

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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

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**Agent** Ian H Bix and Associates  
The Old Chapel  
John Kennedy Road  
King's Lynn  
Norfolk  
PE30 2AA

**Ref. No.** 2/01/0163/F

**Received** 05 February 2001

**Location** 81 King George V Avenue  
**Parish** Kings Lynn

**Applicant** Ms S Everitt  
81 King George V Avenue  
King's Lynn  
Norfolk  
PE30 2QD

**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  
13 March 2001

Checked by: .....

# OUTLINE PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	<b>Ref. No.</b>	<b>2/01/0162/O</b>
		<b>Received</b>	11-APR-2001
		<b>Location</b>	<b>Beech House Brow of the Hill</b>
<b>Applicant</b>	Mr T Richardson Beech House Brow of the Hill Leziate	<b>Parish</b>	<b>Leziate</b>
<b>Details</b>	<b>Site for construction of 2 dwellings and garages</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 **and as revised by plan received 11<sup>th</sup> April 2001** 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, 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 The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during any clearance or 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 Pt 4 securely mounted on 1.2 m high timber posts driven firmly into 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 shall the area within the fence be used for storage or any sort or have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Officer.

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- 5 Prior to development commencing, the surface of the existing vehicular access shall be reinforced with geotextile grid with a maximum excavation depth of 100mm to the satisfaction of the Borough Planning Authority. All construction traffic shall utilise the existing vehicular access only.
- 6 The new access section shall be created using geotextile grid to the satisfaction of the Borough Planning Authority and shall be used by domestic traffic only.
- 7 The landscaping details to be submitted under Condition 2 above shall make provision for the planting of a replacement hawthorn hedgerow along the road frontage and to the rear of the visibility splay shown on drawing received 11/4/01, and the planting of replacement trees for those indicated to be removed on drawing no.1/01/2318.1 (received 2/2/01).
- 8 Before the start of any development on the site details of the construction, drainage and surfacing of any parking/turning area shall be submitted to and agreed in writing by the Borough Planning Authority.
- 9 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.
- 10 Before the start of the development hereby permitted, the area of land within the visibility splay indicated on the approved amended plan received 11/4/01 shall be cleared of all obstructions to the satisfaction of the Borough Planning Authority, and shall thereafter be so maintained.
- 11 Before the development hereby permitted is brought into use car parking facilities shall be provided in accordance with the Borough Planning Authority's parking standards.
- 12 Prior to development commencing details of the method of foul water drainage shall be submitted to and approved by the Borough Planning Authority in writing. The details shall include the siting of any septic tank if necessary and all ancillary drain runs below ground level.

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 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.
- 5&6 In the interests of the long term health and wellbeing of mature trees on the site.
- 7 In the interests of the visual amenities of the area.
- 8 To ensure that any parking/turning area is satisfactorily laid out.
- 9&10 In the interests of highway safety.
- 11 To ensure the satisfactory provision of car parking on the site.
- 12 In the interests of the long term health and wellbeing of significant trees on the site.

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

Checked by: .....

# OUTLINE PLANNING PERMISSION

## *Notice of decision*

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<b>Agent</b>	David Lacey Hay House Balsham Cambridge CB1 6EA	<b>Ref. No.</b> 2/01/0160/O
		<b>Received</b> 02 February 2001
		<b>Location</b> <b>Wools Farm Ten Mile Bank</b>
<b>Applicant</b>	Mr W Martin Highfield House Littleport Ely CB6 1HH	<b>Parish</b> <b>Hilgay</b>
<b>Details</b>	<b>Demolition of existing dwelling and site for construction of replacement dwelling</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) 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.
- 5) The dwelling hereby permitted shall be of full two storey construction of a vernacular design utilising appropriate traditional materials and detailing.
- 6) The dwelling hereby permitted shall not exceed 95 m<sup>2</sup> (external measurements) ground floor space, excluding any detached garage.
- 7) Before the start 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.

Continued

- 8) Before the development hereby permitted is brought into use car parking facilities shall be provided in accordance with the Borough Planning Authority's adopted standards.
- 9) 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.
- 10) 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.
- 11) The septic tank and associated soakaway system shall not be sited within 10 m of a ditch, pond or watercourse or within 50 m of any well or borehole.
- 12) The details required by Condition 2 above shall include the proposed boundary treatment of the site.

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 dwelling is required in connection with the agricultural use of the adjoining land and it is the policy of the Borough Planning Authority only to approve the erection of dwellings outside villages in cases of special agricultural need.
- 5) In the interests of visual amenity; to ensure that the proposed dwelling respects and is in sympathy with the rural character and appearance of the locality.
- 6) In order to ensure that the replacement dwelling respects the existing dwelling without any significant increase in size that would be contrary to the policies of the Development Plan.
- 7) In the interests of the visual amenities of the locality.
- 8) To ensure the satisfactory provision of car parking on the site.
- 9) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 10) In the interests of highway safety.
- 11) To amend the increased risk of pollution to the water environment.
- 12) In the interests of visual amenity; to ensure that the development respects the rural character of the locality.



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Borough Planning Officer  
on behalf of the Council  
15 March 2001

Checked by: .....

# PLANNING PERMISSION

## *Notice of decision*

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**Agent** Ian H Bix and Associates  
The Old Chapel  
John Kennedy Road  
Kings Lynn  
Norfolk

**Ref. No.** 2/01/0161/F

**Received** 02 February 2001

**Location** Barn at Eastgate Drive

**Parish** Hillington

**Applicant** Mr and Mrs I Mason  
Church Farm  
Hillington  
Kings Lynn  
Norfolk

**Details** Conversion of barn to 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) Full details of all external building materials to be used in the alteration and repair of the barn complex shall be submitted to and approved in writing by the Borough Planning Authority before development commences.
- 3) The septic tank and associated soakaway system shall not be sited within 10 m of any ditch, pond or watercourse or within 50 m of any well or bore hole.
- 4) 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; and if there is evidence of either species on the site, measures to accommodate the species within the development shall be submitted and such agreed measures implemented to the satisfaction of the Borough Planning Authority.
- 5) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any order revoking or re-enacting that order), no extensions or alterations as set out under Class A, E, F & G of Part 1 of Schedule 2 of the aforementioned order 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) In the interests of visual amenity.

Continued

- 3) To prevent the increased risk of pollution to the water environment.
- 4) To ensure measures are taken to aid the survival of protected species.
- 5) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and in the interests of the amenities and appearance of the area in general.



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

**Note – Please find attached letter dated 19.4.01 from the Environment Agency.**

*Checked by:* .....

# OUTLINE PLANNING PERMISSION

*Amended*

## Notice of decision

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<b>Agent</b>	David Lacey Hay House Balsham Cambridge CB1 6EA	<b>Ref. No.</b>	2/01/0160/O
		<b>Received</b>	02 February 2001
		<b>Location</b>	Wools Farm Ten Mile Bank
<b>Applicant</b>	Mr W Martin Highfield House Littleport Ely CB6 1HH	<b>Parish</b>	Hilgay
<b>Details</b>	<b>Demolition of existing dwelling and site for construction of replacement dwelling</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) 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.
- 5) The dwelling hereby permitted shall be of full two storey construction of a vernacular design utilising appropriate traditional materials and detailing.
- 6) The dwelling hereby permitted shall not exceed 95 m<sup>2</sup> (external measurements) ground floor space, excluding any detached garage.
- 7) Before the start 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.

Continued


2/01/0160/O



- 8) Before the development hereby permitted is brought into use car parking facilities shall be provided in accordance with the Borough Planning Authority's adopted standards.
- 9) 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.
- 10) 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.
- 11) The septic tank and associated soakaway system shall not be sited within 10 m of a ditch, pond or watercourse or within 50 m of any well or borehole.
- 12) The details required by Condition 2 above shall include the proposed boundary treatment of the site.

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) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 5) In the interests of visual amenity; to ensure that the proposed dwelling respects and is in sympathy with the rural character and appearance of the locality.
- 6) In order to ensure that the replacement dwelling respects the existing dwelling without any significant increase in size that would be contrary to the policies of the Development Plan.
- 7) In the interests of the visual amenities of the locality.
- 8) To ensure the satisfactory provision of car parking on the site.
- 9) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 10) In the interests of highway safety.
- 11) To amend the increased risk of pollution to the water environment.
- 12) In the interests of visual amenity; to ensure that the development respects the rural character of the locality.

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

Checked by: .....

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<b>Agent</b>	B Burnett 21 Shelduck Drive Snettisham Norfolk PE31 7RG	<b>Ref. No.</b>	2/01/0159/F
		<b>Received</b>	02 February 2001
		<b>Location</b>	Walcups Walcups Lane
<b>Applicant</b>	Mrs Cooper Walcups Walcups Lane Great Massingham Norfolk PE32 2JQ	<b>Parish</b>	Great Massingham
<b>Details</b>	Installation of 2 dormer windows		

*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 letter received 27.2.01 subject to compliance with the following conditions:**

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

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  
02 March 2001

Checked by: .....