

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

APPEAL LODGED: 17/1/01  
APP/V2635/A/d/1069336  
ALLOWED - 2/10/01

**Agent** P Lynch  
147a Hoxton Street  
London  
N1 6QJ

**Applicant** A Mitchell  
Marsh View  
Friars Lane  
Burnham Norton  
King's Lynn  
Norfolk, PE31 8JA

**Details** **Extension to bungalow**

**Ref. No.** 2/01/0090/F

**Received** 22 January 2001


**Location** Marsh View  
Friars Lane

**Parish** Burnham Norton

*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 extension, by virtue of its scale, design and materials would result in the introduction of an incongruous feature, discordant in the street scene to the detriment of the character and visual amenities of the area. The proposal would therefore fail to comply with Policy ENV.12 of the Norfolk Structure Plan and Policy 9/29 of the Local Plan.
- 2 Policies ENV.1 and ENV.4 of the Structure Plan seek to protect and enhance the quality and character of the countryside environment generally. It is considered that the proposed extension would introduce an alien feature to the existing bungalow and surrounding area which would fail to preserve or enhance the character and appearance of the countryside which should be protected for its own sake.

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

Checked by: .....

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**Agent** Templeman Associates  
Third Floor  
Regis House  
Austin Street  
King's Lynn  
PE30 1EX

**Ref. No.** 2/01/0089/CU

**Received** 22 January 2001

**Location** The Old Chapel  
Eastmoor

**Parish** Barton Bendish

**Applicant** F Power  
Everitts Farm  
Fouldon  
Norfolk

**Details** Conversion and extension to chapel to form residential dwelling

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any other Order revoking or re-enacting that Order) no development within Schedule 2, of Part 1, Classes A, B, C, D, & E, plus Part 2 Class A 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 the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 3) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the character of the building.



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

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<b>Agent</b>	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk PE31 6BG	<b>Ref. No.</b> 2/01/0088/F	<b>Received</b> 19 January 2001
<b>Applicant</b>	Mr & Mrs J Claxton Abbey Fields Hay Green Road Terrington St Clement King's Lynn Norfolk	<b>Location</b> Land adj 42 Pope's Lane	<b>Parish</b> Terrington St Clement
<b>Details</b>	<b>Construction of dwellinghouse and detached garage (revised siting)</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 occupation of the dwelling, the access and parking area indicated on the deposited plan shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 3) Before the occupation of the dwelling 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 use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 5) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.

The Reasons being:

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

Continued

- 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 safeguard the amenities and interests of the occupiers of nearby property.
- 5) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.



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

*Checked by:* .....

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**Agent****Ref. No. 2/01/0087/F****Applicant** Mr N Martin  
20 Willow Road  
South Wootton  
King's Lynn  
Norfolk**Received** 19-JAN-2001**Location** 44 Sutton Road  
**Parish** Terrington St Clement**Details** Construction of bungalow and garage after demolition of shop and store (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 commencement of the development the existing buildings shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 3 Before the commencement of the occupation of the bungalow hereby permitted the means of access shown on the deposited plan shall be laid out and constructed to the satisfaction of the Borough Planning Authority.
- 4 Full details of all facing materials shall be submitted to and approved by the Borough Planning Authority before any works are commenced.
- 5 Before the commencement of the occupation of the bungalow hereby permitted, or such longer period as may be agreed in writing with the Borough Planning Authority, the beech hedge shown on the deposited plan shall be planted and thereafter maintained to the satisfaction of the Borough Planning Authority. Any plants which die within a period of three years of their planting shall be replaced in the following planting season.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure a satisfactory development of the land.
- 3 In the interests of public safety.
- 4 To enable the Borough Planning Authority to give due consideration to such matters.
- 5 To safeguard the amenities and interests of the occupants of the adjoining residential properties.

  
.....  
Borough Planning Officer  
on behalf of the Council  
22-MAY-2001

Checked by: .....

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**Agent** Martin Hall Associates  
7a Oak Street  
Fakenham  
Norfolk  
NR21 9DX

**Ref. No.** 2/01/0086/F

**Received** 19 January 2001

**Location** 9 Crossing Cottage  
Weasenham Road  
Little Massingham

**Applicant** Mr and Mrs Bray  
9 Crossing Cottage  
Weasenham Road  
Little Massingham  
Norfolk  
PE32 2JZ

**Parish** Harpley

**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 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.

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

Checked by: .....

# PLANNING PERMISSION

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<b>Agent</b>	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	<b>Ref. No.</b>	<b>2/01/0085/F</b>
		<b>Received</b>	07-MAR-2001
		<b>Location</b>	<b>Land South of Archdale 88 Stow Road</b>
<b>Applicant</b>	Mr and Mrs Burt 31 Lynn Road Wiggenhall St Germans King's Lynn Norfolk PE34 3EY	<b>Parish</b>	<b>Wiggenhall St Mary Magdalen</b>
<b>Details</b>	<b>Construction of dwellinghouse and double garage (revised proposal)</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 and as revised by the drawing received on 7<sup>th</sup> March 2001 from the applicant's agent 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 commencement of any development on the site, details of the external building materials shall be submitted to and approved in writing by the Borough Planning Authority.
- 3 Before the occupation of the dwelling hereby permitted the access and parking area shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 4 Before the occupation of the dwelling 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.

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 To ensure the satisfaction provision of access and parking arrangements in the interests of highway safety.
- 4 In the interests of highway safety.

  
.....  
Borough Planning Officer  
on behalf of the Council  
22-MAY-2001

Checked by: .....

#### Note

Please find attached letter dated 26.02.2001 received from the Environment Agency.



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<b>Agent</b>	A Henderson 44 College Drive Heacham Norfolk PE31 7BY	<b>Ref. No.</b>	<b>2/01/0084/CU</b>
<b>Applicant</b>	King's Lynn YMCA	<b>Received</b>	19 January 2001
<b>Details</b>	<b>Change of use to YMCA cafe project and social venue</b>	<b>Location</b>	<b>32 St James Street</b>
		<b>Parish</b>	<b>Kings Lynn</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) Prior to the commencement of the use hereby approved, full details of all fixed plant and machinery and extract systems associated with the cooking of food on the premises shall be submitted to and approved in writing by the Borough Planning Authority and the approved scheme shall be implemented.
- 3) The hours of opening shall be restricted to 9.00am to 10.00pm on any day.
- 4) This permission relates solely to the proposed change of use of the building for a YMCA café and social venue, and no material alterations to the external appearance of the building shall be carried out unless granted under a specific planning application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2&3) In the interests of the amenities of occupiers of neighbouring properties.
- 4) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no



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Borough Planning Officer  
on behalf of the Council  
20 March 2001

**Note – This permission is granted on the basis of the details provided. As such the use is considered to be 'sui generis' and not to fall within any specific use class. Consent would therefore be required for any change of use, including a use within an A3 use class (café, take away etc).**

Checked by: .....



# ADVERTISEMENT CONSENT

## Notice of decision

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<b>Agent</b>	E Lambie Blaze Neon Ltd 5 Patricia Way Pysons Road Broadstairs Kent, CT10 2XZ	<b>Ref. No.</b> 2/01/0083/A
		<b>Received</b> 19 January 2001
		<b>Location</b> AMG Motorcycles Hardwick Road
		<b>Parish</b> Kings Lynn
<b>Applicant</b>	Yamaha Motor (UK) Ltd Sopwith Drive Brooklands Weybridge Surrey KT13 0UZ	
<b>Details</b>	<b>Retention of fascia signs, external totem and hanging sign in window</b>	


*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 **subject to compliance with the Standard Conditions set out overleaf and the following additional conditions:**

1 The maximum luminance of the illuminated signage shall not exceed 1200 cd/m<sup>2</sup>.

The Reasons being:

1 In the interests of highway safety and residential amenity.

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

**Note – This consent does not cover other fascia and hanging signs already in place and not specifically referred to in this application. They should be the subject of a further application otherwise they may be subject to prosecution.**

Checked by: .....

# ADVERTISEMENT CONSENT

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<b>Agent</b>	Donaldsons 70 Jermyn Street London SW1Y 6PE	<b>Ref. No.</b> 2/01/0082/A	<b>Received</b> 19 January 2001
<b>Applicant</b>	Barclays Bank Plc 54 Lombard Street London EC3P 2AH	<b>Location</b> Barclays Bank Plc 42 High Street	<b>Parish</b> Hunstanton
<b>Details</b>	<b>Non-illuminated revised style of lettering over entrance door between first and second floor windows</b>		

*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 **subject to compliance with the Standard Conditions set out overleaf.**



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

Checked by: .....