

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>	Smith-Woolley Conqueror House Vision Park Histon Cambridge CB4 9ZR	<i>Ref. No.</i>	2/01/0591/F
		<i>Received</i>	20 April 2001
		<i>Location</i>	Feltwell Sewage Treatment Works Leonards Lane
		<i>Parish</i>	Feltwell
<i>Applicant</i>	One 2 One Personal Comms C/o Agent		
<i>Details</i>	Installation of telecommunications base station, including 20m monopole mast, equipment cabin, antennae, microwave dishes and ancillary equipment		


*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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Ref. No. 2/01/0590/F

Received 20 April 2001

Location Chequers
Chequers Road

Parish Wretton
Wereham

Applicant Mr & Mrs A Dallas
Chequers
Chequers Road
Wretton
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
24 May 2001

Checked by:

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

Agent	Helen Breach Norfolk House Newton Road Castle Acre King's Lynn Norfolk PE32 2AZ	Ref. No.	2/01/0589/F
		Received	20 April 2001
		Location	The Old Forge Newton Road
		Parish	Castle Acre
Applicant	Mr & Mrs D Matthews The Old Forge Newton Road Castle Acre King's Lynn Norfolk		

Details **Extension to dwelling and 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 **and as modified by plans received on 14 June 2001 and 18 June 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
20 June 2001

Checked by:

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

Agent Michael E Nobbs ARICS
Viking House
39 Friars Street
King's Lynn
Norfolk

Ref. No. 2/01/0588/F

Received 20 April 2001

Location Horsleys Fields
Parish Kings Lynn

Applicant Gaswise
Austin Fields
King's Lynn
Norfolk

Details Extension to showroom for parts storage and reception

*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
05 June 2001

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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

Agent	David Broker Design Services Danbrooke House Wisbech St Mary Wisbech Cams	Ref. No. 2/01/0587/CU Received 09 July 2001 Location Ivy House West Drove South Parish Walpole Highway
Applicant	Mr and Mrs Osborne-Smith Ivy House West Drove South Walpole Highway Wisbech Cams	
Details	Conversion of outbuildings to form dwelling to be used in conjunction with main dwelling	

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The converted outbuilding shall only be used in conjunction with the primary dwelling on the site, Ivy House, and shall not be occupied as a separate residential unit 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) The application has been considered on the basis of the specific details provided in respect of the intended occupier. Any other use of the premises would require further consideration by the Borough Planning Authority.



Head of Planning Control
on behalf of the Council
16 August 2002

Checked by:

NOTE: This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

PLANNING PERMISSION

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

Agent	David Broker Design Services Danbrooke House Wisbech St Mary Wisbech Cambs	Ref. No.	2/01/0586/F
		Received	19 April 2001
		Location	Ivy House West Drove South
		Parish	Walpole Highway
Applicant	Mr and Mrs Osborne-Smith Ivy House West Drove South Walpole Highway Wisbech Cambs		
Details	Extension to stables		

*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 letter dated 16 May 2001 from the applicants agents 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 stables extension hereby permitted shall be used only to accommodate the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) The use of the stables extension for any other purposes would require further consideration by the Borough Planning Authority.



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

Note – Please find attached letter dated 27 April 2001 from the Environment Agency.

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Agent	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	Ref. No.	2/01/0585/F
		Received	19 April 2001
		Location	Plover Cottage Old Bedford Low Bank
		Parish	Welney
Applicant	Mrs H Barry Little Cottage Suspension Bridge Welney PE14 9TJ		

Details **Construction of replacement bungalow**

*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 the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 3) 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.
- 4) 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.
- 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.

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 access and parking arrangements in the interests of highway safety.

Continued

- 3) In the interests of highway safety.
- 4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 5) To ensure the satisfactory provision of car parking on the site.


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

Note – Please find attached letter dated 9 May 2001 from the Middle Level Commissioners

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Mr Ground C + M Partnership 80 St Georges Street Norwich Norfolk	Ref. No.	2/01/0584/F
		Received	19 April 2001
		Location	The Den Hatherley Gardens
Applicant	Mr Benn Russets 182 Hanging Hill Lane Hutton Brentwood Essex	Parish	Barton Bendish
Details	Extension to bungalow		

*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.

.....
Adrian Parkes
Borough Planning Officer
on behalf of the Council
24 May 2001

Note – Please find attached letter dated 2 May 2001 from the Internal Drainage Board.

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/01/0583/F
		Received	30 April 2001
		Location	Eastholme Farm 388 Smeeth Road
Applicant	Mrs Ostojic Chestnut Farm St Pauls Road Walton Highway Wisbech Cambs	Parish	Marshland St James

Details **Construction of stable block and associated access drive and hardstanding**


*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 letters dated 8 and 11 May 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.
- 2) Within a period of one month from the bringing into use of the stable block hereby permitted the access shall be surfaced to the satisfaction of the Borough Planning Authority.
- 3) The use of the stable block hereby permitted shall be limited to accommodate horses owned and bred by the applicant only, and on the scales indicated in her letter dated 11 May 2001, and shall at no time be used for any commercial riding or training purposes.

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) In order to define the terms of the permission.


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

Note – Please find attached letter dated 27 April 2001 from the Environment Agency.

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	Ref. No.	2/01/0582/F
		Received	29 June 2001
		Location	Church Farm Back Road
Applicant	Mr O Cunnington Church Farm Back Road Pentney Norfolk	Parish	Pentney

Details **Construction of 2 dwellings (revised design)**

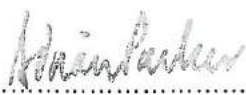
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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 30 July 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 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.
- 3) 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 ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.


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

Checked by:

PLANNING PERMISSION

Notice of decision

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

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

Agent		Ref. No. 2/01/0581/CU
Applicant Mr T Hanbury Willow Cottage East Walton King's Lynn Norfolk		Received 18 April 2001
		Location Wizard Lodge Winch Road
		Parish Gayton

Details Change of use of dairy to ancillary residential accommodation and change of use of farm building to light industrial use


*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 (Use Classes) Order 1987, the development hereby permitted shall be used only for the purpose of mixing salt and herbs and for no other use within Class B1 & B8 of the said Order.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) The use of the development for any other purpose within the said Class is likely to give rise to conditions detrimental to residential amenity and road safety and would require further consideration by the Borough Planning Authority.


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

Note – Please find attached letter dated 27 April 2001 from the Environment Agency.

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.	2/01/0580/CU
		Received	18 April 2001
		Location	Willow Tree Farm Wheatley Bank
Applicant	Mr P & Mrs K Humphrey 24 Tavistock Road Wisbech Cambs PE13 2DY	Parish	Walsoken

Details **Conversion of barn to dwelling and demolition of existing 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 the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 3) 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.

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 access and parking arrangements in the interests of highway safety.
- 3) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.



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

Note – Please find attached letter dated 27 April 2001 from the Environment Agency.

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 616652

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

APPEAL LODGED
APP/V2635/A/02/1097883
12/9/02
Allowed 2/4/03

Agent	Kenneth Bush 23-25 King Street King's Lynn Norfolk PE30 1DU	Ref. No.	2/01/0579/CU
		Received	18 April 2001
		Location	The Caravan Green Lane
Applicant	Anna-Marie Brazil C/o 23-25 King Street King's Lynn Norfolk	Parish	Walsoken

Details Continued siting of residential caravan

*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) Policy 9/6 of the King's Lynn and West Norfolk Local Plan 1998 states that application for residential mobile homes will be determined as if they were for permanent housing and will, therefore, be subject to the same policies and criteria. To permit the development proposed would be contrary to policy ENV4 of the Norfolk Structure Plan 1999 that seeks to protect the countryside for its own sake. It would also be contrary to Policy H8 of the Structure Plan which states that housing in the countryside will not take place unless it is shown to be needed in connection with agriculture, forestry, organised recreation and tourist facilities, and where it can be demonstrated that the proposed development could not be met within an existing settlement.
- 2) The continued siting of the residential caravan on the site, would constitute an unduly conspicuous feature in this flat fenland landscape to the detriment of the visual amenities of the area and create a precedent for further desirable proposals.

.....
Head of Planning Control
on behalf of the Council
26 February 2002

Checked by:

23/05/02

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Mr D B Doubleday
Cecil House
Mullicourt Road
Outwell
Wisbech
PE14 8PX

Particulars of Proposed Development

Location: Cecil House, Mullicourt Road

Applicant: Mr D B Doubleday

Agent: Mr D B Doubleday

Proposal: Additional skip storage area and area for green waste/wood chippings

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 5th April 2001 and as amended by the applicant's letter submitted on 11 September 2002 and received on 16 September 2002.

This permission is subject to the conditions specified on the attached sheets.

The reasons for these conditions are also set out on the attached sheets.

Signed: _____



Date: _____

23.9.02

For DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Location: Cecil House, Mullicourt Road

Conditions:

1. The development shall not take place except in accordance with the details within the application and supporting letter dated 2/4/01, and in the applicant's letter dated 11/09/02.
2. This permission shall expire on the 25 March 2004 and unless on or before that date permission is granted for its retention:-
 - (a) the use hereby permitted shall be discontinued;
 - (b) all plant, machinery, skips and recycled or other materials shall be removed;
 - (c) the said land shall be left free from rubbish and litter.
3. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-
08.00 - 18.00 Mondays to Fridays
08.00 - 13.00 Saturdays.
4. Within 3 months of the date of this permission the site access from Mullicourt Road shall be improved to a standard to be agreed in writing with the County Planning Authority.
5. Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.
6. No material other than waste falling within categories 1 (inert) and wood and green waste shall be brought onto the site.
7. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.
8. There shall be no vehicular access to the site except from Mullicourt Road only.
9. Noise caused by operations shall be attenuated and in any event shall not exceed:-
Monday - Friday 08.00 - 18.00 hours 65LA eq.(1 hour)
Saturday 08.00 - 13.00 65LA eq.(1 hour)
at the site boundary.
10. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced.
11. No material shall be composted at the site.

Note:

Attention is drawn to the requirements of the Environment Agency as contained in their letter dated 8 June 2001 a copy of which is attached to this notice.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

- 1-3; 6; 10 To protect the amenities of the surrounding area and in accordance with Policy WAS 13 of the Adopted Waste Local Plan.
- 4-5; 8 In the interests of highway safety and in accordance with Policy WAS 16 of the Adopted Waste Local Plan.
- 7 To ensure the proper and expeditious restoration of the site and in accordance with Policy WAS 10 of the Adopted Waste Local Plan.
- 9 To safeguard hydrological interests and in accordance with Policy WAS 18 of the Adopted Waste Local Plan.

PLANNING PERMISSION

Notice of decision

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Agent	K L Elener 9 The Greys March Cams PE15 9HN	Ref. No.	2/01/0577/F
		Received	18 April 2001
		Location	5 Kingsway
		Parish	Walsoken
Applicant	Mr & Mrs S Newton 5 Kingsway Walsoken Wisbech Cams PE13 3DO		
Details	Extensions 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
30 May 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Smith-Woolley Conqueror House Vision Park Histon Cambridge CB4 9ZR	Ref. No.	2/01/0576/F
		Received	17 April 2001
		Location	Paper Hall Farm A149
		Parish	Snettisham
Applicant	One 2 One Personal Comms. C/o Agent		
Details	Erection of 22.5m telecommunications mast and ancillary equipment		


*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

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	Alan Norfolk Architectural The Firs 34 Margaret Road Hew Costessey Norwich NR5 0AU	Ref. No.	2/01/0608/CU
		Received	02 May 2001
		Location	Hall Farm Barns (Block 1) Walton Road
		Parish	East Winch
Applicant	Mr R P Grapes c/o 3 Merchants Yard Station Road Reepham Norfolk		

Details **Conversion of barn 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:**

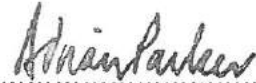
- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 3) Before the 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.
- 4) 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.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no development under Schedule 2 Parts 1 and 2 shall be carried out unless granted planning 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) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.

Continued

- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 4) In the interests of highway safety.
- 5) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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King's Lynn,
Norfolk PE30 1EX

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

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

Ref. No. 2/01/0607/F

Received 24 April 2001

Location Gladwin
Lynn Road
Parish Stoke Ferry

Applicant Mr & Mrs A Austin
The Bungalow
Stoke Road
Wereham
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
29 May 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Fax: (01553) 616652

DX: 57825 KING'S LYNN

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

Agent	M Gibbons 22 Collins Lane Hunstanton Norfolk	Ref. No.	2/01/0606/F
		Received	23 April 2001
Applicant	Mrs P M Scase 7 Nene Road Hunstanton Norfolk	Location	7 Nene Road
		Parish	Hunstanton
Details	Porch extension to bungalow		

*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
04 June 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 M Gibbons
22 Collins Lane
Heacham
Kings Lynn
Norfolk

Ref. No. 2/01/0605/F

Received 23 April 2001

Location 18 Briar Close
Parish South Wootton

Applicant Mrs J Cornwall
18 Briar Close
South Wootton
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.

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
04 June 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

Agent	Kenneth Bush & Co Evershed House 23-25 King Street Kings Lynn PE30 1DU	Ref. No.	2/01/0604/O
Applicant	Execs of J Harvey decd	Received	23 April 2001
Details	Site for construction of 10 dwellinghouses after demolition of an existing dwelling and farm buildings	Location	Land at Gap Farm off Grimston Road
		Parish	South Wootton

*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 represents piecemeal development of the site contrary to the requirements of Planning Brief 11a which provides supplementary planning guidance for the site. In the opinion of the Borough Planning Authority the site should be developed in conjunction with the adjoining land to achieve a satisfactory comprehensive development. The proposal is hence contrary to the aims of policy 5/43 of the King's Lynn and West Norfolk Local Plan.
- 2 The proposal involves vehicular access to part of the site from Oak Avenue which has substandard visibility at its junction with Castle Rising Road. The proposal is therefore detrimental to highway safety and contrary to the supplementary planning guidance for the site which states that there should be no vehicular connections with the existing residential development.
- 3 The proposal involves vehicular access to part of the site from Grimston Road via the existing farm access. The supplementary planning guidance for the site recommends that this access is closed as part of the comprehensive development of the site.
- 4 The proposal to erect dwellings approached by a long access track at the rear of existing property fronting Grimston Road constitutes a sub-standard layout of land which would result in a loss of privacy and be detrimental to the amenities at present enjoyed by the occupants of adjoining residential properties. This would be contrary to the provision of policy 9/29 of the King's Lynn and West Norfolk Local Plan.
- 5 The application site is adjacent to a former landfill site and there is a likelihood of ground gas emissions in the vicinity of the development as a consequence of the degradation of putrescible and other organic material in the subsurface landfill waste mass. However no information has been submitted to characterise the extent of ground gas emissions in the vicinity of the proposed development, and the application does not therefore satisfactorily address the technical and construction requirements implicit in safely developing the site for housing.



.....
Borough Planning Officer
on behalf of the Council
13 June 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		Ref. No.	2/01/0603/CU
Applicant	Ms E A Grey The Post Office The Street Marham Kings Lynn PE33 9JN	Received	23 April 2001
		Location	The Post Office The Street
		Parish	Marham

Details **Change of use from Post Office and residential to residential**


*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

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 Grahame Seaton
67 St Peter's Road
Upwell
Wisbech
Cambs

Ref. No. 2/01/0602/F

Received 23 April 2001

Location 98 & 100 School Road

Parish Upwell

Applicant Mr Nuccoll & Mrs Johnson
98 & 100 School Road
Upwell
Wisbech
Cambs

Details Construction of replacement pitched roofs to existing flat-roofed bungalows

*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:

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

Adrian Parkes
Borough Planning Officer
on behalf of the Council
29 May 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	Kevin Wheeler One Kennels Farm Castle Acre Road Gt Massingham Kings Lynn PE33 2HD	Ref. No.	2/01/0601/F
		Received	23 April 2001
		Location	74 Hay Green Road
		Parish	Terrington St Clement
Applicant	Mr & Mrs D Scales 74 Hay Green Road Terrington St Clement Kings Lynn Norfolk		
Details	Two storey extension to dwelling		

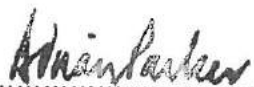
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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
30 May 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 Bix and Assocs Old Chapel John Kennedy Road Kings Lynn PE30 2AA	Ref. No.	2/01/0600/F
Applicant	National Construction College Bircham Newton Kings Lynn Norfolk PE31 6RH	Received	23 April 2001
Details	Extension to offices	Location	Building 78 National Construction College Bircham Newton
		Parish	Bircham


*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

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		Ref. No.	2/01/0599/F
Applicant	Mrs K Simmonds The Burrows Heacham Road Sedgeford Norfolk PE36 5LU	Received	20 April 2001
		Location	The Burrows Heacham Road
		Parish	Sedgeford

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 and as modified by letter and plans received 11.6.01 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) 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
15 June 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 & Associates Old Chapel John Kennedy Road King's Lynn Norfolk PE30 2AA	Ref. No. 2/01/0598/F
		Received 20 April 2001
		Location Building 89 National Construction College Bircham Newton
Applicant	National Construction College Bircham Newton King's Lynn Norfolk PE31 6RH	Parish Bircham
Details	Extensions to teaching block to form offices	

*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:

REFUSAL OF PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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	Kenneth Bush 23-25 King Street King's Lynn Norfolk PE30 1DU	Ref. No.	2/01/0579/CU
		Received	18 April 2001
		Location	The Caravan Green Lane
Applicant	Anna-Marie Brazil C/o 23-25 King Street King's Lynn Norfolk	Parish	Walsoken
Details	Continued siting of residential caravan		

*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) Policy 9/6 of the King's Lynn and West Norfolk Local Plan 1998 states that application for residential mobile homes will be determined as if they were for permanent housing and will, therefore, be subject to the same policies and criteria. To permit the development proposed would be contrary to policy ENV4 of the Norfolk Structure Plan 1999 that seeks to protect the countryside for its own sake. It would also be contrary to Policy H8 of the Structure Plan which states that housing in the countryside will not take place unless it is shown to be needed in connection with agriculture, forestry, organised recreation and tourist facilities, and where it can be demonstrated that the proposed development could not be met within an existing settlement.
- 2) The continued siting of the residential caravan on the site, would constitute an unduly conspicuous feature in this flat fenland landscape to the detriment of the visual amenities of the area and create a precedent for further desirable proposals.



.....
Head of Planning Control
on behalf of the Council
26 February 2002

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 Balsham (Buildings) Ltd
7 High Street
Balsham
Cambs
CB1 6OJ

Ref. No. 2/01/0597/F

Received 20 April 2001

Location Thurlands Drove
Parish Upwell

Applicant Mr H Robinson
Thurlands Drove
Upwell
Wisbech
PE14 9AP

Details Extension to general purpose agricultural building

*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 proposed agricultural building shall not be used for the accommodation of livestock 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) The use for livestock would need to be given further consideration given the proximity of a protected building within 400 m of the proposed agricultural building.



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

Checked by:

NOTICE OF DECISION

Telecommunications Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

BOROUGH PLANNING

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 692722

Minicom: (01553) 692138

Fax: (01553) 691663

DX: 57825 KING'S LYNN

Prior Notification Consent Not Required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/01/0596/T2
Applicant	One 2 One Personal Comms C/o Agent	Received	20 April 2001
Agent	Smith-Woolley Conqueror House Vision Park Histon Cambs CB4 9ZR	Location	Delamore Farms Ltd Greens Lane
Details	Installation of telecommunications mast, 3 antenna, 2 dishes and equipment cabin		
		Parish	Tilney all Saints

Part II - Particulars of decision

The Borough Planning Authority, having considered the details submitted with the above application, in accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby gives notice that it has been determined that the prior approval of the Borough Planning Authority **IS NOT REQUIRED**. Accordingly the development indicated in the submitted details may be carried out but must be commenced within 5 years of the date of the application.



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

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Fax: (01553) 616652

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

Agent	Ian H Bix & Associates The Old Chapel John Kennedy Road King's Lynn Norfolk PE30 2AA	Ref. No.	2/01/0595/F
		Received	20 April 2001
		Location	Land between 121 Main Road & Wash Lane
		Parish	Clenchwarton
Applicant	Clenchwarton Nurseries Elm Lodge Wash Lane Clenchwarton King's Lynn Norfolk		

Details **Variation of condition 2 of planning permission 2/00/0028/F to enable retail sales of fruit, vegetables, plants and flowers and retention and continued use of car parking area**

*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 Use Classes Order 1987, this permission shall relate to the retail sales of fruit, vegetables, plants and flowers produced from the site in season, and for no other use within Class A1 of the said Order without the prior permission 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) In order to define the terms of the permission since the site is inappropriately located for general shopping purposes.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Fax: (01553) 616652

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

Agent	B Burnett 21 Shelduck Drive Snettisham King's Lynn Norfolk PE31 7RG	Ref. No.	2/01/0594/F
		Received	20 April 2001
		Location	Star Tops Fen Lane Ashwicken
Applicant	Mr & Mrs Wells Star Tops Fen Lane Ashwicken King's Lynn Norfolk PE32 1LR	Parish	Leziate
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.

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

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 616632

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

Agent	B Burnett 21 Shelduck Drive Snettisham King's Lynn Norfolk PE31 7RG	Ref. No.	2/01/0593/F
		Received	20 April 2001
		Location	1 Fen Lane Pott Row
		Parish	Grimston
Applicant	Mr & Mrs Graves 1 Fen Lane Pott Row King's Lynn Norfolk PE32 1AA		

Details **Two storey rear 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 plans submitted on the 25 May 2001 and 7 June 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
7 June 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) 616652

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

Agent	G F Bambridge Woodrush Cottage Mill Common Castle Acre King's Lynn Norfolk PE32 2BZ	Ref. No.	2/01/0592/O
		Received	15 August 2001
		Location	Land off Sunnyside Road
		Parish	Great Massingham

Applicant Dr & Mrs G Hunham
Minns Farm Barns
Castle Acre
King's Lynn
Norfolk

Details Site for construction of 10 dwellinghouses (revised scheme including access)

*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 letter and plan received 15.8.01 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 application to form an integral part of the application.
- 4 The dwellings hereby approved shall be designed in sympathy with existing buildings in the vicinity of the site using materials similar in colour and texture.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the prior written consent of the Borough Planning Authority.
- 6 No work shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drains have been submitted and approved by the Highway Authority/Planning Authority.

Continued

- 7 Prior to the commencement of any development on the site details of the improvement works to Sunnyside Road (which should be to an adoptable standard and incorporate layby parking) shall be submitted to and approved by the Planning Authority and such works as are approved shall be implemented to top of base course level or such other arrangement as may be agreed, prior to the occupation of any dwelling on the site.
- 8 Before the occupation of any dwelling on the site hereby permitted, the road and footway required to serve that dwelling from the adjoining county road shall be constructed to the top of base course level to the satisfaction of the Borough Planning Authority.
- 9 Prior to commencement of any development a scheme for the provision and implementation of foul water drainage shall be submitted to and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 10 The details of the layout of the site required to be submitted as reserved matters shall incorporate a scheme for the landscaping of the development. 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 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, are removed, or become seriously damaged or diseased shall be replaced in the following planting season, with plants of the same species and size.
- 11 The existing hedge along the western boundary of the site shall be retained and shall not be reduced below a height of 1.8 m without the written consent of the Borough Planning Authority.
- 12 Prior to the occupation of the dwellings hereby approved, a hedge shall be planted along the northern boundary of the site except where required to gain access to the site, the species of which shall previously have been agreed by the Borough Planning Authority in writing. This shall then be allowed to grow to and subsequently be retained at a height of not less than 1.2 m. Any plants which die should be replaced in the following planting season with plants of the same species.

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 the visual amenities of the locality.
- 5 In the interests of the appearance of the estate.
- 6 To ensure satisfactory development of the site and a satisfactory standard of highway design.
- 7 To provide a satisfactory access to the site.
- 8 To ensure satisfactory development of the site in the interests of residential amenity.
- 9 To prevent the increased risk of pollution of the water environment.
- 10 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.
- 11&12 In the interests of the visual amenities of the locality.



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Borough Planning Officer
on behalf of the Council
9 October 2001

Checked by: