

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west.norfolk.gov.uk

Agent	Snowmountain Investments Ltd White Hart Buildings Broad Street March Cambs PE15 8TP	Ref. No. 2/01/0150/F
		Received 28 September 2001
		Location Newfield Hungate Road
		Parish Emneth
Applicant	Gemdome Ltd 29 Old Market Wisbech Cambs PE13 1ND	
Details	Construction of 32 dwellings and associated road layout and services (revised proposal)	

*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 from agent received 30th October 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.
- 2) No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved by the Borough Planning Authority.
- 3) No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications approved by the Borough Planning Authority.
- 4) Before the occupation of any dwelling on the site hereby permitted the roads and footways required to serve that dwelling from the adjoining county road shall be constructed to the top of base course level to the satisfaction of the Borough Planning Authority.
- 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) and shall incorporate the provision of some semi mature trees. 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.
- 6) 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.
- 7) Within 12 months of the occupation of the first dwelling hereby approved the footpath on the southern side of Hungate Road between the playing field and Gaultree Square and illustrated on the approved plans shall be constructed and surfaced to the satisfaction of the Borough Planning Authority.

Cont

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the prior consent of the Borough Planning Authority.
- 9) The screen walls/fences shown on the approved plans and the noise barrier bank at plots 11 and 13 shall in each case be constructed/erected prior to the occupation of the dwellings to which they relate, in materials and bank specification which shall previously have been agreed in writing by the Borough Planning Authority, and shall be retained thereafter.
- 10) Prior to the occupation of the individual dwellings hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 11) 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.

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 appropriate drainage and services being provided for the development.
- 3) To ensure satisfactory development of the site and a satisfactory standard of highway design.
- 4) To ensure satisfactory development of the site in the interests of residential amenity.
- 5) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 6) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 7) To ensure pedestrian links are formed between the playing field and Gaultree Square in the interest of pedestrian safety in particular and highway safety in general.
- 8) In the interests of the appearance of the estate.
- 9) In the interests of the privacy and amenity of the occupiers of the properties to which the screens relate and also the general appearance of the estate.
- 10) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 11) In the interests of highway safety.



.....
Borough Planning Officer
on behalf of the Council
13 November 2001

Checked by:

Note:

This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 691663

DX: 57825 KING'S LYNN
E-mail planning@west.norfolk.gov.uk

Agent Matt Sturgeon
170 Grimston Road
South Wootton
King's Lynn
Norfolk

Ref. No. 2/01/0149/F

Received 31 January 2001

Location 30 Pine Road

Parish South Wootton

Applicant Mr and Mrs Ball
30 Pine Road
South Wootton
King's Lynn
Norfolk

Details Two storey 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.
- 2) The first floor window on the southern elevation shall be glazed with obscured glass and shall thereafter be retained in that condition.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



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

Checked by:

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
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west.norfolk.gov.uk


Appeal lodged 6.6.01
APP/V2635/A/01/1065071
Appeal Dismissed -26/9/01

Agent	B Burnett 21 Shelduck Drive Snettisham Norfolk PE31 7RG	Ref. No.	2/01/0148/F
		Received	31 January 2001
		Location	Medway Middle Road
Applicant	Mr and Mrs Chapman 5 Crown Gardens Wereham Norfolk PE33 9BG	Parish	Shouldham Thorpe
Details	Extensions to dwelling, new roof and dormers		

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

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

- 1 The proposed development, due to the wall to roof ratio, and the type of dormer windows, would represent an inappropriate design for the Conservation Area in which it is located. It would thus be contrary to Policy ENV13 of the Norfolk Structure Plan 1999 which seeks to protect the quality and distinctiveness of the rural built environment by preserving or enhancing Conservation Areas, and Policy 4/12 of the King's Lynn and West Norfolk Local Plan 1998, which supports the retention of the quality and character of Conservation Areas. Policy 9/29 requires high standards of design, which respect the form and character of the locality, and this development would fail to comply with these requirements.


.....
Borough Planning Officer
on behalf of the Council
24 April 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 691663

DX: 57825 KING'S LYNN
E-mail planning@west.norfolk.gov.uk

Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/01/0147/F
		Received	31 January 2001
Applicant	Mr and Mrs J Clark Imani Fen Road Watlington King's Lynn Norfolk	Location	Plot 5 Low Road Stowbridge
		Parish	Stow Bardolph
Details	Construction of house 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) 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) Prior to the occupation of the dwelling hereby permitted, a hedge shall be planted along the highway boundary of the site, the species of which shall previously agreed by the Borough Planning Authority. This shall then be allowed to grow to, and subsequently retained at, a height of not less than 1 m. Any plants which die shall be replaced in the following planting season, with plants of the same species.

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



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

Note – Please find attached letter dated 16.02.01 from the Environment Agency.

Checked by:

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
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west.norfolk.gov.uk


Appeal Received - 6/6/01.
APPLV2635/A/01/1066707
Appeal Dismissed - 12/10/01.

Agent	Mr S Calver Russen and Turner 17 High Street King's Lynn Norfolk PE30 1BP	Ref. No. 2/01/0146/O
		Received 31 January 2001
		Location 61 Ferry Road
		Parish Clenchwarton
Applicant	Mr A Palmer 61 Ferry Road Clenchwarton King's Lynn Norfolk	
Details	Site for construction of dwelling and garage	

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

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

- 1 The proposed development, if permitted, would result in the undesirable intensification of the existing pattern of development through the sub-division of an existing curtilage which would not enhance the form and character of the area contrary to Policy H7 of the Norfolk Structure Plan.
- 2 The proposed plot is not of a sufficient size satisfactorily to accommodate development of a standard comparable with the existing development in the area. The proposed development would, in consequence, be out of keeping with and detrimental to the appearance of its built surroundings contrary to Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan.
- 3 The proposed intensification of use of the existing access with substandard visibility together with the difficult turning movement required to enter the site by reason of the 90 degree turn adjacent to the highway boundary will result in increased hazards to other users of the adjoining highway.


.....
Borough Planning Officer
on behalf of the Council
05 April 2001

Checked by:

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
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west.norfolk.gov.uk

Agent	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	Ref. No. 2/01/0145/O
		Received 30 January 2001
		Location Land rear of 28 Burrett Road
		Parish Walsoken
Applicant	Mr & Mrs L Sims 28 Burrett Road Walsoken Wisbech Cambs	
Details	Site for construction of bungalow	

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

Permission is refused for the carrying out of the development referred to above (and as modified by letter and plan dated 22.6.01) for the following reasons:

- 1 The Norfolk Structure Plan states that permission may be given for individual or small groups of dwellings which will enhance the form and character of the village. Although the site of this proposal is within the defined village it is not considered that its development would enhance the form and character of the village. The proposal is consequently contrary to the provisions of Policy H7 of the Norfolk Structure Plan (1999) and Policy 4/21 of the Local Plan (1998).
- 2 The proposal to erect a dwelling approached by a long access track at the rear of existing development, constitutes substandard layout of land which would not only result in a loss of privacy and be detrimental to the amenities at present enjoyed by the occupants of adjoining residential properties, but would also result in difficulties for collecting and delivery services. The proposal is therefore contrary to the provisions of the Local Plan (1998) Policy 9/29.



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

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 691663

DX: 57825 KING'S LYNN
E-mail planning@west.norfolk.gov.uk

Agent Brittons Estate Agents
21 Norfolk Street
King's Lynn
Norfolk

Ref. No. 2/01/0144/O

Received 30 January 2001

Applicant Mrs G Simpole
105 Haygreen Road
Terrington St Clement
King's Lynn
Norfolk

Location 105 Haygreen Road
Parish Terrington St Clement

Details Site for construction of two dwellings (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 This permission relates to the construction of two dwellings, one on each of the sites approved on 3 April 1995, under reference number 2/95/0211/O.
- 5 Prior to the commencement of the occupation of the dwelling to be constructed on plot 1:
 - (a) the means of access to that plot, which shall be located at the southern end of the site frontage to Hay Green Road, shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 4.5 m from the nearer edge of the existing carriageway of the highway and the side fences splayed at an angle of forty-five degrees, and
 - (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 around so as to re-enter the highway in forward gear, and
 - (c) a screen fence having a minimum height of 1.8 m shall be erected along that part of the eastern boundary to the rear of the factual building line.

Continued

- 6 Prior to the commencement of the occupation of the dwelling to be construction on plot 2:
 - (a) the means of access which shall be grouped as a pair with the access to the existing dwelling to the west shall be laid out and constructed to the satisfaction of the borough Planning Authority with the gates set back not less than 4.5 m from the nearer edge of the existing carriageway of the highway and the side fence splayed at an angle of forty-five degrees, and
 - (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 around so as to re-enter the highway in forward gear, and
 - (c) a screen fence having a minimum height of 1.8 m shall be erected along that part of the western boundary to the rear of the factual building line, and a hedgerow shall be planted along the eastern boundary, in accordance with details to be agreed in writing with the Borough Planning Authority.

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 The application is stated to relate to one for the renewal of the renewal of the outline planning permission granted on 3 April 1995, under reference number 2/95/0211/O and no drawings have been submitted.
- 5&6 In the interests of public safety and residential and visual amenity.


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

Note – Please see attached copy of letter dated 16 February 2001 from the Environment Agency.

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 691663

DX: 57825 KING'S LYNN

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

Agent	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk PE31 6BG	Ref. No. 2/01/0143/F	Received 31 January 2001
		Location 48 Gayton Road	Parish Kings Lynn
Applicant	Mr and Mrs D Rudd 48 Gayton Road King's Lynn Norfolk		
Details	Single storey extension to dwelling		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following 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
07 March 2001

Checked by: