

NOTICE OF DECISION

Agricultural Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

BOROUGH PLANNING

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

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Agricultural Prior Notification - Consent not required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/01/0158/AG
Applicant	Mr R Lankfer Stoke Road Wereham King's Lynn Norfolk	Received	02 February 2001
Agent	Elite Steel Services Ltd Salts Road Walton Highway Wisbech Cambs PE14 7DU	Location	Farm Yard adj The Laurels Stoke Road
Details	Construction of grain store and fanhouse	Parish	Wereham

Part II - Particulars of decision

The Borough Planning Authority having considered the details submitted with the above application, in accordance with Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby gives notice that it has been determined that the prior approval of the Borough Planning Authority **IS NOT REQUIRED**. Accordingly the development indicated in the submitted details may be carried out but must be commenced within 5 years of the date of the application.



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

Note

The applicant is requested to notify the Borough Planning Authority in writing within 7 days of the development being substantially completed.

PLANNING PERMISSION

Notice of decision

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Agent	Helen Breach Norfolk House Newton Road Castle Acre Norfolk	Ref. No. 2/01/0157/F	Received 02 February 2001
Applicant	Mr and Mrs G Cowen Providence Cottage Chimney Street Castle Acre Norfolk	Location Providence Cottage Chimney Street	Parish Castle Acre
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 new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To maintain the character of the building and its contribution to the Conservation Area.



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Borough Planning Officer
on behalf of the Council
13 March 2001

Checked by:

PLANNING PERMISSION

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Agent	Lyndon J Barker Windmill House Mattishall Road Garvestone Norwich Norfolk, NR9 4QN	Ref. No. 2/01/0156/F	Received 02-FEB-2001	Location 70 New Roman Bank Parish Terrington St Clement
Applicant	Mr P Ward Belmont Nurseries Long Road Terrington St Clement Norfolk			
Details	Extension to building for multiple occupancy for short stay agricultural workers			


*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
14-MAR-2001

Checked by:

Note

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

PLANNING PERMISSION

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/01/0155/F
		Received	02 February 2001
		Location	Downham Club Paradise Road
Applicant	Downham Ex-Servicemens Club Paradise Road Downham Market Norfolk	Parish	Downham Market
Details	Extension to toilet accommodation		

*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.



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Borough Planning Officer
on behalf of the Council
20 March 2001

Checked by:

PLANNING PERMISSION

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Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	Ref. No.	2/01/0154/F
		Received	02 February 2001
		Location	29 Field Lane Gaywood
Applicant	Mr and Mrs J Carney 29 Field Lane Gaywood King's Lynn Norfolk	Parish	Kings Lynn
Details	Extension to 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) The external materials to be used for the proposed garage extension shall match, as closely as possible the materials used for the construction of the existing garage.

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.


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Borough Planning Officer
on behalf of the Council
07 March 2001

Checked by:

PLANNING PERMISSION

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Agent	Ian H Bix and Associates The Old Chapel John Kennedy Road King's Lynn Norfolk PE30 2AA	Ref. No. 2/01/0153/F
		Received 01 February 2001
		Location Buckhill House Heacham Road
Applicant	Jonathan Parsons Buckhill House Sedgeford Norfolk PE36 5LU	Parish Sedgeford

Details Change of use of barn to dwelling and construction of 2 dwellings

*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 plans from agent received 27.4.01 and letter dated 2.5.01 subject to compliance with the following conditions:**

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Before the start of any development on the site a sample panel of the brick and stone panelling proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 3 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Borough Planning Authority.
- 4 Before the development commences, a site investigation shall be conducted to ascertain the nature and extent of any land or water contamination which may be present. Such an investigation should be undertaken by competent and reputable persons who would provide their professional assurance that the site has been sufficiently characterised to determine the risk of exposure to humans and/or the environment. The investigation scheme must be submitted and agreed with the Borough Planning Officer.
- 5 Following the site investigation and determination of any exposure risk pathways, an appropriate remediation strategy shall be implemented such that the impact of these (if any) exposures following development are below appropriate guidance values or risk levels. This strategy must be outlined and agreed with the Borough Planning Officer prior to any development.
- 6 Should contamination be encountered during groundworks or construction, this must be brought to the attention of the Borough Planning Officer and a suitable remediation strategy outline and agreed with the Borough Planning Officer prior to further development.
- 7 Before the occupation of the development hereby permitted the access and any parking and turning area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.

Continued

- 8 Before the commencement of the use hereby permitted, the vehicular and pedestrian access(es) other than that approved to serve the site shall be permanently stopped up in a manner to the satisfaction of the Borough Planning Authority.
- 9 No obstacle shall be placed or planting allowed to grow, over 1.0 m above carriageway level within the area between the building frontage and the highway boundary on Heacham Road.
- 10 The western, southern and south-eastern boundaries of the site shall comprise a live hedge, supplemented with new planting as necessary with species to match those existing, which shall be retained at a height of not less than 2.0 m.
- 11 The height and treatment of boundaries between properties shall be submitted to and agreed in writing by the Borough Planning Authority. The agreed boundaries shall be implemented prior to occupancy of the new dwellings.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no development within Classes A,E,F & G of Part 1 and Part 2 of the Second Schedule of the aforementioned Order, shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 13 Notwithstanding the submitted plans, the colour treatment of timber shall be submitted to and approved in writing by the Borough Planning Authority before its application.
- 14 Prior to the commencement of development details of investigation, with appropriate advice from the relevant protection agencies, into the presence of barn owls and bats shall be submitted to the Borough Planning Authority; if there is evidence of either species on site, measure to accommodate the species within the development shall be submitted and such agreed measures implemented 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 ensure that the overall appearance of the walling is appropriate in the street scene.
- 3 To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 4-6 To enable the Borough Planning Authority to consider such detail in the event that the site should prove to be contaminated and in the interests of the protection of workmen and future occupiers.
- 7 To ensure the satisfactory provision of access and parking and turning arrangements in the interests of highway safety.
- 8 The building has been approved for use in relation to the surrounding agricultural land and its use for any other purpose in this open agricultural landscape would be appropriate on visual amenity grounds.
- 9 To ensure satisfactory visibility from the access in the interests of residential amenity.
- 10 In the interests of visual and residential amenity.
- 11 In the interests of residential amenity.

Continued

- 12 To enable the Borough Planning Authority to consider such details in the interests of the visual amenity of the conservation area and character of this complex of rustic buildings.
- 13 In the interests of visual amenity.
- 14 To ensure measures are taken to aid the survival of protected species.



Alan Parker

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Borough Planning Officer
on behalf of the Council
31 May 2001

Checked by:

PLANNING PERMISSION

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Agent		Ref. No. 2/01/0152/F
Applicant R W Perowne High House Farm Docking King's Lynn Norfolk		Received 01 February 2001
		Location High Barn Farm B1155
		Parish Stanhoe

Details **Creation of agricultural access**

*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) Upon creation of the new agricultural access hereby approved, the existing field access shall be thereafter stopped up and the existing hedgerow reinstated and thereafter retained.

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 and to ensure the use of the new access given improved visibility.



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Borough Planning Officer
on behalf of the Council
24 April 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Vawser and Co 46 West End March Cambs PE15 8DL	Ref. No.	2/01/0151/CU
		Received	01 February 2001
		Location	Newtown Feltwell Road
Applicant	Mrs P M Atkin Meadow House Black Dyke Road Hockwold	Parish	Hockwold cum Wilton
Details	Change of use of store to dwelling		

*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 residential re-use of the building would unacceptably impair the rural character of the locality, by giving a permanence to buildings that do not make an attractive contribution to the rural environment. Furthermore, the residential use would be incompatible with the associated land use of the buildings. It would therefore be contrary to the requirements of Policy 8/6 of the Kings Lynn and West Norfolk Local Plan 1998.
- 2 The proposed residential use of the building, together with the change of use of agricultural land would be contrary to national policy, and Policies ENV4 and CS7 of the Norfolk Structure Plan 1999, and Policy 4/22 of the King's Lynn and West Norfolk Local Plan 1998, which seek to protect the countryside for its own sake, and to prevent inappropriate development and the loss of prime agricultural land.
- 3 The proposed residential use and extended curtilage would unacceptably alter the character and appearance of the countryside and given that no exceptional need has been put forward for a dwelling in this location, it would be contrary to Policy H8 of the Norfolk Structure Plan 1999, and Policy 8/7 of the King's Lynn and West Norfolk Local Plan 1998.
- 4 The proximity of the proposed residential dwelling to the adjacent industrial use would lead to an incompatibility of uses due to the noise generation from processes used in the existing building, and the noise sensitive aspect of the residential development, contrary to Policy 9/31 of the King's Lynn and West Norfolk Local Plan 1998.
- 5 The proposed access onto the public highway, with its unrestricted speed and poor visibility, would present a hazard to both existing road users and those using the new access, contrary to the need for high standards of road safety as required by Policy 9/29 of the Kings Lynn and West Norfolk Local Plan 1998 and could create a precedent for further development exacerbating the access problems.



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Borough Planning Officer
on behalf of the Council
24 April 2001