

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 TPC Ltd
118 Southwark Street
London
SE1 0SW

Ref. No. 2/01/0655/F

Received 02 May 2001

Applicant Sainsbury's Supermarkets Ltd
Stamford Street
London
SE1 9LL

Location Sainsbury's Supermarket
Vancouver Centre
Parish Kings Lynn

Details Installation of a roof mounted condenser unit

*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	Neil Vause Pine-Nee-Dell Bingles Turn Hevingham Norwich NR10 5NF	Ref. No.	2/01/0654/F
		Received	01 May 2001
		Location	2 Mulberry Close
		Parish	Feltwell

Applicant Mr and Mrs Wilson
2 Mulberry Close
Feltwell
Thetford
IP26 4AZ

Details **Construction of replacement conservatory**

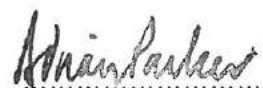
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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
07 June 2001

Checked by:

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	Grahame Seaton 67 St Peter's Road Upwell Wisbech Cambs	Ref. No.	2/01/0653/LB
		Received	01 May 2001
		Location	1 & 2 Cottages Town Street
Applicant	Mrs P Floyd The Common Upwell Wisbech Cambs	Parish	Upwell

Details Carport extension to cottages

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

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **and as modified by plans received on 8 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



.....
Borough Planning Officer
on behalf of the Council
11 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	A Parry Delamere Lime Kiln Road Gayton Kings Lynn PE32 1QT	Ref. No. 2/01/0652/CU	Received 01 May 2001
Applicant	Mr and Mrs D Loane The Cottage East Winch Road East Walton Kings Lynn PE32 1PW	Location Adj The Granary Orchard Road	Parish Gayton

Details Change of use of derelict industrial unit to granny annexe


*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 11 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.
- 2) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.



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

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Mr S Adams 10 Iveagh Close Dersingham Kings Lynn Norfolk PE31 6YH	Ref. No.	2/01/0651/O
		Received	01 May 2001
		Location	Land rear of 4 Manor Road
		Parish	Dersingham

Applicant Mr and Mrs P Webb
4 Manor Road
Dersingham
Kings Lynn
Norfolk

Details Site for construction of dwelling

*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 access serving this site currently serves the rear gardens of a number of properties and a bowling club. It is therefore not considered suitable to serve any further development by reason of its inadequate width and poor visibility at its junction with the county highway and is therefore contrary to policy 9/29 of the King's Lynn and West Norfolk Local Plan.
- 2 The Norfolk Structure Plan states that permission may be given for individual or small groups of dwellings which will enhance the form and character of the village. Although the site of this proposal is within the village it is not considered that its development would enhance the form and character of the village. The proposal is consequently contrary to the provisions of policy 4/21 of the King's Lynn and West Norfolk Local Plan and H.7 of the Norfolk Structure Plan.
- 4 The proposed development, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity which the Borough Planning Authority would find difficult to resist.



.....
Borough Planning Officer
on behalf of the Council
11 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	Richard Powles 11 Church Crofts Castle Rising Kings Lynn Norfolk PE31 6BG	Ref. No.	2/01/0650/F
		Received	02 May 2001
		Location	Opp Slipstream Cottage Cliffe-en-Howe Road Pott Row
Applicant	Mr and Mrs E H Dix Slipstream Cottage Cliffe-en-Howe Road Pott Row Kings Lynn Norfolk	Parish	Grimston
Details	Construction of hay barn and field shelter		

*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
22 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.	2/01/0649/F
		Received	01 May 2001
		Location	11 Hamon Close Old Hunstanton
Applicant	D Shaw 14 Sea Lane Old Hunstanton Hunstanton Norfolk	Parish	Hunstanton

Details **Extension to provide utility room and granny annexe**

*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 to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.



.....
Borough Planning Officer
on behalf of the Council
06 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	Stanley Bragg Partnership Ltd Abbeygate One 8 Whitewell Road Colchester Essex CO2 7DF	Ref. No.	2/01/0648/F
		Received	01 May 2001
		Location	7,8 & 9 Wales Court Priory Road
		Parish	Downham Market
Applicant	Prism Estates Ltd The Mill House Mill Bay Lane Horsham RH12 1TQ		
Details	Variation of Condition 4 of pp 2/00/1419 to allow closure of existing alleyway and to provide temporary pedestrian route to north of units 1&2 until approved pedestrian link is created		

*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 dated 1.8.01 and plan received on 2.8.01 subject to compliance with the following conditions:**

- 1) This permission relates to the variation of condition 4 only and all the other conditions attached to planning permission granted under reference 2/00/1419/F remain applicable.
- 2) Within 3 months of the occupation of unit 7, unit 5 shall have been demolished and the final approved pedestrian route through to the precinct (as approved under planning permission reference 2/00/1419) shall be completed.
- 3) Servicing to unit 6 (Iceland) shall, during the duration of the temporary access, only take place between the hours of 7.00 – 8.00 am and 6.00 – 10.00 pm.
- 4) Prior to the creation of the temporary pedestrian route, a scheme of signage indicating the route shall be submitted to and agreed in writing by the Borough Planning Authority, and the signage in place prior to the use of the route.

The Reasons being:

- 1) To define the terms of the consent.
- 2) To ensure a satisfactory form of pedestrian access through to the town centre.
- 3) In the interests of safety of the users of the temporary access route.
- 4) In the interests of safety and to clarify the location of the temporary route.



.....
Borough Planning Officer
on behalf of the Council
05 September 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 Mr B Burnett
21 Shelduck Drive
Snettisham
King's Lynn
Norfolk
PE31 7RG

Ref. No. 2/01/0647/F

Received 01 May 2001

Location 36 Cedar Grove

Parish North Runcton

Applicant Mr & Mrs Davies
36 Cedar Grove
North Runcton
King's Lynn
Norfolk
PE33 0QZ

Details Two storey extension to dwelling and alterations to existing dormer window.

*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 external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.



.....
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 Mr M gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. 2/01/0646/F

Received 01 May 2001

Location Land at 53-57 Sir Lewis Street

Parish Kings Lynn

Applicant M B Developments
68 South Beach Road
Heacham
King's Lynn
Norfolk

Details Construction of 3 no. terraced houses

*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 development, full details of all the external building materials shall be submitted to and approved in writing by the Borough Planning Authority.
- 3 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local 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 enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.



.....
Borough Planning Officer
on behalf of the Council
26 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	Grahame Seaton 67 St Peters Road Upwell Wisbech Cams	Ref. No.	2/01/0645/CU
		Received	30 April 2001
		Location	The Paddocks Wisbech Road Walpole St Andrew
Applicant	Mr & Mrs Kerry The Paddocks Wisbech Road Walpole St Andrew	Parish	Walpole
Details	Alterations and change of use of outbuildings to form residential annex		

*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 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 to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.



.....
Borough Planning Officer
on behalf of the Council
19 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	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	Ref. No.	2/01/0644/CU/F
		Received	10 September 2001
		Location	Rampart House Lynn Road
Applicant	Mr D Bayley Rampart House Walpole Highway King's Lynn	Parish	Walpole Highway
Details	Proposed alterations and change of use of former rifle range to retail use (A1) and warehousing (B8) (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.
- 2) Before the bringing into use of the development hereby permitted car parking and service area facilities shall be provided in accordance with the Borough Planning Authority's adopted standards.
- 3) Before the start of any operations on the site, 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.
- 4) The use of this building shall be physically subdivided between a retail showroom where there may be public access (up to 178 sq m in area) and the remainder of the building which shall be used separately for warehousing/storage (and whether or not the goods stored have any association with those on display adjacent), and that physical subdivision and restricted access shall be retained hereafter.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of car parking and servicing areas on the site in the interests of highway safety.
- 3) To ensure that the development is satisfactorily integrated into the surrounding countryside.

Continued\...

2/01/0644/CU/F

- 4) To define the basis of this permission, as a modest scale of retail use which would otherwise fail to meet sequential tests in PPG6.



.....
Borough Planning Officer
on behalf of the Council
11 December 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 Norfolk	Ref. No.	2/01/0643/F
		Received	30 April 2001
Applicant	Mr R East Brookdale Barn Church Lane Sedgeford	Location	Brookdale Barn Church Lane
		Parish	Sedgeford
Details	Retention and completion of extension to dwelling (amended design)		

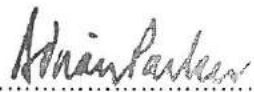
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **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 July 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	Colin Clarke A W Technology Group Thorpewood House Thorpewood Peterborough PE3 6WT	Ref. No.	2/01/0642/F
		Received	14 May 2001
		Location	Adj OS 1161 Congham Heath
		Parish	Congham
Applicant	Anglian Water Yare House 62-64 Thorpe Road Norwich NR1 1SA		

Details **Construction of borehole and associated kiosks**

*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 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	Brian Salter 15 Digby Drive Fakenham NR21 9QZ	Ref. No.	2/01/0641/F
		Received	27 April 2001
Applicant	Fiona Anderson Apple Store Cottage Common Lane Brancaster Staithe PE31 8BL	Location	Apple Store Cottage Common Lane
		Parish	Brancaster
Details	Garage and boat store 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
15 June 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No.	2/01/0640/F
		Received	01 May 2001
		Location	Garden Cottage 2 Lynn Road
		Parish	Snettisham
Applicant	Mrs M Carter 53 Hunstanton Road Dersingham King's Lynn Norfolk		
Details	Single and two storey extensions to dwelling and alterations and extension to outbuilding to form garages and carport		

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

Permission is refused for the carrying out of the development referred to above for the following reasons:

1 The proposed development, by virtue of its form, scale and visual impact in the Conservation Area and the visual impact and affect on the form and fabric of the listed building, would be contrary to the provisions of the following policies contained within both the development plan and local plan:

(a) Norfolk Structure Plan (1999) –
Policy ENV.1 – Overall environment strategy
Policy ENV.3 – Landscape
Policy ENV.12 – Design
Policy ENV.13 – Historic buildings, archaeology and the historic landscape

(b) King's Lynn & West Norfolk Local Plan (1998) –
Policy 4/6 – Locally important landscapes
Policy 4/12 – Development in conservation areas
Policy 4/16 – Alteration of listed buildings
Policy 4/19 – Development affecting the setting of a listed building
Policy 9/29 – Planning applications: general considerations



.....
Borough Planning Officer
on behalf of the Council
22 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 Calvert, Brain & Fraulo
3 Portland Street
King's Lynn
Norfolk

Ref. No. 2/01/0639/CU

Received 27 April 2001

Applicant Mr & Mrs P Dale
62 Mill Road
Wiggenhall St Germans
King's Lynn

Location 109 & 111 Main Road

Parish West Winch

Details Conversion and extension of cottages into three dwellings - retention of amended 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 access driveway shall be retained for access and manoeuvring of vehicles only and shall not at any time be used for parking.

The Reasons being:

- 1) In the interests of highway safety and to enable adequate circulation space to be maintained within the site.



.....
Borough Planning Officer
on behalf of the Council
12 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	Calvert Brain & Fraulo 3 Portland Street King's Lynn Norfolk	Ref. No.	2/01/0638/F
		Received	27 April 2001
Applicant	Fenton Financial Services Ltd Greyfriars Chambers St James Street King's Lynn Norfolk	Location	Hamburg Way North Lynn Ind Estate
		Parish	Kings Lynn
Details	Construction of two storey office block (Class B1) and associated car parking		

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 occupation of the development hereby permitted, the access, parking and turning area shall be laid out as shown on the approved plan, and shall be surfaced and drained to the satisfaction of the Borough Planning Authority.
- 3) Prior to the commencement of development full details of a soft landscaping scheme for the site, which shall include the retention of the rear boundary hedge, shall be submitted to and agreed in writing by the Borough Planning Authority. 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 arrangement 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 the 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) 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
08 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	D P Wadlow 35 High House Station Road Heacham Norfolk	Ref. No.	2/01/0637/F
		Received	27 April 2001
		Location	Site adj butchers 1A Caley Street
Applicant	Thomas Construction Ltd Marea Lodge Marea Meadows Heacham Norfolk	Parish	Heacham
Details	Retention and completion of dwellinghouse and garage (amended 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 letter and plans from agent received 11 and 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.
- 2 Before the occupation of the development hereby permitted, the access and parking area shown on the approved plans shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority
- 3 Full details of the boundary treatment of the site shall be submitted to and approved in writing by the Borough Planning Authority prior to its implementation on site

The Reasons being:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of highway safety
- 3 To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.



.....
Borough Planning Officer
on behalf of the Council
26 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	D P Wadlow 35 High House Station Road Heacham Norfolk	Ref. No.	2/01/0636/F
		Received	27 April 2001
		Location	Field View Station Road
Applicant	P J Baker Field View Station Road Walpole Cross Keys King's Lynn Norfolk	Parish	Walpole Cross Keys
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
19 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	Mike Hastings Building Design 58 Sluice Road Denver Downham Market PE38 0DY	Ref. No.	2/01/0635/F
		Received	27 April 2001
		Location	Mon Ami Wretton Road
Applicant	Mr G Gardner 37 Fairfield Road Stoke Ferry King's Lynn PE33 9SR	Parish	Stoke Ferry

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) 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 car parking on the site.


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

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/01/0634/D
		Received	27 April 2001
		Location	Land north of 71 Dovecote Road
		Parish	Upwell
Applicant	Mr & Mrs P Allen 37 Dovecote Road Upwell Wisbech Cambs		
Details	Construction of dwellinghouse and garage		

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

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission **and as modified by plans received on 7 June 2001.**



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

Checked by:

Notes

1. The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/00/1638/0.
2. Please find attached letter dated 11.05.01 from the Environment Agency.
3. Please find attached letter dated 17.05.01 from the Internal Drainage Board.

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	H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Ref. No.	2/01/0633/F
		Received	27 April 2001
		Location	5 Fen Lane Pott Row
Applicant	Mr T Barlow 5 Fen Lane Pott Row Grimston King's Lynn Norfolk	Parish	Grimston

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
22 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 D Taylor
11 Milton Avenue
King's Lynn
Norfolk

Ref. No. 2/01/0632/F

Received 27 April 2001

Applicant Mrs Hornigold
21 Low Road
Grimston
King's Lynn
Norfolk

Location 21 Low Road
Parish Grimston

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 **and as modified by letter and plan received 18.6.01 subject to compliance with the following conditions:**

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

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:

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 Peter Humphrey Associates
30 Old Market
Wisbech
Cambs
PE13 1NB

Ref. No. 2/01/0631/F

Received 27 April 2001

Location 77 College Drive

Parish Heacham

Applicant Mr & Mrs B Diggle
The Ridge
The Roman Bank
Leverington
Wisbech

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
26 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	Mr J K Race Jayars 42B Poplar Avenue Heacham King's Lynn Norfolk	Ref. No. 2/01/0630/F
		Received 27 April 2001
		Location 25 South Wootton Lane
		Parish Kings Lynn

Applicant Mr & Mrs T Barrett
25 South Wootton Lane
King's Lynn
Norfolk

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
11 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	Barry Pulford Chartered Arch. 47 Ledbury Road Netherton Peterborough Cambs PE3 9RF	Ref. No.	2/01/0629/F
		Received	26 April 2001
		Location	St Augustine's Healthy Living Centre Columbia Way
		Parish	Kings Lynn
Applicant	North End & North Lynn Community Trust The Healthy Living Centre Columbia Way King's Lynn Norfolk PE30 2LB		
Details	Variation of condition 2 of planning permission 2/99/0211 to allow a revised parking layout and an additional 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.

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	Dome (UK) Ltd Glenwood 92 Nore Road Portishead Bristol BS20 8DX	Ref. No.	2/01/0628/F
		Received	26 April 2001
		Location	Former Sugar Beet Factory Site Poplar Avenue
		Parish	Kings Lynn
Applicant	Salt Union Ltd Bradford Road Winsford Cheshire CW7 2PE		
Details	Construction of dome salt store together with surface flush axle weigher and brine containment works.		


*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, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 3) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 4) The roofing materials to be used on the development hereby permitted shall be Chapel Grey 06, as per the sample submitted.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent the increased risk of pollution to the water environment.
- 3) To prevent the increased risk of pollution to the water environment and to ensure a satisfactory method of surface water drainage.
- 4) In the interests of visual amenity.


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

Note – Please find attached letter dated 7.6.01 from the Environment Agency.

Checked by:

CONSERVATION AREA 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	D H Williams 72A Westgate Hunstanton Norfolk	Ref. No.	2/01/0627/CA
		Received	26 April 2001
Applicant	Robbie Wright Builders 5 Hamilton Road Old Hunstanton Norfolk	Location	Links Garage Main Road
		Parish	Brancaster
Details	Demolition of existing garage, petrol filling station and dwelling		


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 **and as modified by letter and plans received 18th May 2001, 22nd June 2001 and facsimile received 10th 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 start of any of the works of demolition hereby approved a contract for the completion of the new development proposed (approved under planning reference 2/01/0625/F) shall have been completed and signed.

The Reason 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 interest of the appearance of the Conservation Area.


Borough Planning Officer
on behalf of the Council
24 July 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 J A Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk
PE38 0NR

Ref. No. 2/01/0626/F

Received 26 April 2001

Location 34 White Road
Parish Methwold

Applicant Mr and Mrs D Gregory
34 White Road
Methwold
Thetford
Norfolk
IP26 4PA

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

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

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

Agent	D H Williams 72A Westgate Hunstanton Norfolk	Ref. No.	2/01/0625/F
		Received	26 April 2001
Applicant	Robbie Wright Builders 5 Hamilton Road Old Hunstanton Norfolk	Location	Links Garage Main Road
		Parish	Brancaster
Details	Construction of 6 dwellinghouses		

*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 18th May 2001, 22nd June 2001 and facsimile received 10th 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 start of any development on the site full details of all the external building materials, including samples where appropriate, shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) The garages and parking spaces indicated on the approved plan shall not be used for any other purpose other than the parking of cars.
- 4) Before the occupation of the development hereby approved, the access, parking and turning areas shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.
- 5) Prior to the commencement of any development a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 6) Prior to the commencement of any development a scheme for the provision and implementation of contamination investigation and remediation shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 7) Notwithstanding provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or 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.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

Continued\...

- 3) To ensure the satisfactory use of the garages and parking spaces in the interests of local amenity.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5) To prevent the increased risk of pollution to the water environment and to ensure satisfactory method of surface water drainage.
- 6) To prevent the increased risk of pollution to the water environment.
- 7) In the interests of the appearance of the development.


.....
Borough Planning Officer
on behalf of the Council
24 July 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	Fordham Johns Partnership 33 Surrey Street Norwich Norfolk NR1 3NX	Ref. No. 2/01/0624/F
		Received 05 March 2003
		Location The Quay Brancaster Staithe
Applicant	The National Trust East Anglian Regional Office Blickling Norwich NR11 6NF	Assessment Includes Environmental Impact Parish Brancaster
Details	Reconstruction of quay wall and dredging works to create fishermen's moorings	

*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 **as modified by Environmental Statement received 5 March 2003 and letter received 9 June 2003 and subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the submitted plans and particulars, full details relating to the construction materials to be used in the proposed development shall be submitted to and approved by the Borough Planning Authority in writing.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the appropriate use of materials in the interests of the character and appearance of the area.

Head of Planning Control
on behalf of the Council
24 June 2003

Checked by:

NOTE: Please find attached letter dated 5 June 2003 from the Environment Agency.

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 Wearing Hastings & Norton
14 Princes Street
Norwich
NR3 1AL

Ref. No. 2/01/0623/CU

Received 25 April 2001

Applicant Broadland Housing Association
100 St Benedict's
Norwich
NR2 4AB

Location Pleasance Close
Parish Kings Lynn

Details Alterations and extensions to convert 20 flats into 10 houses and refurbishment of remaining 8 flats

*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

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

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Littman & Robeson 14 Buckingham Street London WC2N 6EF	Ref. No. 2/01/0622/D	Received 25 April 2001
Applicant	Tesco Stores Ltd c/o Littman & Robeson	Location Caravan Park & Former Gasworks Southend Road	Parish Hunstanton
Details	Construction of retail foodstore, incorporating coffee shop, separate leisure unit, petrol filling station, ancillary car parking and servicing facilities for the retail and leisure		


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

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission **subject to compliance with the following additional conditions:**

- 1 Prior to the commencement of any development on site details of the external materials to be used for the kiosk serving the petrol filling station shall be submitted to and approved by the Borough Planning Authority
- 2 Prior to the commencement of any development on site details of the surfacing of the footpath and cycle link across the site shall be submitted to and approved by the Borough Planning Authority. The footpath and cycle link shall then be surfaced in accordance with the approved details before the foodstore is open for trading.
- 3 The car parking and manoeuvring areas shown on the approved plans shall be surfaced to the satisfaction of the Borough Planning Authority before the development is brought into use.
- 4 Prior to the commencement of any development on the site full details of the internal layout of the retail store, demonstrating compliance with the condition imposed on the outline consent regarding net retail floorspace, shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:-

- 1 To enable the Borough Planning Authority to consider such details in the interests of visual amenity
- 2 To enable the Borough Planning Authority to consider such details to ensure the provision of adequate footpath and cycle links
- 3 In the interests of highway safety.
- 4 To enable the Borough Planning Authority to consider such details.


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

Checked by:

Notes

1. The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission 2/97/1191/O.
2. Please find attached letter dated 6.6.01 from the Environment Agency.

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	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	Ref. No.	2/01/0621/F
		Received	25 April 2001
		Location	Plot 16 Bergen Way North Lynn Industrial Estate
Applicant	Canspeed Ltd 28 Bergen Way North Lynn Industrial Estate King's Lynn Norfolk	Parish	Kings Lynn
Details	Construction of factory		

*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, a scheme for the provision and implementation of surface 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.
- 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.
- 4) Prior to the commencement of development full details of boundary treatment for the southern and western boundaries of the site shall be submitted to and approved in writing by the Borough Planning Authority and prior to the first use of the premises, the approved scheme shall be implemented.
- 5) No materials, goods or waste shall be stacked or stored in the open on the site without the prior written agreement of the Borough Planning Authority.
- 6) Before the occupation of the development, the accesses, car parking and servicing areas shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority and shall at no time be used for any other purpose without the prior written 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.

Continued

- 2) To ensure a satisfactory method of surface water drainage.
- 3) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 4) To ensure satisfactory boundary treatment for the site in the interests of visual amenity.
- 5) In the interests of visual amenity.
- 6) To ensure the satisfactory provision of access, parking and servicing arrangements in the interests of highway safety.



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

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

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	Alsop Verrill Planning Cons. 28 Battersea Square London SW11 3RA	Ref. No.	2/01/0620/F
		Received	25 April 2001
Applicant	Tesco Stores Ltd PO Box 400 Cirrus Building Shire Park Welwyn Garden City AL7 1AB	Location	Hardwick Road
		Parish	Kings Lynn

Details **Alterations and extensions to retail 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 letter and plans from agent received 21.5.01 subject to compliance with the following conditions:**

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

The Reasons being:

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


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

Note – Please find attached letter dated 16.05.01 from the Internal Drainage Board.

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 Peters Road Upwell Wisbech Cambs	Ref. No.	2/01/0619/F
		Received	25 April 2001
		Location	Land North of The Cottages Town Street
Applicant	Mrs P Floyd The Bungalow The Common Upwell Wisbech Cambs	Parish	Upwell

Details **Construction of bungalow and garage and vehicle cover to existing cottages**


*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 8 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.
- 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) No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Borough Planning Authority.

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) In the interests of highway safety.
- 4) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.


.....
Borough Planning Officer
on behalf of the Council
11 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
The Old Chapel
John Kennedy Road
King's Lynn
Norfolk
PE30 2AA

Ref. No. 2/01/0618/F

Received 25 April 2001

Location Land off Chalk Pit Road
Parish Ingoldisthorpe

Applicant Mrs C South
Cedar Cottage
Upper High Street
Harpole
Northampton
NN7 4DJ

Details Construction of horse stable

*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 on 18.6.01 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 stable hereby approved shall be used only to accommodate the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.
- 3 Adequate precautions shall be taken to ensure the satisfactory suppression of dust and smell and the control of flies and rodents 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 The building is inappropriately located for commercial purposes and its use for any other purposes would require further consideration by the Borough Planning Authority.
- 3 In the interests of public health and the amenities of the locality.



.....
Borough Planning Officer
on behalf of the Council
26 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 South Wootton Design Service
Honeypot Cottage
Winch Road
Gayton
King's Lynn
Norfolk

Ref. No. 2/01/0617/F

Received 25 April 2001

Location Mulberry House
Grimston Road

Parish Gayton

Applicant Mr & Mrs T Perrem
Mulberry House
Grimston Road
Gayton
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 and as modified by plans received on 15 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.
- 2 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order), no windows should be formed in the north elevation of the proposed extension and only the second floor windows of the extension as shown on the submitted plans, shall be constructed 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 In the interests of residential amenity; to prevent overlooking of adjacent garden ground.



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

Checked by:

ADVERTISEMENT 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	Signs Express (King's Lynn) 2 St Andrews Court Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4LS	Ref. No.	2/01/0616/A
		Received	24 April 2001
		Location	Hamlin Way Hardwick Narrows Industrial Estate
		Parish	Kings Lynn
Applicant	Lynwood Hire Horsleys Fields Industrial Est King's Lynn Norfolk PE30 5DD		
Details	Erection of 6m flag pole and flag advertisement		

*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
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 Calvert Brain & Fraulo
3 Portland Street
King's Lynn
Norfolk

Ref. No. 2/01/0615/F

Received 24 April 2001

Applicant Mr & Mrs P Dale
62 Mill Road
Wiggenhall St Germans
King's Lynn
Norfolk

Location Rear of 109-111 Lynn Road
Parish West Winch

Details Construction of bungalow with 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 occupation of the development hereby permitted the parking and turning area shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of parking and turning facilities in the interests of highway safety.



.....
Borough Planning Officer
on behalf of the Council
23 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. 2/01/0614/CU
Applicant	H Kirlaw 1 Greens Lane Tilney All Saints King's Lynn Norfolk	Received 24 April 2001 Location 1 Greens Lane Parish Tilney all Saints

Details Continued use as boarding cattery

*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) Adequate precautions shall be taken to ensure the satisfactory suppression of sound, smell and the control of flies and rodents to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) In the interests of public health and the amenities of the locality.



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

Note – Please find attached letter dated 3 May 2001 from the Environment Agency.

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

Ref. No. 2/01/0613/F

Received 24 April 2001

Location 11 Ferry Bank

Parish Southery

Applicant Mr & Mrs E C English
11 Ferry Bank
Southery
Downham Market
Norfolk

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
29 May 2001

Note – Please find attached letter dated 10 May 2001 from the Internal Drainage Board.

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent		Ref. No. 2/01/0612/O
Applicant M J Watling The Bungalow Mill Road West Walton Wisbech Cambs		Received 24 April 2001
		Location Land adj FASTER LENTE Walton Road
		Parish Walsoken

Details Site for construction of one dwelling

*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 Given the location of to the development proposed, within the countryside, the development would be contrary to Structure Plan policies ENV1 and ENV4 which seek to protect the quality and character of the environment generally and to protect the countryside for its own sake.
- 2 The proposal for residential development in the countryside with no accompanying statement of need or necessity would be contrary to Structure Plan Policy H7 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998 which seek to restrict new residential development in the countryside except in exceptional circumstances.
- 3 To permit the development proposed would lead to the consolidation of a scattered group of dwellings away from the village centre to the detriment of the visual amenities and character of the surrounding countryside.



.....
Borough Planning Officer
on behalf of the Council
26 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. 2/01/0611/F
Applicant Adrian Brown Kens Corner Cowles Drove Hockwold Norfolk		Received 24 April 2001
		Location Kens Corner Cowles Drove
		Parish Hockwold cum Wilton

Details Continued standing of mobile home

*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 shall expire on 30 June 2004, and unless on or before that date application is made for an extension of the period of permission and such application is approved
 - (a) the approved mobile home shall be removed from the application site
 - (b) the use hereby permitted shall be discontinued
 - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.
- 2) This permission shall enure solely for the benefit of Mr & Mrs A M Brown whilst solely or mainly employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, including any dependent residing with him/her.

The Reasons being:

- 1) This permission had been granted on the special need advanced by the applicant and the Borough Planning Authority wishes to retain control over the development in order that it may review the situation in 2001 to determine the justification of that need and to define the terms of the permission.
- 2) The caravan is required in connection with the agricultural use of the adjoining land and it is the policy of the Borough Planning Authority only to approved dwellings outside villages in cases of special agricultural need.



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

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

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.	2/01/0610/T2
Applicant	BT Cellnet Ltd C/o Agent	Received	24 April 2001
Agent	Smith-Woolley Conqueror House Vision Park Histon Cambridge CB4 9ZR	Location	Construction Industry Training Board
		Parish	Bircham
Details	Installation of a temporary telecommunications base station comprising 15m radio mast, antennae, equipment cabin and ancillary development		

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
11 June 2001

TC2

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

DX: 57825 KING'S LYNN

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

Agent Parsons & Whittley
1 London Street
Swaffham
Norfolk
PE37 7DD

Ref. No. 2/01/0609/F

Received 24 April 2001

Location Site adj Favour Parker
Furlong Drive

Applicant W R Chapman & Son
Lilac Farm
Eastmoor
Oxborough
King's Lynn
Norfolk PE33 9PX

Parish Stoke Ferry

Details Construction of concrete batching plant

Town and Country Planning Act 1990

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

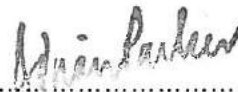
Permission is refused for the carrying out of the development referred to above for the following reasons:

1 The proposed development, due to its design, function, location and access, within an area designated in the Development Plan as 'countryside', an Area of Important Landscape Quality, and prime quality agricultural land, would be contrary to the following policies of the Norfolk Structure Plan 1999:-

- (a) ENV3 that seeks to conserve the appearance and character of the area and to allow only sensitive development;
- (b) ENV4 that seeks to protect the countryside for its own sake;
- (c) EC6 that states that development in the countryside will only be acceptable where there are particular reasons for a countryside location as opposed to established or dedicated sites; there are no significant environmental objections or loss of the best and most versatile agricultural land;
- (d) RC5 that seeks to protect the best and most versatile agricultural land.
- (e) CS7 that prioritises the conservation of landscape character and wildlife; and the protection of agricultural resources; and

the following policies of the King's Lynn and West Norfolk Local Plan 1998:-

- (a) 4/6 that does not permit development that damages the distinctive character and appearance of the landscape;
- (b) 4/22 that protects the best and most versatile agricultural land;
- (c) 8/7 that only permits development where it is essential in connection with an existing business and does not adversely affect the character and appearance of the countryside;
- (d) 9/29 that requires safe road standards that cannot be met in this instance due to the tree belts on either side of the access that are not within the control of the applicant and would not allow a satisfactory visibility splay.



Borough Planning Officer
on behalf of the Council
30 May 2001

Checked by: