

# 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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**Agent** M Gibbons  
22 Collins Lane  
Heacham  
Kings Lynn  
Norfolk

**Ref. No.** 2/01/0360/F

**Received** 07 March 2001

**Location** 15 Mallard Close

**Parish** Snettisham

**Applicant** Mr R Coomber  
15 Mallard Close  
Snettisham  
Kings Lynn  
Norfolk

**Details** Construction of detached 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 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.

The Reasons being:

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



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

Checked by: .....

# PLANNING PERMISSION

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<b>Agent</b>	M Gibbons 22 Collins Lane Heacham Kings Lynn Norfolk	<b>Ref. No.</b>	<b>2/01/0359/F</b>
<b>Applicant</b>	Thaxters Garden Centre Hunstanton Road Dersingham Kings Lynn Norfolk	<b>Received</b>	07 March 2001
<b>Details</b>	<b>Extension to coffee shop (revised proposal)</b>	<b>Location</b>	<b>Thaxters Garden Centre Hunstanton Road Dersingham</b>
		<b>Parish</b>	<b>Dersingham</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.

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  
12 April 2001

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Derek Salisbury Practice Hodder House Crowborough Road Nutley East Sussex TN22 3HY	<b>Ref. No.</b>	<b>2/01/0358/CU</b>
		<b>Received</b>	07 March 2001
		<b>Location</b>	<b>Land rear of Talbot Manor Gardens Lynn Road</b>
		<b>Parish</b>	<b>Fincham</b>
<b>Applicant</b>	Maurice Mason Ltd Hall Farm Fincham Norfolk		
<b>Details</b>	<b>Change of use from glasshouse and boilerhouse to single dwelling</b>		

*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 proposal, due to the extensive nature of demolition of the existing glasshouses that would be required, together with the minimal retention of only a small part of the original building on the site, would not comply with Policy 4/20 of the King's Lynn and West Norfolk Local Plan 1998 which states that in areas designated as Built Environment Area Type B there is a presumption against development unless it can be seen to be either ancillary to the predominant building on the site; or as an alteration or an extension of an existing building.
- 2 The design of the proposed dwelling due to its fragmented attempt to con-join disparate elements of a glasshouse complex, does not exhibit any coherent architectural form, style, or concept, and given its location in close proximity to a Listed Building, and within an area defined as Built Environment Type B as designated in the proposal maps of King's Lynn and West Norfolk Local Plan 1998, it would not comply with Policy H7 of the Norfolk Structure Plan 1999 that requires all new development to enhance the form and setting of villages, Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998 and Policy ENV12 of the Structure Plan, that require high standards of design in all instances.



.....  
Borough Planning Officer  
on behalf of the Council  
16 July 2001

Checked by: .....

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	Rural	<b>Ref. No.</b>	2/01/0357/F
<b>Applicant</b>	Islington Village Hall Charity	<b>Received</b>	07-MAR-2001
		<b>Expiring</b>	01-MAY-2001
<b>Agent</b>	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham PE37 7BH	<b>Location</b>	Islington Village Hall High Road Tilney cum Islington
		<b>Parish</b>	Tilney St Lawrence
<b>Details</b>	Kitchen and toilet extension		
		<b>Fee Paid</b>	£ 95.00

Withdrawn 18/7/01.

# LANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham PE37 7BH	<b>Ref. No.</b>	2/01/0356/CU
		<b>Received</b>	07 March 2001
		<b>Location</b>	The Hollies The Street
<b>Applicant</b>	Mr and Mrs J H Banwell The Hollies The Street Marham Kings Lynn Norfolk	<b>Parish</b>	Marham
<b>Details</b>	<b>Sub-division of bungalow to form additional dwelling</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 development hereby permitted is brought into use, 2 parking spaces shall be laid out surfaced, and thereafter maintained for the existing dwelling, and 2 for the new dwelling.
- 3) Before the development hereby permitted is brought into use a turning area(s) shall be laid out, surfaced and thereafter maintained so that vehicles accessing the existing dwelling and the new dwelling can enter and leave the site in a forward gear.

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 car parking on the site.
- 3) In the interests of highway safety.



