

LISTED BUILDING CONSENT

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	Calvert Brain & Fraulo 3 Portland Street King's Lynn Norfolk	Ref. No.	2/01/0552/LB
		Received	11 April 2001
Applicant	Mr & Mrs H Head High House Off Roman Road Sedgeford Norfolk	Location	High House Off Roman Road
		Parish	Sedgeford
Details	Demolition of internal wall and construction of new internal wall to extend lounge into garage area. Insertion of new timber framed window		


*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 **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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.


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

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

BOROUGH PLANNING

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

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Agent		Ref. No.	2/01/0551/A
Applicant	Maxview Ltd Common Lane Setchey King's Lynn Norfolk PE33 0AT	Received	11 April 2001
		Location	Maxview Ltd Common Lane Setchey
		Parish	West Winch

Details **1 internally illuminated and 5 other business signs on 3 sites**

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf:**



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

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/01/0550/T2
Applicant	Vodafone	Received	11-APR-2001
		Expiring	22-MAY-2001
Agent	Adams Holmes Associates Ltd Millhouse Elmsfield Worcester Road Chipping Norton Oxon	Location	Industrial Units Station Road
		Parish	Dersingham
Details	Siting of 15m telecommunications mast and associated apparatus		

Fee Paid £ 35.00

*Withdrawn
26.4.01.*

REFUSAL OF ADVERTISEMENT CONSENT

Notice of decision

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Agent		Ref. No.	2/01/0549/A
Applicant	K J Wood 69 Elm High Road Wisbech Cams PE14 0DQ	Received	10 April 2001
		Location	Elme Hall Hotel 69 Elm High Road
		Parish	Emneth

Details **Erection of flag pole and non-illuminated banner**

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is refused for the display of advertisements referred to above for the following reasons:

- 1 The proposed advertisement which would be displayed on land detached from the building to which it would relate would constitute an unduly conspicuous feature and be detrimental to the visual amenities of the area which is within an Area of Special Control in general and to the street scene in particular.


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

Checked by:

PLANNING PERMISSION

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Agent Peter Humphrey Associates
30 Old Market
Wisbech
Cams
PE13 1NB

Ref. No. 2/01/0548/F

Received 10 April 2001

Location Warren Cottage
Shouldham Warren

Applicant Mr & Mrs P Fiddling
Warren Cottage
Shouldham
King's Lynn
Norfolk
PE33 0DQ

Parish Shouldham

Details Extensions to dwelling and construction of detached garage/store

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 plan received on the 21 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.

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
24 May 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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

Ref. No. 2/01/0547/F

Received 10 April 2001

Location Adj 28 Ferry Road
Parish Clenchwarton

Applicant Clients of Ian H Bix & Ass.

Details Construction of dwelling and garage

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

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

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

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.
- 3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4) In the interests of highway safety.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/01/0546/F
		Received 10 April 2001
		Location 14 Long Lane
		Parish Feltwell

Applicant Mr N Wilson
15 Goshold Park
Bullock Road
Terrington St Clement
King's Lynn
Norfolk

Details Construction of replacement dwelling and garage

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

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

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Prior to the commencement of the development hereby permitted, the existing dwelling and buildings shall be completely demolished except for the front wall as detailed. The gable end wall of the adjacent dwelling to the east (number 12 Long Lane) shall be made good to the satisfaction of the Borough Planning Authority.
- 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 Prior to the occupation of the proposed dwelling the proposed garage on the frontage of the site shall be constructed and completed in accordance with the submitted plans.

The Reasons being:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Continued

2/01/0546

- 2 In the interests of visual amenity.
- 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 In the interests of visual amenity and to preserve the streetscene.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Mitchell Associates 18 Mill Road Wiggenhall St Mary Magdalen King's Lynn Norfolk PE34 3BZ	Ref. No. 2/01/0545/F	Received 03 July 2001
		Location 32 Fitton Road	Parish Wiggenhall St Germans
Applicant	Mr & Mrs T Brunsdon 32 Fitton Road Wiggenhall St Germans King's Lynn Norfolk		
Details	Two-storey extension to dwelling (revised proposal)		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **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 August 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent		Ref. No.	2/01/0544/CU
Applicant	Mrs M Taylor 35/37 Churchgate Way Terrington St Clement King's Lynn Norfolk	Received	10 April 2001
		Location	16 Westgate
		Parish	Hunstanton

Details **Change of use from house in multiple occupation to ground floor offices (Class B1) with 2 flats over**

*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 This permission relates solely to the proposed change of use of the building to a mixed use of offices (Class B1) on the ground floor and two flats above. No material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved in writing by 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 consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent M Gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. 2/01/0543/F

Received 09 April 2001

Location 47 Manor Road

Parish Dersingham

Applicant Mr K Eyre
47 Manor Road
Dersingham
King's Lynn
Norfolk

Details Two storey extension to dwelling, construction of porch and 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.

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
29 May 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Parsons & Whittley 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/01/0542/F
		Received	12 June 2001
		Location	Methodist Church Main Road
Applicant	Clenchwarton Methodist Church C/o Revd M Bossingham 11 Chase Avenue King's Lynn Norfolk PE30 5QY	Parish	Clenchwarton

Details **Extension to church (revised proposal)**

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter and plan from agents received 12.6.01 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 full details of all the external building materials shall be submitted to and approved by 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 consider such details in the interests of visual amenity.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Martin Hall Associates 7a Oak Street Fakenham Norfolk NR21 9DX	Ref. No.	2/01/0541/F
		Received	09 April 2001
		Location	Westfields House Parson's Lane
Applicant	Mr & Mrs Brittain Westfield House Parson's Lane Stanhoe PE31 8QJ	Parish	Stanhoe

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.

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
26 June 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	David A Cutting Building 70 Market Street Shipdham Thetford IP25 7LZ	Ref. No.	2/01/0540/F
		Received	09 April 2001
		Location	Home Cottage Castle Road
Applicant	Mr & Mrs C Galley Home Cottage Castle Road Wormegay Norfolk PE33 0SG	Parish	Wormegay
Details	Extension to cottage		

*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
24 May 2001

Note – Please see attached letter received from the East of the Ouse, Polver and Nar Internal Drainage Board dated 2 May 2001.

Checked by:

CONSERVATION AREA CONSENT

Notice of decision

BOROUGH PLANNING

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Agent	Ian H Bix and Associates The Old Chapel John Kennedy Road Kings Lynn Norfolk PE30 2AA	Ref. No.	2/01/0539/CA
		Received	09 April 2001
		Location	Buckhill House Heacham Road
		Parish	Sedgeford
Applicant	Jonathan Parsons Buckhill House Heacham Road Sedgeford Norfolk PE36 5LU		
Details	Demolition of former shop and former workshop/garage		

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

Conservation Area Consent is granted for the execution of the works 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 start of any of the works of demolition hereby approved a contract for the completion of the new development proposed (approved under planning reference 2/01/0153/F) shall have been completed and signed.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To prevent premature demolition in the interests of the appearance of the Conservation Area.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	Ref. No.	2/01/0538/F
		Received	18 July 2001
		Location	Garden House Hotel Cliff Parade
Applicant	Norfolk Properties 7 The Crescent Wisbech Cambs	Parish	Hunstanton
Details	Construction of two double garages, a block of 8 garages and creation of 22 parking spaces (revised scheme)		

*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) Prior to the commencement of any development on site details of the materials to be used on the roofs of the garages shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) The external materials to be used on the front elevations and parapets of the garages shall match, as closely as possible those used on the adjacent Garden House Hotel building.
- 4) Prior to the occupation of the flats within the Garden House Hotel the access and associated car parking area shall be laid out surfaced and drained (in materials to be first agreed with the Borough Planning Authority) and shall at all times be made available and retained for that purpose only.
- 5) The garages and parking areas hereby permitted shall be made available and thereafter retained for the sole use of the residents of the flats at the Garden House Hotel.

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 these details in the interests of visual amenity.
- 3) In the interests of visual amenity.
- 4) In the interests of visual amenity and highway safety.
- 5) To ensure the adequate provision of car parking for residents.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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

Ref. No. 2/01/0537/F

Received 09 April 2001

Location 15 Dawnay Avenue
Parish Kings Lynn

Applicant Mr & Mrs Norris
15 Dawnay Avenue
King's Lynn
Norfolk

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
21 May 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Appeal lodged 20/8/01
APP/V2635/A/01/1071899
Appeal Dismissed - 17/12/01

Agent		Ref. No. 2/01/0536/CU
Applicant Mr & Mrs A T Muscutt 22 Masefield Drive Downham Market Norfolk PE38 9TS		Received 09 April 2001
		Location Land adj 22 Masefield Drive Civray Avenue
		Parish Downham Market
Details	Change of use from open space to garden land	

*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 the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2 Part 1 Classes A, D, E and F and Part 2 Class A no development within those Classes shall take place without the prior written consent of the Borough Planning Authority having been given 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 ensure the land remains open in the interests of the visual amenity of this part of the estate.


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

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

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Agent	Parsons & Whittley 1 Station Street Swaffham Norfolk PE37 7DD	Ref. No.	2/01/0535/A
		Received	09 April 2001
		Location	Sorensens Motors Ltd Hardwick Road
Applicant	Sorensens Motors Ltd Hardwick Road King's Lynn Norfolk PE30 4NA	Parish	Kings Lynn

Details **2 illuminated free standing pylon signs**

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf and the following additional conditions:**

- 1) The maximum luminance of the sign shall not exceed 1200 candelas per square metre.

The Reasons being:

- 1) In the interests of highway safety.



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

Checked by:

PLANNING PERMISSION

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Agent Littman & Robeson
(Martin Robeson/Zoe Harbard)
21 Buckingham Street
London
WC2N 6DF

Ref. No. 2/01/0534/F

Received 09 April 2001

Location Caravan Park & former Gasworks
Southend Road

Applicant Tesco Store Ltd

Parish Hunstanton

Details Variation of condition 1 of planning permission 2/97/1191/O to extend period for submission of reserved matters by 2 years

*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 This permission relates solely to the change of condition 1 of planning permission reference number 2/97/1191/O to:-

"Application for approval of reserved matters must be made no later than the expiration of five years beginning with the date of this permission and the development must be begun no later than whichever is the later of the following dates:-

(a) the expiration of seven years from the date of permission 2/97/1191/O.

(b) the expiration of two years from final approval of reserved matters, or in the case of approval on different dates the final approval of the last such matter to be approved.

In all other respects the development shall be subject to the conditions imposed under that permission"

The Reason being :-

1 To define the terms of the permission



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

Checked by:

PLANNING PERMISSION

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Agent H Fuller
42 Hall Lane
West Winch
King's Lynn
Norfolk

Ref. No. 2/01/0555/F

Received 11 April 2001

Location 1 Felbrigg Close

Parish South Wootton

Applicant Mr J Playford
1 Felbrigg Close
South Wootton
King's Lynn
Norfolk

Details **Conservatory 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
21 May 2001

Checked by:

PLANNING PERMISSION

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Agent	CAM Architects 80 St Georges Street Norwich Norfolk	Ref. No.	2/01/0554/F
Applicant	Townfolk Ltd Broad Lane House Brancaster Norfolk	Received	11 April 2001
Details	Construction of dwellinghouse (amended design)	Location	Plot 2 Ulph Place
		Parish	Burnham Market

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plans from agent received 9th July 2001 and 13th November 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) This permission relates solely to the change in dwelling type on plot 2 approved under planning consent Reference No. 2/00/0090/CU and in all other respects shall be subject to the conditions imposed under that permission.

The Reason being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the permission and to ensure that the general requirements for the development of the estate remain applicable.



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Borough Planning Officer
on behalf of the Council
13 November 2001

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent	Cruso & Wilkin (Ref. HRM) Waterloo Street King's Lynn Norfolk PE30 1NZ	Ref. No. 2/01/0553/O
		Received 11 April 2001
		Location Land at Sycamore Farm Tilney Fen End
Applicant	Mr C Horwood Sycamore Farm Tilney Fen End Wisbech Cams PE14 8JL	Parish Tilney St Lawrence
Details	Site for construction of one dwelling after demolition of redundant farm buildings	

*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 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) Before the commencement of any other development the existing buildings shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 7) The existing willow tree on the site shall not be lopped, topped or felled without the prior permission of the Borough Planning Authority, and shall be adequately protected before and during construction works in accordance with a scheme to be submitted to and approved by the Borough Planning Authority before development commences.

- 8) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing with the Locality Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

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 order to ensure a satisfactory form of development.
- 7) In the interests of visual amenity and to ensure the retention of the tree which makes a significant contribution to the local environment.
- 8) To prevent the increased risk of pollution to the water environment.



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Borough Planning Officer
on behalf of the Council
29 May 2001

Checked by: