

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
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DX: 57825 KING'S LYNN
E-mail planning@west.norfolk.gov.uk

Agent Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cams
PE14 9EY

Ref. No. 2/01/0044/F

Received 12 January 2001

Location Plawfields
Back Drove

Parish Upwell

Applicant Mr J Watson
Plawfields
Back Drove
Upwell
Wisbech
Cams

Details Construction of agricultural building


*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 building hereby permitted shall, at the time of its erection, be treated externally in a manner to be agreed 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 ensure that the building has a satisfactory appearance.


.....
Borough Planning Officer
on behalf of the Council
21 February 2001

Note - Please find attached letter dated 13.02.01 from the Internal Drainage Board.

Checked by:

PLANNING PERMISSION

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

Ref. No. 2/01/0043/F

Received 12 January 2001

Location Meadow View
Marham Road

Parish Fincham

Applicant Mrs J Courtenay-Wilson
Meadow View
Marham Road
Fincham
King's Lynn
Norfolk

Details Construction of domestic 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.

The Reasons being:

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

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
20 March 2001

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent	A.R Gooding Lansdown Low Road Stowbridge King's Lynn Norfolk PE34 3PE	Ref. No. 2/01/0042/O	Received 12 January 2001
Applicant	A.R, D.I, & G.F Gooding Low Road Stowbridge King's Lynn Norfolk	Location North of Sunny Dale Low Road Stowbridge	Parish Stow Bardolph
Details	Site for construction of bungalow (renewal)		

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

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

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Before the occupation of the dwelling:
 - (a) the means of access, shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 15 ft from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of forty-five degrees
 - (b) an adequate turning area, levelled, hardened and otherwise constructed to the satisfaction of the Borough Planning Authority shall be provided within the curtilage of the site to enable vehicles to be turned round so as to re-enter the highway in forward gear.
- 5) The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.
- 6) The dwelling hereby permitted shall be of modest proportions and of a design which provides for adequate space between the dwelling and the boundaries of the land.

Continued

- 7) Prior to the commencement of any development a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

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 highway safety.
- 5) In the interests of the visual amenities of the area.
- 6) In order to ensure a satisfactory of development.
- 7) To prevent pollution of the water environment.



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Borough Planning Officer
on behalf of the Council
20 February 2001

Note – Please see attached copy of letter dated 26 January 2001 from the Environment Agency.

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Architech 33a Churchgate Way Terrington St Clement King's Lynn Norfolk PE34 4LZ	Ref. No.	2/01/0041/O
		Received	18 January 2001
		Location	39 Lynn Road
		Parish	Terrington St Clement
Applicant	Mr and Mrs C Cox 39 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4JU		
Details	Site for residential development including new access off Lynn Road to No 39		

*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 **(and as modified by letter and plans from agent dated 4.3.01)** for the following reasons:

- 1 The proposed building plot is of insufficient size to satisfactorily accommodate a dwelling with adequate private amenity space without siting the dwelling well forward of the adjoining dwellings along the Bennis Lane frontage and at the same time having regard for and being in harmony with the building characteristics of the locality. The proposal is therefore contrary to the provisions of the Structure Plan (1999) Policy H.7 and the Local Plan (1998) Policy 4/21.
- 2 Given the difference in levels between the garden of No.39 Lynn Road and the public highway, the applicants have failed to satisfactorily demonstrate that adequate parking and turning space can be created to serve the existing dwelling. Failure to provide adequate parking and turning within the site will result in vehicles parking on, and reversing onto the highway resulting in increased hazards to other road users and would be contrary to the provisions of the Local Plan (1998) Policies 9/32 and 9/29.



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Borough Planning Officer
on behalf of the Council
11 May 2001

Checked by:

LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent Thomas Nash Architect
22 West Parade
Norwich
Norfolk
NR2 3DW

Ref. No. 2/01/0040/LB

Received 11 January 2001

Location 59 Pales Green

Parish Castle Acre

Applicant Mr and Mrs Stafford-Allen
Tudor Lodgings
Pales Green
Castle Acre
King's Lynn
Norfolk, PE32 2AN

Details Extension and alteration to dwelling (revised proposal)

*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) The 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.



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Borough Planning Officer
on behalf of the Council
14 March 2001

Checked by:

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Agent Demesne Partnership
Lees Yard
Bull Street
Holt
NR25 6HP

Ref. No. 2/01/0039/F

Received 11 January 2001

Location Bramleys
Walsingham Road

Applicant Mrs E Ellis
Bramleys
Walsingham Road
Burnham Thorpe
PE31 8HN

Parish Burnham Thorpe

Details Conservatory extension to dwelling

Town and Country Planning Act 1990

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

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

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

The Reasons being:

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



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Borough Planning Officer
on behalf of the Council
21 February 2001

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Agent	Fakenham Designs 21 North Park Fakenham Norfolk NR21 9RG	Ref. No.	2/01/0038/F
		Received	11 January 2001
		Location	Charnwood Pentney Lane
Applicant	Mr A Hipkin Charnwood Pentney Lane Pentney Norfolk	Parish	Pentney
Details	Two storey extension to dwelling and construction of detached garage		


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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plans received on 23 February 2001 subject to compliance with the following conditions:**

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

The Reasons being:

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


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Borough Planning Officer
on behalf of the Council
05 March 2001

Checked by:

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Agent Luttons Dunford
55 Brunswick Road
Gloucester
GL1 1JS

Ref. No. 2/01/0037/CU

Received 11 January 2001

Applicant L Dutton
14 Charlock
Pandora Meadows
South Wootton
King's Lynn
Norfolk

Location 107 Norfolk Street
Parish Kings Lynn

Details **Change of use of first and second floors 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 conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the proposed change of use of the first and second floors of the building for residential purposes, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.



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Borough Planning Officer
on behalf of the Council
14 February 2001

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Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/01/0036/F	Received 11 January 2001
Applicant	Mr K Thompson c/o 58 Sluice Road Denver Downham Market Norfolk	Location Plot 4 The High School Site Bexwell Road	Parish Downham Market
Details	Construction of dwellinghouse and detached garage		

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

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

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 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 occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 4 The tree shown on the approved plan to be retained 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, 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.

If, within a period of 5 years from the completion of development, the tree on the eastern boundary dies, is removed or becomes seriously damaged it shall be replaced in the following planting season with a native tree of the same size in a position agreed by the Local Planning Authority.

Continued

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 In the interests of highway safety.
- 4 To ensure the retention of an important landscape feature which enhances the street scene.



Adrian Parker

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Borough Planning Officer
on behalf of the Council
14 February 2001

Checked by: