

2/01/1165

Planning Ref. No C/2/2001/2016

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: Dyke Between The Old Crooked Chimney Bridge & Angle Road,
Mullicourt Road
Applicant: Mr D B Doubleday
Agent: Mr D B Doubleday
Proposal: Reclamation of Dyke

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 17th July 2001

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

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

Signed: *B. Punt* Date: 5.6.02

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: Dyke Between The Old Crooked Chimney Bridge & Angle Road, Mullicourt Road

Conditions:

1. The development to which this permission relates shall cease and the site shall be restored in accordance with condition 4 within 1 year of the date of this permission.
2. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-
07.00 - 17.00 Mondays to Fridays
07.00 - 13.00 Saturdays
3. No material other than inert waste falling within category 1 shall be brought onto the site.
4. Within one month of the date of this permission a scheme of working and restoration for the dyke and the adjacent soil bund immediately to the south of the site shall be submitted for agreement in writing with the County Planning Authority. No operation shall take place except in accordance with the agreed scheme. The scheme here shall include details of:-
 - (a) the order and direction of working;
 - (b) the timescale for working and restoration of the site;
 - (c) the method of working and the types of machinery to be used;
 - (d) the removal of the adjacent soil bund.
5. Within one month of the date of this permission, the first 15 metres of the access leading into the site from Mullicourt Road shall be levelled, hardened and drained to the satisfaction of the Local Planning Authority.
6. 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.
7. The final one metre of fill shall comprise inert cover material which shall be free of materials likely to interfere with final restoration, drainage or subsequent after-use.
8. An even layer of topsoil shall be re-spread on the subsoil layer to an even depth of at least 300mm.
9. The final layers of material shall be levelled to facilitate natural drainage and shall conform to the contours of adjoining undisturbed land.
10. All stones and deleterious materials in excess of 15cm which arise from the ripping of the subsoil and topsoil shall be removed from the site.
11. No waste or other material shall be brought onto the site except that which is to be disposed of in accordance with this permission. There shall be no other handling, storage, treatment or transfer.

12. An aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for agriculture shall be submitted for the approval of the County Planning Authority not later than one month from the date of this permission. The approved aftercare scheme shall be implemented over a period of five years following the completion of restoration.
13. No excavation shall take place outside the area shown on the attached Plan No 1 dated 31 May 2002.
14. Any differential subsidence occurring during a period of five years after completion of soil replacement and which interferes with the planned after-uses shall be treated to the satisfaction of the County Planning Authority.
15. Measures including ripping and/or subsoiling shall be carried out after soil replacement so that the compacted layers and pans are broken up to assist free drainage.
16. 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 a least 110% of the total stored capacity.

Notes:

1. Attention is drawn to the requirements of the Environment Agency as contained in their letter dated 8.10.01, a copy of which is attached to this notice.
2. Attention is drawn to the requirements of DEFRA as contained in their letter dated 9.08.01 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, 4, 7-12, 14-15 | To ensure the proper and expeditious restoration of the site. |
| 2 | To protect the amenities of the surrounding area. |
| 3, 16 | To safeguard hydrological interests. |
| 5-6 | In the interests of highway safety. |
| 13 | For the avoidance of doubt. |

DEFRA
Department for
Environment,
Food & Rural Affairs

Rural Development Service – National Land Management Team
100 Southgate Street, Bury St Edmunds, Suffolk IP33 2BD
Telephone: 01284 723136 GTN:
Direct line: 01953 606838 FAX: 01953 606838
E-mail: m.stephen@frca.maff.gsi.gov.uk

DEFRA

Director of Planning and Transportation
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

Your Ref. : E/C/2/2001/2016

EAC
14/8

Date : 9 August 2001

Dear Sir

OUTWELL : DYKE BETWEEN OLD CROOKED CHIMNEY BRIDGE AND ANGLE ROAD, MILLICOURT ROAD : RECLAMATION OF DYKE : MR D B DOUBLEDAY

I refer to your letter of 25 July 2001 consulting the Farming and Rural Conservation Agency (FRCA) on behalf of the Ministry of Agriculture, Fisheries & Food (MAFF) about the above matter. This response is made by the Department for Environment, Food and Rural Affairs (DEFRA), which has recently been created to take over responsibility for a number of matters, including those previously of MAFF.

Please note that the FRCA is no longer in existence and all future consultations on ad hoc mineral and waste development proposals should be sent to the Team Manager, National Land Management Team at the above address.

noted

Having considered this proposal in the light of Government policy for the protection of the best and most versatile agricultural land as set out in paragraphs 2.16 to 2.20 and Annex B of Planning Policy Guidance note 7, "*The Countryside - Environmental Quality and Economic and Social Development*" the Department does not wish to comment on the principle of the proposal but draws your Authority's attention to the following agricultural considerations:

1. The applicants should create a soil profile without significant compaction of at least 1 metre depth, and without any materials damaging to deep cultivations or the installation of a drainage scheme. Soils should only be handled when in a dry and friable condition.
2. As far as possible the profile should consist of similar soil types to the adjoining land to facilitate management in the agricultural afteruse.
3. The infilled area should be drained by the installation of an artificial drainage scheme if this is found to be necessary.



INVESTOR IN PEOPLE

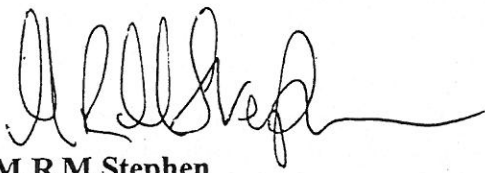
4. Throughout the period of working, restoration and Aftercare, the operator shall have due regard to the need to adhere to the precautions laid out in the leaflet entitled "Preventing the Spread of Plant and Animal Diseases", published by MAFF.

The Department does not wish to object to the proposal because it would not result in the loss of any best and most versatile land.

The views expressed above are without prejudice to the Secretary of State for Transport, Local Government and the Regions' duty to take account of all material planning considerations and the representations made by other parties.

I should be grateful if you would let me know the outcome of your Authority's consideration of this proposal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M R M Stephen', with a long horizontal flourish extending to the right.

M R M Stephen
National Land Management Team

Our ref: AE\2001\006249\002
Planning ref: E/C/2/01/2016 /RAC/SMB

Date: 8th October 2001



ENVIRONMENT
AGENCY

Mr R A Cranthorne
Director of Planning and Transportation
Norfolk County Council
County Hall
Martineau Lane
NORWICH
Norfolk NR1 2DH

DEPT. OF PLANNING AND TRANSPORTATION FAO..... <i>KIAW</i>
11 OCT 2001
ONTO..... ACTION..... FILE
Post Log Ref: <i>CONF</i>

11/10

Dear Sir/Madam

INFILLING OF DYKE – ANGEL ROAD, OUTWELL

Thank you for referring the above application, which was received on 20 August 2001.

The applicant should be informed that the development involves the disposal of controlled waste requires a Waste Management Licence. If the applicant do not already have relevant authorisation they should contact our Waste Licensing section at our Brampton office on 01480 414581.

In addition, we make the following advisory comments.

The Site falls within the Marshland Smeeth and Fen Internal Drainage Board, they should be contacted regarding any consents for infilling/ culverting of a watercourse within their district. Their address is

Marshland Smeeth and Fen IDB
Kettlewell Lane
Kings Lynn
PE30 1PW
(01553) 669500

A copy of this letter has been sent to the applicant/agent.

If you have any queries please do not hesitate to contact SHARON WITTON (01473) 706008.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michael Guthrie'.

pp Michael Guthrie
Acting Customer Services Manager
Cc D B Doubleday, Cecil House, Mullicourt Road, Outwell



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 John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Ref. No. 2/01/1164/O

Received 30 July 2001

Location Gayton Road Fisheries
Gayton Road

Applicant Clients of John Stephenson

Parish East Winch

Details Site for construction of dwelling and garage in connection with fish farm

*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 for residential development in the countryside would be contrary to national policy as set out in PPG7, Policy H8 of the Norfolk Structure Plan and policy 8/8 of the King's Lynn Local Plan 1988, in that insufficient justification has been put forward to indicate that it essential for the proposed occupants to live at or near their place of employment in this rural enterprise. To approve such a development without appropriate justification would be contrary to the policies of the Development Plan that seeks to prevent development in the countryside except in exceptional circumstances, and would set a precedent that would lead to the erosion of the designated countryside, and adversely affect its character and appearance.
- 2 The siting of the proposed development would not in the opinion of the Borough Planning Authority provide effective security at the access/egress to the fish farm.



.....
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

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Agent John Stephenson
Ashby House
194 Broomhill
Downham Market
Norfolk

Ref. No. 2/01/1163/CU

Received 06 August 2001

Location Great Ketlam Farm
Low Road

Applicant Mr G De Bootman
Great Ketlam Farm
Low Road
Pentney
Norfolk

Parish Pentney

Details Change of use of buildings to be used for garaging in connection with holiday lets

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the buildings hereby granted permission for garaging, shall only be used in connection with the existing holiday units and for no other business or commercial purpose 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) The application has only been considered in the light of the specific proposed use. Any other use would need to be given further consideration by the Borough Planning Authority.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Court,
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Norfolk PE30 1EX

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Agent	Haydn Evans Consulting Orchard House 31-37 St Helens Street Ipswich IP4 2JL	Ref. No.	2/01/1162/F
		Received	30 July 2001
		Location	Thiefgate Lane Saddlebow
Applicant	May Gurney (Construction) Ltd Trowse Norwich NR14 8SZ	Parish	Kings Lynn

Details Temporary diversion of public highway


*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 condition:**

- 1) This permission shall expire on 30th November 2001, 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 temporary road shall be removed
 - b) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

The Reason being:

- 1) To allow a temporary road diversion in a position where full permission would be inappropriate while works are carried out to the adjacent highway.


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

Checked by:

Planning Ref: P.02/2001/1161/F

To: The Director of Property Norfolk Property Services

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

PARTICULARS OF PROPOSED DEVELOPMENT

Location : East Winch C of E V A Primary School, Church Lane

Proposal : Single Storey Extension to Provide Office Accommodation

Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations, 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the **19 July 2001**.

This permission is subject to compliance with the conditions hereunder:-

1. The development hereby permitted, shall commence within five years of the date of this notice

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

1. To comply with Section 91 of the Town and Country Planning Act, 1990

Dated this **twenty sixth** day of **September 2001**.

Signed:



Director of Planning and Transportation
Norfolk County Council

NOTE:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

PLANNING PERMISSION

Notice of decision

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Agent	NJL Design Rose Cottage Woodwalton Cambs PE28 5YN	Ref. No.	2/01/1160/F
		Received	27 July 2001
		Location	Sea Marsh The Green
Applicant	Mrs D M Clark c/o Clarksteel Ltd Station Road Yaxley Cambs PE7 3EU	Parish	Thornham

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 condition:**

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

Agent

Ref. No. 2/01/1159/F

Applicant Mr C S W Matthews
The Limes
226 Smeeth Road
Marshland St James
Wisbech
Cambs

Received 27 July 2001

Location 240 Smeeth Road
Parish Marshland St James

Details Continued standing of mobile home during construction of 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 condition:**

- 1) This permission shall expire on 30th September 2002, 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, and
 - (b) the use hereby permitted shall be discontinued and
 - (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.

The Reason being:

- 1) To enable the Borough Planning Authority to retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the amenities of the locality.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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Agent	Maxey & Son 1-3 South Brink Wisbech Cambs	Ref. No.	2/01/1158/CU
		Received	27 July 2001
Applicant	A & E Howgego Ltd Hill Farm Nordelph Downham Market Norfolk PE38 9BY	Location	Mudds Farm Mudds Drove
		Parish	Upwell

Details **Change of use from redundant agricultural buildings to one 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) This permission relates solely to the proposed change of use of the building for residential purposes, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.
- 3) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 4) Before the occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 5) Before the development hereby permitted is brought into use car parking facilities shall be provided in accordance with the Borough Planning Authority's adopted standards.
- 6) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995, or any order re-enacting or revoking that order, there shall be no extensions or alterations to the proposed dwelling, or any buildings/sheds/garages etc constructed within its curtilage, 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 enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.

Continued

2/01/1158/CU

- 3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4) In the interests of highway safety.
- 5) To ensure the satisfactory provision of car parking on the site.
- 6) In the interests of the amenities and appearance of the area in general.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No. 2/01/1157/F	Received 27 July 2001
Applicant	Luxurious Leisure Ltd Harling Road Quidenham Norfolk	Location Pentney Lakes Leisure Park Common Lane	Parish Pentney
Details	Construction of residential unit for occupation by site manager (renewal)		

*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 dwelling hereby approved shall be occupied only by the site manager and his/her family who shall be employed full-time in connection with the recreation business on this site.
- 3) Prior to occupation of the dwelling hereby approved the mobile home used for manager's accommodation, and approved under reference 2/99/0826/F, shall be removed from the site.
- 4) Notwithstanding the provisions of the Second Schedule of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), no development contained within Part 1 Classes A to E and Part 2 Classes A and C shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) The dwelling is required in connection with the use of the adjoining land for organised recreation and without such justification this development would be contrary to policy.
- 3) To define the terms of the consent and restrict the site to having only one unit of associated residential accommodation as more than this would be contrary to policy.
- 4) To enable the Borough Planning Authority to consider such details in light of the limited size of the curtilage and in the interests of visual amenity given the siting of the site within an area of important landscape quality and a County Wildlife Site.



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

Checked by:

orough Council of Kings Lynn and West Norfolk Register of Application

Area	Rural	Ref. No.	2/01/1156/CM	
Applicant	Anti-Waste Ltd Manor Farm Bridgham Norwich Norfolk NR16 2RX	Received	27-JUL-2001	
Agent	Mr K Hobbs Waste Recycling Group White Ladies Teston Road Offham Kent ME19 5PF	Expiring	23-AUG-2001	
Details	Aerated static pile composting of MSW fines to provide restoration and cover materials until March 2002		Location	The Oakery Lodge Road
		Parish	Feltwell	
		Fee Paid	£ .00	

*withdrawn.
20.05.03.*

Borough Council of Kings Lynn and West Norfolk Register of Application

Area	Rural	Ref. No.	2/01/1155/CU
Applicant	The Le Strange Estate Estate Office Old Hunstanton King's Lynn Norfolk PE36 6JS	Received	27-JUL-2001
Agent	Wood Stephen The Coach House Hayes Lane Fakenham Norfolk NR21 9EP	Expiring	20-SEP-2001
Details	Change of use from agricultural barn to dwelling including alterations		
	Location	Barn adj Geggings Cottages High Street	
	Parish	Ringstead	
	Fee Paid	£ 190.00	

*William
1/8/01*

