

# 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](mailto:borough.planning@west.norfolk.gov.uk)

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

**Ref. No.** 2/01/1250/F

**Received** 14 August 2001

**Location** London Road Veterinary Clinic  
25 London Road

**Parish** Kings Lynn

**Applicant** London Road Veterinary Clinic  
25 London Road  
King's Lynn  
Norfolk  
PE30 5QA

**Details** Extension to clinic

*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  
17 September 2001

Checked by: .....

# PLANNING PERMISSION

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**Agent** Knight & Associates  
6 Old Railway Yard  
Station Road  
Burnham Market  
Norfolk  
PE31 8UP

**Ref. No.** 2/01/1249/F

**Received** 14 August 2001

**Location** 2 Langford Cottages  
44a High Street  
**Parish** Ringstead

**Applicant** Mr & Mrs R Scoles  
1 David Evans Court  
Letchworth  
Herts  
SG6 4WA

**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  
02 October 2001

Checked by: .....

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#### Agent

Ref. No. 2/01/1248/F

Applicant Mr J E Fielder  
Belle Vue  
Oxborough Road  
Stoke Ferry  
Norfolk  
PE33 9TA

Received 13 August 2001

Location Belle Vue  
Oxborough Road  
Parish Stoke Ferry

Details **Retention of garage and new vehicular access**


*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) Within 2 months from the date of this planning permission, the previous access (ie to the south of the access proposed) shall be permanently closed off to vehicular traffic with a landscaping/planting scheme to be submitted to and approved in writing by the Borough Planning Authority, prior to the work taking place. (For the avoidance of doubt, the scheme shall include the re-instatement of the grass verge adjacent to the highway).

The Reasons being:

- 1) In the interests of visual amenity and road safety.

  
Borough Planning Officer  
on behalf of the Council  
04 October 2001

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	<b>Ref. No.</b>	2/01/1247/O
		<b>Received</b>	13 August 2001
		<b>Location</b>	Garden Cottage Hiltons Lane
<b>Applicant</b>	Mr and Mrs R Williams Garden Cottage Hiltons Lane Wiggenhall St Germans Norfolk	<b>Parish</b>	Wiggenhall St Germans
<b>Details</b>	Site for construction of one dwelling (amended)		

*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 Borough Planning Authority is advised that the site is at high risk from flooding and in the absence of a flood risk assessment as required by PPG25 to permit the development proposed would be contrary to Policy 9/20 of the King's Lynn and West Norfolk Local Plan 1998.



Borough Planning Officer  
on behalf of the Council  
11 December 2001

Checked by: .....

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

**Ref. No.** 2/01/1246/F

**Received** 13 August 2001

**Location** 5 Beech Drift

**Parish** Dersingham

**Applicant** M Baird  
5 Beech Drift  
Dersingham  
King's Lynn  
Norfolk

**Details** Extension to dwelling

*Town and Country Planning Act 1990*

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 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  
17 September 2001

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# OUTLINE PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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

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<b>Agent</b>	A Parry Delamere Lime Kiln Road Gayton King's Lynn Norfolk	<b>Ref. No.</b> 2/01/1245/O
		<b>Received</b> 13 August 2001
		<b>Location</b> Corders Garage Congham Road
		<b>Parish</b> Grimston
<b>Applicant</b>	Mr G E Corder 6 Congham Road Grimston King's Lynn Norfolk PE32 1DW	

**Details** Site for construction of 3 dwellings

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

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


- 1 Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2 Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3 This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4 No development shall take place within the site until the applicant, or agent 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 Borough Planning Authority.
- 5 Prior to the commencement of any development, a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted to and agreed in writing by the Borough Planning Authority. The works 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 and agreed in writing with the Borough Planning Authority. The works shall be constructed and completed in accordance with the approved plans.

Continued

- 7 Before the occupation of the dwellings, sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in a forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 8 Before the development hereby permitted is brought into use carparking facilities shall be provided in accordance with the Borough Planning Authorities adopted standards.

The Reasons being:

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3 This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4 To ensure that any items or features of archaeological interest are properly recorded.
- 5 To ensure a satisfactory method of surface water drainage.
- 6 In the interests of pollution control.
- 7&8 In the interests of highway safety.

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

Checked by: .....

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<b>Agent</b>	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs PE14 9EJ	<b>Ref. No.</b>	2/01/1244/F
		<b>Received</b>	13 August 2001
		<b>Location</b>	Land rear of Swanfield Terrace Church Drove
		<b>Parish</b>	Outwell
<b>Applicant</b>	Mr & Mrs R Barrett Church Drove Outwell Wisbech Cambs		
<b>Details</b>	<b>Construction of polytunnel B</b>		

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) If, at any time the polytunnel is no longer required for the purposes of agriculture within the unit on which it is located, the tunnel shall be completely removed from the site within a period of 3 months from the cessation of use.

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 visual amenity, to ensure that disused and derelict structures do not adversely affect the character and appearance of the countryside in which they are located.



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

Checked by: .....



# PLANNING PERMISSION

## Notice of decision

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**Agent** Grahame Seaton  
67 St Peters Road  
Upwell  
Wisbech  
Cambs  
PE14 9EJ

**Ref. No.** 2/01/1243/F

**Received** 13 August 2001

**Location** Land rear of Swanfield Terrace  
Church Drove

**Parish** Outwell

**Applicant** Mr & Mrs R Barrett  
Church Drove  
Outwell  
Wisbech  
Cambs

**Details** Construction of polytunnel A

*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) If, at any time the polytunnel is no longer required for the purposes of agriculture within the unit on which it is located, the tunnel shall be completely removed from the site within a period of 3 months from the cessation of use.

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 visual amenity, to ensure that disused and derelict structures do not adversely affect the character and appearance of the countryside in which they are located.



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

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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**Agent** Grahame Seaton  
67 St Peters Road  
Upwell  
Wicbech  
Cambs  
PE14 9EJ

**Ref. No.** 2/01/1242/F

**Received** 13 August 2001

**Location** Land rear of Swanfield Terrace  
Church Drove

**Parish** Outwell

**Applicant** Mr & Mrs R Barrett  
Church Drove  
Outwell  
Wisbech  
Cambs

**Details** Construction of polytunnel C

*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) If, at any time the polytunnel is no longer required for the purposes of agriculture within the unit on which it is located, the tunnel shall be completely removed from the site within a period of 3 months from the cessation of use.

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 visual amenity, to ensure that disused and derelict structures do not adversely affect the character and appearance of the countryside in which they are located.



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

Checked by: .....

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<b>Agent</b>	Grahame Seaton 67 St Peters Road Upwell Wisbech Cams	<b>Ref. No.</b>	2/01/1241/F
		<b>Received</b>	13 August 2001
		<b>Location</b>	Land rear of Swanfield Terrace Church Drove
<b>Applicant</b>	Mr & Mrs Barrett Church Drove Outwell Wisbech Cams	<b>Parish</b>	Outwell
<b>Details</b>	Construction of agricultural building D		

*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 building hereby permitted shall only be used for the purposes of agriculture arising from the agricultural unit on which it is located, unless an alternative use is permitted 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 location of the proposed building is only approved for the applied use and the use of the building for any other purpose would require further consideration by the Borough Planning Authority.



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

Checked by: .....

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

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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**Agent** Grahame Seaton  
67 St Peter's Road  
Upwell  
Wisbech  
Cambs

**Ref. No.** 2/01/1240/CU

**Received** 13 August 2001

**Location** Land to rear of Swanfield Terrace  
Church Drove

**Applicant** Mr & Mrs R Barrett  
Church Drove  
Outwell  
Wisbech  
Cambs

**Parish** Outwell

**Details** Temporary siting 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) The temporary residential accommodation hereby granted permission shall expire on the 1st January 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 residential unit shall be moved from the application site,
  - (b) The use hereby permitted shall be discontinued,
  - (c) There should be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.
- 2 The proposed floor area of the residential unit shall not exceed 70m<sup>2</sup>.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Development Order 1995) (or any order revoking or re-enacting that order). No sheds, walls, ancillary buildings, or other means of enclosure shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on the specific application.
- 4 Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 5 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.
- 6 The occupancy of the temporary residential accommodation shall be limited to persons solely or mainly employed or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, including any dependant of such person residing with him/her or a widow or widower of such a person.

Continued

The Reasons being:-

- 1&2 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.
- 3 In the interests of the amenities and appearance of the area in general.
- 4 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5 In the interests of highway safety.
- 6 The temporary residential accommodation is required in connection with the agricultural use of the adjoining land and it is the policy of the Borough Planning Authority only to approve the erection of dwellings outside villages in cases of special agricultural need.



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

Checked by: .....

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

# PLANNING PERMISSION

## Notice of decision

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**Agent** Martin Hall Associates  
7a Oak Street  
Fakenham  
Norfolk  
NR21 9DX

**Ref. No.** 2/01/1239/CU

**Received** 13 August 2001

**Location** 35/37 West Street

**Parish** North Creake

**Applicant** H Cory-Wright M Butterwick  
J Walker and A Mercer  
c/o 37 West Street  
North Creake  
Fakenham  
Norfolk NR21 9LQ

**Details** Conversion of barn to dwelling including extensions and new roof

*Town and Country Planning Act 1990*

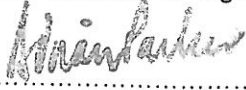
*Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

**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 survey received 6<sup>th</sup> November 2001 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.
- 3) Notwithstanding the provisions of the General Permitted Development Order 1995 or any order revoking and re-enacting that order, no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) Before the occupation of the dwelling hereby permitted the access and any parking/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 maintain the character of the building and its contribution to the Conservation Area.
- 3) To enable the Borough Planning Authority to consider such details in view of the likely effect that such a development could have on the occupiers of adjoining properties.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.

  
Borough Planning Officer  
on behalf of the Council  
11 December 2001

Checked by: .....

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<b>Agent</b>	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	<b>Ref. No.</b>	2/01/1238/CU
		<b>Received</b>	13 August 2001
		<b>Location</b>	Eastcroft Wisbech Road Walpole St Andrew
<b>Applicant</b>	Dr and Mrs Godbehere Eastcroft Wisbech Road Walpole St Andrew Cambs	<b>Parish</b>	Walpole
<b>Details</b>	<b>Conversion of barn/stable to self-contained dwelling to be used as ancillary accommodation to the main dwelling</b>		

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

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

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

*Admin Officer*  
Borough Planning Officer  
on behalf of the Council  
10 January 2002

Checked by: .....

#### Notes:

1. Please find attached letter dated 23<sup>rd</sup> August 2001 from the Environment Agency.
2. This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.