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

Checked by: .....

# OUTLINE PLANNING PERMISSION

## *Notice of decision*

### **BOROUGH PLANNING**

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<b>Agent</b>	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	<b>Ref. No.</b> 2/01/0355/O
		<b>Received</b> 07 March 2001
		<b>Location</b> Adj Green Acre Station Road
		<b>Parish</b> West Dereham
<b>Applicant</b>	Mrs E A Nurse Green Acre Station Road West Dereham Kings Lynn	

**Details** Site for construction of two dwellings

*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.
- 5) Before the start of any development on the site details of the vehicular access arrangements shall be submitted to and agreed in writing by the Borough Planning Authority.
- 6) 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.
- 7) 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.

Continued

- 8) The details required to be submitted in accordance with Condition 2 above shall include an accurate survey plan to a scale of not less than 1 : 500 which shall show:
  - (i) the existing levels of the site
  - (ii) all existing trees (with a stem diameter of 75 mm or greater, taken 1.5 m above ground level) and hedgerows on and abutting the site, their species and canopy spread
  - (iii) all other natural features such as ponds, streams, areas of young trees etc.These details shall be incorporated into the landscaping scheme required to be submitted by the conditions and a clear indication given as to which trees and hedgerows are to be removed and how other features are to be incorporated into the development. Details shall also be submitted and agreed of how all existing plants and natural features are to be protected during building operations.
- 9) The details required under reserved matters shall include the proposed boundary treatments including those between the site and adjacent property, and between the 2 proposed dwellings.
- 10) The design of the proposed dwellings shall incorporate the character, detailing and materials of existing traditional dwellings in the locality.

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 ensure that any parking/turning area is satisfactorily laid out.
- 5) In the interests of highway safety.
- 6) In the interests of highway safety.
- 7) To ensure the satisfactory provision of car parking on the site.
- 8) To ensure that the existing site features and characteristics, including any existing trees, hedgerows etc, are properly surveyed and taken into consideration in the development of the site in the interests of the visual amenities of the locality.
- 9) To ensure that the development is properly landscaped in the interests of the appearance of the estate in general and to provide a satisfactory environment for its residents.
- 10) In the interests of the visual amenity to preserve the traditional character and appearance of the settlement.



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

Checked by: .....

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<b>Agent</b>	David Taylor 11 Milton Avenue Kings Lynn Norfolk	<b>Ref. No.</b>	2/01/0354/F
<b>Applicant</b>	Mr and Mrs Nursey Poultry Farm Wissington Kings Lynn Norfolk	<b>Received</b>	07 March 2001
		<b>Location</b>	<b>Poultry Farm Wissington</b>
		<b>Parish</b>	<b>Methwold</b>

**Details**      **Construction of 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 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.
- 3) 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.
- 4) 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.
- 5) On the day on which the dwelling hereby permitted is first occupied for residential purposes, the existing dwelling on the application site shall cease to be used or occupied as such and within one month of that day shall be completely demolished and the materials removed from the site.

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.
- 3) To ensure the satisfactory provision of car parking on the site.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5) The application relates to a replacement of the existing dwelling and the erection of an additional dwelling in this location would be contrary to Structure Plan policy.

  
.....  
Borough Planning Officer  
on behalf of the Council  
12 April 2001  
Checked by: .....



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**Agent****Ref. No. 2/01/0353/F**

**Applicant** F R Blurton  
Constanza  
Cambers Lane  
Burnham Market  
Kings Lynn  
PE31 8UN

**Received** 01 March 2001

**Location** Constanza  
Cambers Lane  
**Parish** Burnham Market

**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.

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  
11 April 2001

Checked by: .....

# LISTED BUILDING CONSENT

## Notice of decision

### BOROUGH PLANNING

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Ref. No. **2/01/0352/LB**

Received **01 March 2001**

Location **67 London Road**  
Parish **Kings Lynn**

#### Agent

Applicant **Mr R R Drew**  
**67 London Road**  
**King's Lynn**  
**Norfolk**  
**PE30 5EU**

Details **Re-roofing rear slope of roof**

*Planning (Listed Buildings and Conservation Areas) Act 1990*  
*The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

**Listed Building Consent is granted** for the execution of the works referred to above in accordance with the application and plans submitted **and as modified by letter received on 26 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 the re-roofing of the rear slope, samples of the roofing materials, which shall be clay pantiles, shall be submitted to and agreed in writing with the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To define the terms of the consent and in the interests of the character and appearance of the listed building.



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

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	F Munford 36 New Sporle Road Swaffham PE37 7JQ	<b>Ref. No.</b>	2/01/0351/F
<b>Applicant</b>	Mr & Mrs M Sawatzki Plot 2 Little Lane Stoke Ferry	<b>Received</b>	05 March 2001
		<b>Location</b>	Plot 2 Little Lane
		<b>Parish</b>	Stoke Ferry

**Details**      **Extension to bungalow to create chalet bungalow**


*Town and Country Planning Act 1990  
Town and Country Planning (General Permitted Development) 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 the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that order) no dormer windows shall be formed in the roof hereby permitted, unless granted permission by the Borough Planning Authority 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 residential amenity to ensure that if any further windows are formed in the proposed roof, they do not adversely affect the privacy of adjacent properties due to overlooking.

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

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE14 1NB	<b>Ref. No.</b>	<b>2/01/0350/F</b>
<b>Applicant</b>	Mr S Wadsworth Midway Church Road Walpole St Peter Wisbech Cambs PE14 7NV	<b>Received</b>	05 March 2001
<b>Details</b>	<b>Extension to dwelling to create double garage</b>	<b>Location</b>	Midway Church Road Walpole St Peter
		<b>Parish</b>	Walpole

*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 reason of its form, size, appearance and siting would be out of keeping with the character of the existing development in the area, and would not have regard for, or be in harmony with the building characteristics of the locality. The proposal therefore is contrary to Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.
- 2 The development proposed does not respect the visual amenities of the area generally, and the street scene in particular, and would be detrimental to the residential amenities of adjoining properties. The proposal is consequently contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

*Adrian Taylor*  
.....  
Borough Planning Officer  
on behalf of the Council  
25 May 2001

Checked by: .....

# Borough Council of Kings Lynn and West Norfolk Register of Application

<b>Area</b>	Urban	<b>Ref. No.</b>	2/01/0349/CA
<b>Applicant</b>	Jark Holdings Plc Beechurst Commercial Road Dereham Norfolk NR19 1AE	<b>Received</b>	05-MAR-2001
<b>Agent</b>	Parsons and Whittlely 1 London Street Swaffham PE37 7DO	<b>Expiring</b>	29-APR-2001
		<b>Location</b>	22-24 Windsor Road
		<b>Parish</b>	Kings Lynn
<b>Details</b>	Demolition of existing building in connection with construction of 9 flats		
		<b>Fee Paid</b>	£ .00

Withdrawn  
25/4/01.

# Borough Council of Kings Lynn and West Norfolk Register of Application

<b>Area</b>	Urban	<b>Ref. No.</b>	2/01/0348/F
<b>Applicant</b>	Jark Holdings Plc Beechurst Commercial Road Dereham Norfolk NR19 1AE	<b>Received</b>	06-MAR-2001
<b>Agent</b>	Parsons and Whittlely 1 London Street Swaffham PE37 7DD	<b>Expiring</b>	30-APR-2001
		<b>Location</b>	22-24 Windsor Road
		<b>Parish</b>	Kings Lynn
<b>Details</b>	Construction of a block of 9 flats after demolition of existing building		
		<b>Fee Paid</b>	£ 1710.00

*Withdrawn  
23/4/01.*

# PLANNING PERMISSION

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**Agent**

Ref. No. **2/01/0347/F**

**Applicant** Mr O'Donoghue  
Wefive  
Low Road  
Walpole Cross Keys  
King's Lynn  
PE34 4HA

Received **05 March 2001**

Location **Wefive  
Low Road**

Parish **Walpole Cross Keys**

**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 **and as modified by the drawing received on 27 April 2001 from the applicant 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  
21 May 2001

Checked by: .....

# APPROVAL OF RESERVED MATTERS

## Notice of decision

### BOROUGH PLANNING

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**Agent** South Wootton Design Services  
Honeypot Cottage  
Winch Road  
Gayton  
Norfolk

**Ref. No.** 2/01/0346/D

**Received** 05 March 2001

**Location** Adj 3 Mill Lane

**Parish** Marham

**Applicant** Mr and Mrs C Chandler  
7 Cherry Close  
Marham  
Norfolk

**Details** Construction of bungalow and detached 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 **and as modified by plan and letter received on 10 April 2001 and 12 April 2001 respectively, subject to compliance with the following additional 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  
09 April 2001

Checked by: .....

**Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission**



# REFUSAL OF PLANNING PERMISSION

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**Agent****Ref. No. 2/01/0345/CU****Applicant** B J Morgan  
11 Abbey Road  
Great Massingham  
King's Lynn  
PE32 2HN**Received** 05 March 2001**Location** 11 Abbey Road  
**Parish** Great Massingham**Details** Change of use from public house to residential

*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 proposal has not demonstrated significant justification to warrant the change of use, and hence loss, of the only public house within the village which would be to the detriment of the community. It is considered therefore to be contrary to Policy CS.6 of the Approved Norfolk Structure Plan.



.....  
Borough Planning Officer  
on behalf of the Council  
03 May 2001

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	J R Wakerley 3 Old Rectory Drive Thornhaugh Peterborough PE8 6HW	<b>Ref. No.</b>	<b>2/01/0344/O</b>
		<b>Received</b>	25 April 2001
		<b>Location</b>	<b>Land rear of Blossom Way Ely Road</b>
<b>Applicant</b>	Mr I Little 30 Howicks Green Welwyn Garden City Herts AL7 4RH	<b>Parish</b>	<b>Hilgay</b>
<b>Details</b>	<b>Site for construction of house and garage (revised proposal)</b>		

*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 revised by plans submitted on 25 April 2001)** for the following reasons:

- 1 The proposed development, due to its backland siting, would not respect the existing form and layout of the settlement in which it is located. Consequently, it would be contrary to Policy H7 of the Norfolk Structure Plan 1999 that only permits development where it will enhance the form and character of the settlement. To permit such development would set a precedent that, if continued, would lead to the erosion of the predominantly frontage development of the village, thereby unacceptably altering its form and character, contrary to Policy H7 of the Structure Plan, and 9/29 of the Local Plan.
- 2 Due to the non-compliance with Policy H7 of the Structure plan, it could not comply with Policy 4/21 of the Local Plan that only permits development where it does not conflict with other policies of the Development Plan.
- 3 The proposed development, if carried out, would adversely affect the privacy enjoyed by adjacent dwellings and their garden ground. It would remove the existing parking and turning area available to the frontage dwelling known as Blossom Way thereby increasing the likelihood of on street parking contrary to the requirements of the County Highways Department relating to residential development. In doing so, the Development would be contrary to the requirements of Policy 9/29 of the Local Plan that seeks a respect for visual and residential amenities and safe road conditions, together with Policy 9/32 that states that development should provide satisfactory car parking requirements. The development of the existing amenity ground for the new dwelling demonstrably reduces the parking and turning provision for the existing dwelling that it currently adjoins.

*Adrian Parker*

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

Checked by: .....

# PLANNING PERMISSION

## *Notice of decision*

### **BOROUGH PLANNING**

King's Court,  
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<b>Agent</b>	Mr J Stephenson Ashby House 194 Broomhill Downham Market Norfolk	<b>Ref. No.</b> 2/01/0343/CU
<b>Applicant</b>	Clients of J Stephenson	<b>Received</b> 05 March 2001
<b>Details</b>	<b>Change of use from agricultural to golf driving range and pitch and putt course</b>	<b>Location</b> Land off Sluice Road <b>Parish</b> Denver

*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 and plan received on 4 May 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) Before the development hereby permitted is brought into use the access to the site shall be widened so that it is 5.5 m in width with any gates to be erected being set back 5.0 m from the nearside edge of Sluice Road with the side fences splayed at an angle of 45 degrees.
- 3) Before the development hereby permitted is brought into use the parking and manoeuvring area as indicated on Drawing No. 0438, shall be levelled, hardened and drained to the satisfaction of the Borough Planning Authority.
- 4) Prior to the commencement of development, a scheme for the long-term management and safeguarding of that part of the development falling within the County Wildlife Site (No.332), which shall include detailed measures to protect the ecology of the site, shall be submitted to and approved in writing by the Borough Planning Authority, and shall thereafter be implemented in perpetuity.
- 5) No floodlighting of any sort shall be installed on the site without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) Prior to the commencement of development, full details of all proposed boundary treatment for the site including details of any fencing shall be submitted to and approved in writing by the Borough Planning Authority, and thereafter retained as per the approved scheme.
- 7) 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.

Continued

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the formation of a satisfactory access to serve the development in the interests of highway safety.
- 3) To provide for the parking and turning of vehicles off Sluice Road in the interests of highway safety.
- 4) To ensure the long-term integrity of the County Wildlife Site.
- 5) In the interests of the amenities of the area.
- 6) In the interests of the amenities of the area.
- 7) To ensure that the development is satisfactorily integrated into the surrounding countryside



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

**Note – Please see attached letter dated 3.5.01 from the Environment Agency.**

*Checked by:* .....

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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**Agent** M Gibbons  
22 Collins Lane  
Heacham  
Norfolk

**Applicant** M Foreman  
50 Avon Road  
South Wootton  
King's Lynn  
Norfolk

**Details** Extension to dwelling

**Ref. No.** 2/01/0342/F

**Received** 05 March 2001

**Location** 50 Avon Road  
**Parish** South Wootton

*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  
23 April 2001

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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<b>Agent</b>	Peter F Hill Elsenwood Tregolls Drive Farnborough GU14 7BN	<b>Ref. No.</b> 2/01/0341/O
		<b>Received</b> 05 March 2001
		<b>Location</b> Land east of 128 Bexwell Road
		<b>Parish</b> Downham Market
<b>Applicant</b>	J M Hill Eichenweg 19 85221 Dachau Germany	

**Details** Site for construction of chalet bungalow 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) 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 vehicular access arrangements shall be submitted to and agreed in writing by 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) The dwelling hereby permitted shall be either a bungalow or chalet bungalow and shall be designed in sympathy with the existing development adjacent to the site.
- 8) The dwelling hereby permitted shall be erected on a building line to conform with that of the existing properties adjacent to the site.
- 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.

Continued

2/01/0341/O

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 highway safety.
- 5) To ensure the satisfactory provision of car parking on the site.
- 6) In the interests of highway safety.
- 7&8) In the interests of the street scene.
- 9) In the interests of highway safety.

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

Checked by: *ps*.....

# PLANNING PERMISSION

## *Notice of decision*

### BOROUGH PLANNING

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<b>Agent</b>	Martin Hall Associates 7A Oak Street Fakenham Norfolk NR21 9DX	<b>Ref. No.</b>	<b>2/01/0340/F</b>
		<b>Received</b>	07 March 2001
		<b>Location</b>	<b>Land south of Greensleeves Station Road</b>
<b>Applicant</b>	East of England Dev. Agency Compass House Chivers Way Histon Cambridge CB4 9ZR	<b>Parish</b>	<b>Docking</b>

**Details**      **Construction of 4 terraced 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 modified by letter and plan received 19.4.01 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 Notwithstanding the submitted details, 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 in writing. Details of the facing materials shall include the size and texture of flint and method of coursing by providing a sample panel.
- 3 Before the occupation of the development hereby permitted, the access and any parking areas shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 4 All planting indicated in the landscaped areas on the approved plan shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of five 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.
- 5 Before the start of the development hereby approved, full details of the maintenance arrangements for the communal landscaped areas identified on the site shall be submitted to and approved in writing by the Borough Planning Authority. Once approved these maintenance arrangements shall be fully implemented thereafter.

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.

Continued



- 3 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4 To ensure that the development is properly landscaped in the interests of the visual amenities of the locality.
- 5 In the interests of the visual amenities of the locality.

*Martin Parker*

.....  
Borough Planning Officer  
on behalf of the Council  
21 May 2001

*Checked by:* .....