place within the site until the applicant has secured the implementation of a further 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.
  - 11 Prior to the commencement of development, full details of the traffic calming measures and associated speed signs on the access road to the site shall be submitted to and approved by the Borough Planning Authority and no unit shall be occupied until such details, as approved, have been implemented.
  - 12 Before the occupation of each dwelling, the access and any parking area serving that dwelling shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
  - 13 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.
  - 14 Before development commences full details of the relocation of the Nurses Home 1925 plaque shall be submitted to and approved in writing by the Local Planning Authority. The plaque shall be located in accordance with those details before any of the dwellings on the site are occupied.
  - 15 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E, F, and H of the Town and Country Planning (General Permitted Development) Order 1995, no alterations or extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that the development has a satisfactory appearance.
- 3 To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 4&5 In the interests of the amenities and security of neighbours.
- 6 To ensure a satisfactory form of development.
- 7 To ensure a satisfactory method of surface water drainage.
- 8 To ensure that the development is properly landscaped in the interests of the visual amenity of the locality

Cont/...

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- 9 In the interests of visual amenity and to ensure the retention of the trees which make a significant contribution to the local environment.
- 10 To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 11 In the interests of pedestrian and vehicular safety.
- 12 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 13 In the interests of highway safety.
- 14 In the interests of the amenities of the area.
- 15 To enable to the Borough Planning Authority to consider such details in view of the limited size of the curtilage and in the interests of the visual amenities of the The Walks.

### **Reasons for Grant of Permission**

The proposal is generally in accordance with the provisions of the development plan as set out in the following policies. Where material considerations or matters of detail may have raised conflicting issues it is not considered that sufficient harm would result to justify refusal of permission in this instance:

#### Structure Plan

Policy ENV.12: Design

Policy ENV.13: Historic Buildings, Archaeology & The Historic Landscape

Policy T.2: New Development

#### Local Plan

Policy 4/8: Conserving Historic Parks and Gardens

Policy 4/9: Conserving Ancient Monuments and Sites and Archaeological Importance

Policy 4/21: Built Environment Areas

Policy 9/29: Planning Applications: General Considerations

*Jeffrey Clarke*  
.....  
Head of Planning Control  
on behalf of the Council  
09 December 2003

Checked by: .....

#### **NOTES:**

- 1 Please find attached letter dated 21st June 2002 from the Environment Agency.
- 2 The Environmental Protection Unit have commented that there may be contaminants on the site. Should contamination be found on the site during groundworks, this must be brought to the attention of the Environmental Protection Unit and a suitable remediation strategy outlined and agreed prior to further development.
- 3 The site is located close to the Greyfriars School and at the beginning and the end of the school day, there is considerable congestion in the vicinity of the school. The applicant is requested to liaise with the school to avoid all peak times for construction traffic.
- 4 This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

# PLANNING PERMISSION

COMM

## Notice of decision

### PLANNING CONTROL

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

Tel: (01553) 616200 Minicom: (01553) 616705  
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*DX: 57825 KING'S LYNN*

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

**Agent** Matt Sturgeon  
17 Gaywood Road  
King's Lynn  
Norfolk

**Ref. No.** 2/02/0976/F

**Received** 05 June 2002

**Applicant** Mr K Sayers  
The Red House  
Hall Lane  
South Wootton  
King's Lynn  
Norfolk

**Location** The Red House  
Hall Lane  
**Parish** South Wootton

**Details** 1.8m high garden wall to front boundary

*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 building materials shall be submitted to and approved in writing 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 and the street scene.

.....  
Head of Planning Control  
on behalf of the Council  
10 September 2002

Checked by:  .....