

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	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/01/0171/F
		Received	05 February 2001
		Location	Plot 2 88-90 School Road
Applicant	Mr and Mrs P Bush The Cedars Elm Low Road Wisbech Cambs	Parish	Upwell

Details **Construction of dwellinghouse 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 **and as modified by plans received on 2 March 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) Prior to any work commencing on site, a scheme for the disposal of foul and surface water drainage shall be submitted for the written approval of the Borough Planning Authority. Once agreed, the scheme shall be constructed and completed before the dwelling is occupied.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) Any access gate shall be set back 5.0m from the boundary of the highway abutting the site, with any side fences, hedge or wall not to exceed 1.0m in height and splayed at an angle of 45 degrees.
- 7) Before the start of the development hereby permitted, a visibility splay measuring 2.4 m x 90 m shall be provided to each side of the private access where it meets the highway. Such splays shall subsequently be kept free of any obstruction in excess of a height of 0.6m above the level of the adjoining carriageway.

Continued

- 8) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during 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 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.
- 9) Prior to any work commencing on site details of the proposed boundary treatment shall be submitted for the written approval of the Borough Planning Authority. Once agreed, the construction/planting shall take place before the occupation of the dwelling, or within the first planting season following occupation, whichever is appropriate.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent the increased risk of pollution to the water environment.
- 3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4) In the interests of highway safety.
- 5) To ensure the satisfactory provision of car parking on the site.
- 6&7) In the interests of highway safety.
- 8) 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.
- 9) In the interests of visual amenity; to ensure that the development is in keeping with the character and appearance of the Conservation Area in which it is located.

Adrian Parkes

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

Ref. No. **2/01/0170/F**

Applicant Peter Risebrow
7 Harrolds Close
Walsoken
Wisbech
Cambs
PE14 7BS

Received 05 February 2001

Location **7 Harrolds Close**

Parish **Walsoken**

Details **First floor 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) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the southern elevation of the permitted extension 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 prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



.....
Borough Planning Officer
on behalf of the Council
20 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) 691663

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

Agent	D P Wadlow 35 High House Station Road Heacham Norfolk	Ref. No.	2/01/0169/F
		Received	05 February 2001
		Location	Site adj The Butchers Caley Street
Applicant	Thomas Construction Ltd Marea Lodge Marea Meadows Heacham Norfolk	Parish	Heacham
Details	Construction of house and garage (amended design)		

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 comprises an undesirable over development of the site which is out keeping with and detrimental to the character and amenities of the area. The proposal would be detrimental to the amenities of the occupiers of adjoining properties and the future occupiers of the dwelling subject of this application. The proposal therefore fails to comply with Policy H7 of the Structure Plan and Policies 4/21 and 9/29 of the Local plan.
- 2 The proposal fails to incorporate a design which reflects the character and appearance of the built form in this area. It is considered that the new dwelling would be out of keeping with surrounding development and detrimental to the street scene. The proposed development would therefore fail to comply with Policy ENV.12 of the Structure Plan and Policies 4/21 and 9/29 of the Local Plan.



.....
Borough Planning Officer
on behalf of the Council
14 March 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) 616652

DX: 57825 KING'S LYNN

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

Agent	Ian H Bix and Associates The Old Chapel John Kennedy Road King's Lynn Norfolk PE30 2AA	Ref. No. 2/01/0168/F
		Received 05 February 2001
		Location The Briarfields Hotel Main Street
		Parish Titchwell
Applicant	L & J Leisure The Briarfields Hotel Main Street Titchwell Norfolk	

Details Creation of new entrance drive off A149 to existing hotel car park

*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 access hereby approved shall be surfaced in a bound material to the satisfaction of the Borough Planning Authority for the first 10 m measured from the back edge of the highway within 1 month of the access being created and the existing dropped kerb adjacent to the new access position shall be reinstated 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 ensure satisfactory access provision in the interests of highway safety.



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

Checked by:

APPROVAL OF RESERVED MATTERS

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

Ref. No. 2/01/0167/D

Received 05 February 2001

Location Plot 2
Low Road
Stowbridge

Applicant Mr and Mrs A Rust
c/o 5 Windsor Street
Downham Market
Norfolk

Parish Stow Bardolph

Details Construction of dwelling and garage

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

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission.



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

Checked by:

Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/00/1431/O.

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*

<i>Agent</i>	T Faire Stokers Gong Lane Overy Staithe Norfolk PE31 8JG	<i>Ref. No.</i>	2/01/0166/F
		<i>Received</i>	05 February 2001
		<i>Location</i>	Lazy Winds Gong Lane Overy Staithe
<i>Applicant</i>	R Heffer Lazy Winds Gong Lane Overy Staithe Norfolk	<i>Parish</i>	Burnham Overy
<i>Details</i>	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
27 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 RECEIVED 21/6/01
APP/V2635/A/01/1067508
Dismissed - 4/10/01.

Agent	Tawn Landles Blackfriars Chambers King's Lynn Norfolk PE30 1NY	Ref. No.	2/01/0165/O
		Received	05 February 2001
		Location	Sunnyside House 66 West Winch Road
Applicant	Mr and Mrs M Raphael 66 West Winch Road King's Lynn Norfolk PE33 0LZ	Parish	North Runcton
Details	Site for construction of 8 residential dwellings		

*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 plans received on 10.04.01) for the following reasons:

- 1 The proposal to create a development served by an adoptable highway would be contrary to the building characteristics of the area, which is predominantly a frontage development to the A10 with the occasional historic track. The proposal would consequently be contrary to the King's Lynn and West Norfolk Local Plan (Policies 4/21 and 9/29).
- 2 The A10 is a defined corridor of movement where policy 9/11 of the King's Lynn and West Norfolk Local Plan is applicable. Although now de-trunked it is a principal interurban traffic route with a poor accident record locally. The creation of a new access road would create additional hazards by reason of the increased slowing, stopping and turning movements generated by development and this would be detrimental to highway safety.
- 3 This scheme would create a further precedent for similar inappropriate development in depth, detracting from the character of the area and requiring new access road junctions.

Admin Parker

.....
Borough Planning Officer
on behalf of the Council
23 May 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	David Neath Amber Agriculture Ltd Stubben Edge Hall Ashover Derbyshire S45 0EU	Ref. No. 2/01/0164/O	Received 05 February 2001
Applicant	M A Pass The Abbey House Churchtown Darley Dale Nr Matlock Derbyshire	Location Land fronting Water Works Road Old Hunstanton	Parish Hunstanton
Details	Site for construction of dwelling		

*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 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.

The Reasons being:

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Continued

- 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 ensure that any parking/turning area is satisfactorily laid out.

Adrian Parker

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

Checked by: