

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 David Broker Design Services
Danbrooke House
Wisbech St Mary
Wisbech
Cambs

Ref. No. 2/01/1552/F

Received 02 October 2001

Location 44 School Road

Parish West Walton

Applicant Mr R Bishop
44 School Road
West Walton
Wisbech
Cambs

Details Construction of triple garage/garden store

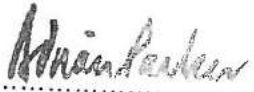
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **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 commencement of any other development the existing sheds and outbuildings on the site shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 3) The use of the building hereby permitted shall be limited to purposes incidental to the needs and personal enjoyment of the occupants dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the visual amenities of the locality.
- 3) To safeguard the amenities and interests of the occupiers of nearby property.


.....
Borough Planning Officer
on behalf of the Council
16 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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King's Lynn,
Norfolk PE30 1EX

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Agent Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs
PE14 9EY

Ref. No. 2/01/1551/F

Received 02 October 2001

Location Plot adj Staatsburg
Pius Drove

Parish Upwell

Applicant Mr F Skelly
1 Payne Avenue
Wisbech
Cambs

Details Construction of house and integral garage

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plan received on 8th 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) 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) Prior to the occupation of the dwellinghouse hereby permitted a visibility splay measuring 2 metres back from the boundary of the site with the public highway, across the existing width of the frontage, shall be laid out and completed and thereafter retained and maintained, with no obstruction to visibility above 1 metre in height above ground level.

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&4) In the interests of highway safety.



.....
Borough Planning Officer
on behalf of the Council
15 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Ref. No. 2/01/1549/F
Applicant Mr S White 30 Stow Road Magdalen King's Lynn Norfolk PE34 3BX	Received 02 October 2001 Location 30 Stow Road Parish Wighenhall St Mary Magdalen
Details Construction of detached garage	

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

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

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

The Reasons being:

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



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

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

BOROUGH PLANNING

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

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Agent	Carter Design Group Maple Road King's Lynn Norfolk PE34 3AF	Ref. No.	2/01/1548/A
		Received	02 October 2001
		Location	Tesco Store Hardwick Road
Applicant	Tesco Stores Ltd Shire Park Welwyn Garden City AL7 1AB	Parish	Kings Lynn
Details	Non illuminated forecourt signage		

*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
13 November 2001

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

BOROUGH PLANNING

King's Court,
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E-mail borough.planning@west.norfolk.gov.uk

Agent	Ashleigh Image Business Ashleigh House Marsh Street Rothwell Leeds LS26 0AG	Ref. No. 2/01/1547/A
		Received 01 November 2001
		Location Baxters Plain New Conduit Street
		Parish Kings Lynn
Applicant	Six Continents Cape Mill Brewery PO Box 27 Birmingham	
Details	Illuminated signage (revised scheme)	

*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 as revised by location plan received 1 November 2001 subject to compliance with the **Standard Conditions set out overleaf and the following additional condition:**

- 1) The maximum luminance of the sign shall not exceed 1500 candelas per square metre.

The Reason being:

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



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

Checked by:

REFUSAL OF ADVERTISEMENT CONSENT

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. 2/01/1546/A
Applicant Mr J Dolman 98 Norfolk Street King's Lynn Norfolk		Received 01 October 2001
		Location 98 Norfolk Street Parish Kings Lynn

Details Illuminated projecting sign


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

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

- 1) The proposed internally illuminated projecting sign, by reason of its design, and siting, would be unduly obtrusive in the street scene and as a result, would have a detrimental impact on the character and appearance of the King's Lynn Conservation Area. The proposal is therefore contrary to the provisions of Policy 9/34 of the King's Lynn and West Norfolk Local Plan (adopted November 1998) and SPG No 1: Design Guidelines for Shopfronts and Advertisements in King's Lynn Conservation Area.



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

Checked by: 

Note - See covering letter dated 14th November 2001.

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent Peter Godfrey
Chelwood House
Sherborne Road
Dersingham
Norfolk

Ref. No. 2/01/1545/O

Received 01 October 2001

Location Land at Fen Lane
Ashwicken

Parish Leziate

Applicant Mr S D Dale
Homeleigh
Fen Lane
Ashwicken
King's Lynn
Norfolk

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 The road to and from the application site (Fen Lane) has a sub-standard junction with the B1145 at Well Hall Lane and any intensification of the use of the access would result in an increased hazard, danger and inconvenience to other users of these highways.
- 2 The proposed development, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity of the site.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Norfolk PE30 1EX

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Agent Peter Godfrey
Chelwood House
Sherborne Road
Dersingham
King's Lynn
Norfolk

Ref. No. 2/01/1544/F

Received 01 October 2001

Location 3 Manor Drive
Parish Terrington St John

Applicant Mr K Setchell
3 Manor Drive
Terrington St John
King's Lynn
Norfolk

Details Extension to dwelling


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

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

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

The Reasons being:

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


.....
Borough Planning Officer
on behalf of the Council
16 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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King's Lynn,
Norfolk PE30 1EX

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

Ref. No. 2/01/1543/F

Received 01 October 2001

Location The Close
53 Lynn Road

Parish Snettisham

Applicant T Harlock
The Gables
Lynn Road
Snettisham
Norfolk

Details Two storey and single storey 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.
- 2) Notwithstanding information submitted on the approved plans, details of new windows are to be submitted and approved in writing before the development hereby permitted is first commenced.
- 3) 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 the protection of those parts of the building to be retained in the interests of the appearance of the Conservation Area.
- 3) To ensure that the extended building has a satisfactory appearance.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
14 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Lynn,
Norfolk PE30 1EX

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Agent

Applicant C D & S J Everitt
Westerly
High Street
Docking
King's Lynn
Norfolk

Ref. No. 2/01/1542/CU

Received 01 October 2001

Location Westerly
High Street
Parish Docking

Details **Retention and continued use of site as retail outlet**


*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 amended plan annotated by applicant on 22 October 2001** subject to compliance with the following conditions:

- 1) This permission relates solely to the change of use of the building and site for retail (A1) purposes, and no material alterations to the external appearance of the building or layout of the site shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.
- 2) The use of the premises hereby approved as retail outlet shall be carried out by Mr and Mrs Everitt whilst resident at the dwelling known as 'Westerly' and by no other person or organisation without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) 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.
- 2) The use of the premises by any other person or organisation is likely to give rise to conditions detrimental to residential amenity particularly in view of the physical relationship of the premises and adjoining dwelling.


.....
Borough Planning Officer
on behalf of the Council
07 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent

Ref. No. **2/01/1541/CU**

Applicant Miss T M Goodall
Drayton
Downham Road
Outwell
Wisbech
Cambs

Received 03 December 2001

Location **Drayton
Downham Road**

Parish **Outwell**

Details **Continued use of land and buildings for storing of cars for stock car racing (revised proposal)**

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as revised by plans received on 3rd December 2001 subject to compliance with the following conditions:**

- 1) No vehicles shall be stored outside the land or buildings granted approval under this planning permission. In addition there shall be no storage of vehicles on top of each other.
- 2) No engine testing or running shall take place after 8:00pm on any day.
- 3) If the need for stock car repairs/workshop shall cease, all vehicles and vehicle parts shall be completely and permanently removed from the site within 3 months of the cessation of use.
- 4) The stock car use shall only be carried out in a domestic context, and there shall be no business or commercial element unless granted permission by the Borough Planning Authority on a specific application.

The Reasons being:

- 1) In the interests of visual amenity and to preserve the adjacent countryside.
- 2) In the interests of residential amenity.
- 3) In the interests of visual amenity.
- 4) The application has only been considered as stated, and any extra vehicular traffic could be contrary to road safety and adjacent residential amenity.



Head of Planning Control
on behalf of the Council
21 January 2002

Checked by:

Note:

Please find attached letter received 13th November 2001 from the Environment Agency.

CONSERVATION AREA CONSENT

Notice of decision

BOROUGH PLANNING

King's Court,
Chapel Street
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Norfolk PE30 1EX

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Agent D H Williams
72A Westgate
Hunstanton
Norfolk

Ref. No. 2/01/1540/CA

Received 01 October 2001

Applicant Regent Web Ltd
The Manor Lodge
Burton By Lincoln
Lincs

Location Agricultural/Store buildings
Crossroads

Parish Titchwell

Details Demolition of central brick store building


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

Conservation Area Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of works of any demolition hereby approved a contract for the completion of the new development proposed, approved under planning 2/01/1539/CU, shall have been completed and signed.
- 3) This permission relates only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse, and be incorporated into the building as altered.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To prevent premature demolition in the interests of the appearance of the Conservation Area.
- 3) To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.


.....
Head of Planning Control
on behalf of the Council
22 January 2002

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Agent	D H Williams 72A Westgate Hunstanton Norfolk	Ref. No.	2/01/1539/CU
		Received	01 October 2001
Applicant	Regent Web Ltd The Manor Lodge Burton By Lincoln Lincs	Location	Agricultural/Store buildings Crossroads
		Parish	Titchwell
Details	Conversion and extension of agricultural/store buildings to residential 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 **and as modified by plan received 18th January 2002 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 a sample panel of the proposed stonework to be used should be erected on the site using the proposed coursing, stone detailing and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 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, or means of enclosure shall be carried out/erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4) Before the occupation of the development hereby permitted the access and any parking/turning areas shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 5) Prior to the occupation of the residential unit hereby permitted, the existing vehicular access onto the main road, A149, at the eastern side of the site shall be stopped up and ceased to be used for vehicular access thereafter to the satisfaction of the Borough Planning Authority.
- 6) In the event that any land contamination is encountered during groundworks or construction as part of the implementation of this permission, the Borough Planning Authority shall be immediately notified in writing and a suitable remediation strategy outlined and agreed with the Borough Planning Authority prior to further development taking place.

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 the character and appearance of the Conservation Area and the streetscene in general.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the streetscene.

Continued\...

2/01/1539/CU

- 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) In the interests of the satisfactory and safe development of the site.



.....
Head of Planning Control
on behalf of the Council
22 January 2002

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Swaffham Architectural Design Thorne House Shouldham Lane Swaffham Norfolk PE37 7BH	Ref. No. 2/01/1538/F
		Received 01 October 2001
		Location 32 Hulton Road
		Parish Kings Lynn
Applicant	Mrs T Briggs 32 Hulton Road Gaywood 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
12 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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King's Lynn,
Norfolk PE30 1EX

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

Agent Mr D Taylor
11 Milton Avenue
King's Lynn
Norfolk

Ref. No. 2/01/1537/F

Received 01 October 2001

Applicant Mr K Orford
161 Wootton Road
King's Lynn
Norfolk

Location 161 Wootton Road
Parish Kings Lynn

Details Two storey extension to residential 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 condition:**

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

The Reason 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
13 November 2001

Checked by:

Note:

Please find attached letter dated 9th November 2001 received from the Environment Agency.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Ref. No. 2/01/1536/F

Received 01 October 2001

Location 22 Civray Avenue

Parish Downham Market

Applicant Mr & Mrs R W Lagerman
22 Civray Avenue
Downham Market
Norfolk

Details Extension to dwelling

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

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

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

The Reasons being:

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



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Borough Planning Officer
on behalf of the Council
06 November 2001

Checked by: TNT.....

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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

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Agent D P Wadlow
35 High House
Station Road
Heacham
King's Lynn
Norfolk

Ref. No. 2/01/1535/F

Received 10 January 2002

Location 45 Avenue Road

Parish Hunstanton

Applicant Reggisco Ltd
Utile House
PO Box 420
St Peters Port
Guernsey

Details Construction of 2 maisonettes (revised scheme)

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plan received from Agent dated 30th January 2002 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 site, samples of all the external building materials to be used in the construction of the development shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Before the start of any development on site, full details of the design and appearance of the windows to be used on the front elevation of the building hereby approved shall be submitted to and approved in writing by the Borough Planning Authority.
- 4) Before the occupation of the development hereby approved, the access and any parking 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&3) To enable the Borough Planning Authority to consider such details in the interests of the visual amenities of the area
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety



Head of Planning Control
on behalf of the Council
19 March 2002

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent

Applicant Mr T G Howard
Felbrigg
Nursery Lane
North Wootton
King's Lynn
Norfolk

Ref. No. 2/01/1534/O

Received 01 October 2001

Location Felbrigg
Nursery Lane

Parish South Wootton

Details Site for construction of one dwelling

*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) Prior to the occupation of the dwelling hereby approved, the access road shall be widened to 4.5 metres for a distance of 15 metres back from the junction with the adjoining highway, Nursery Lane, and a passing bay shall be constructed along the driveway, in a position to be submitted to and agreed in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2-3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of highway safety.



.....
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 Robert Freakley Associates
1 Leicester Meadows
London Lane
South Creake
Fakenham
NR21 9NZ

Ref. No. 2/01/1533/F

Received 28 September 2001

Location Hertz Plot
Saddlebow Industrial Estate

Parish Kings Lynn

Applicant Scot Group Ltd
12 Marsh Barton Road
Marsh Barton Trading Estate
Exeter
EX2 8LW

Details Construction of offices with valeting facilities to replace mobile office

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding details shown on the approved plans, before commencement of development on the site, full details of external building materials to be used shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any operations on the site, a scheme for the landscaping of the parking/forecourt area, 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. 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) Before the development hereby permitted is brought into use car parking facilities shall be provided in accordance with the approved plans and shall thereafter be retained.
- 5) Following the completion of the permanent building hereby approved, the temporary mobile office shall be removed from the site.

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\...

2/01/1533/F

- 3) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 4) To ensure the satisfactory provision of car parking on the site.
- 5) The application relates to a replacement of the existing temporary mobile office and it would be inappropriate to retain this following the occupation of the permanent building in the interests of visual amenity.



.....
Borough Planning Officer
on behalf of the Council
15 November 2001

Checked by:

Notes:-

1. Please find attached letter dated 12th October 2001 from the Environment Agency.
2. Please find attached letter dated 15th October 2001 from the Internal Drainage Board.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Notice of decision

BOROUGH PLANNING

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Agent Dawbarns Pearson
1/2 York Row
Wisbech
Cams
PE13 1EA

Applicant Mr R L & Mrs E M Plumb
Fairview
Angle Road
Outwell
Wisbech
Cams PE14 8PT

Ref. No. 2/01/1532/LD

*Town and Country Planning Act 1990 Section 191 as amended by Planning and Compensation Act 1991 Section 10
Town and Country Planning (General Development Procedure) Order 1995 Article 24*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 28 September 2001 the matter described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate **was lawful** within the meaning of Section 191 of the Town and Country Planning Act (as amended) for the following reason:

- 1) The occupation of the dwelling known as Fairview has been carried out without complying with the relevant condition restricting occupancy for a period exceeding ten consecutive years.



Signed.....Borough Planning Officer
on behalf of the Borough Council of King's Lynn and West Norfolk

Date: 14 January 2002

Checked by:

First Schedule: Occupation of the dwelling by Mr R L and Mrs E M Plumb without complying with the agricultural occupancy restriction

Second Schedule: Fairview Angle Road Outwell

Notes

1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate only applies to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner occupier liable to enforcement action.

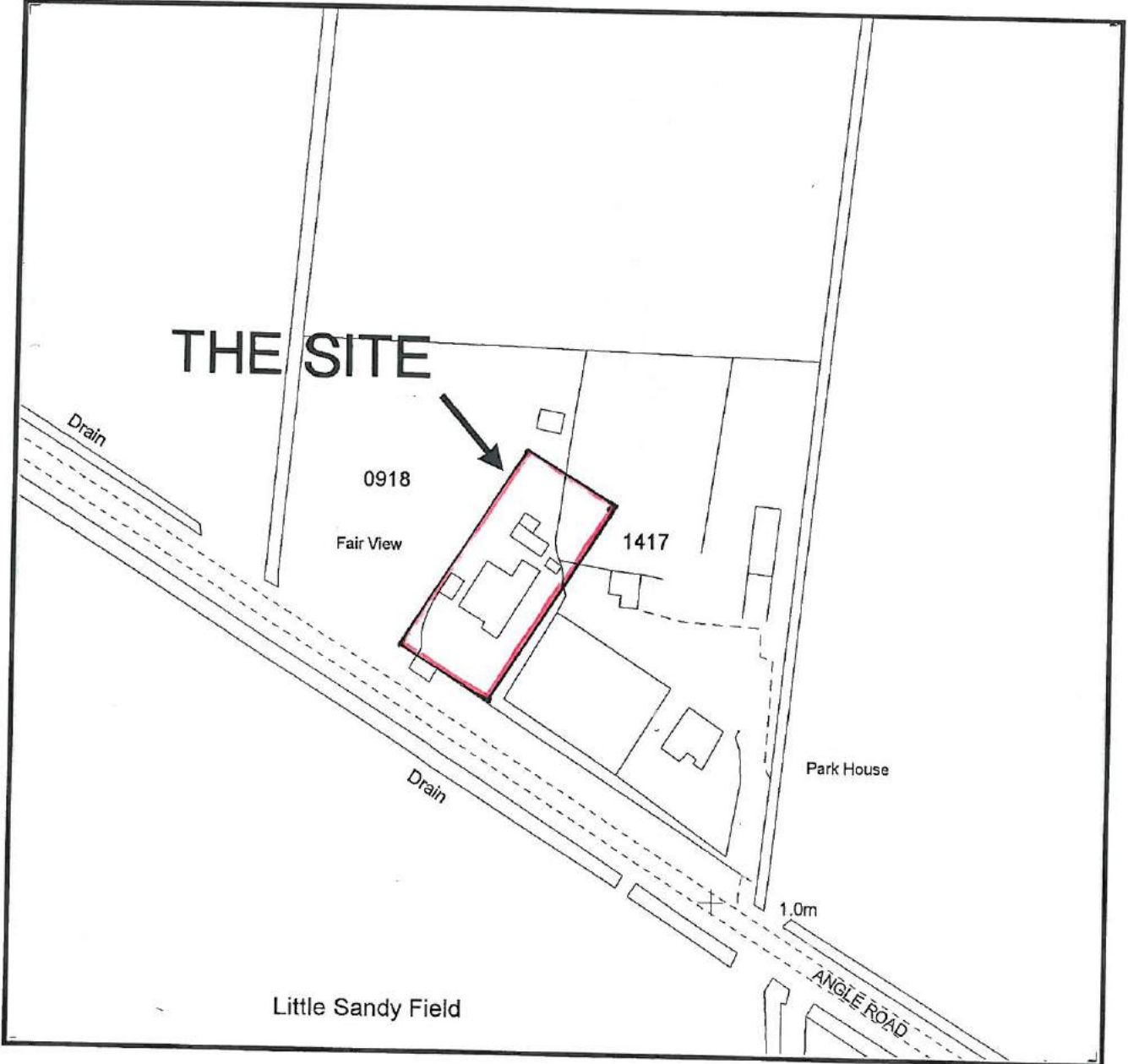
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Town & Country Planning Act 1990
(as amended by the Planning & Compensation Act 1991)

BOROUGH PLANNING
King's Court, Chapel Street
King's Lynn, Norfolk PE30 1EX
Tel: (01553) 692722
Fax: (01553) 691663
DX57825 KING'S LYNN



A Plan showing site at : Fairview, Angle Road, Outwell
Ref: 2/01/1532/LD Traced From: TF 5304
Date: 11th January 2002 Scale: 1 : 1250



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PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent

Applicant Mr A & Mrs M Benstead
44 Broadway
Heacham
King's Lynn
Norfolk
PE31 7JJ

Ref. No. 2/01/1531/CU

Received 15 October 2001

Location Former Methodist Chapel
87 High Street

Parish Heacham

Details Change of use from furniture store and lorry park to residential (revised)


*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 only to the change of use of the building for residential purposes. No material alterations to the external appearance shall be carried out until detailed plans have been submitted to and approved in writing by the Borough Planning Authority
- 3) The existing windows on the western elevation of the chapel shall, if reopened for use, be glazed with obscure glass and shall be non-opening unless the details required to be submitted in accordance with condition 2 demonstrate, to the written satisfaction of the Borough Planning Officer, that any overlooking is to an acceptable level

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.
- 3) In the interests of the amenities of the occupiers of the adjacent residential property


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

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

BOROUGH PLANNING

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

Agent Tony Walton Design
The Coach House
Martins Lane
Little Downham
Ely
CB6 2TH

Ref. No. 2/01/1530/D

Received 28 September 2001

Location Plot 2 The Orchard
Rabbit Lane

Parish Downham Market

Applicant Butler & Walton
C/o The Coach House
Martins Lane
Little Downham
Ely
CB6 2TH

Details Construction of dwelling

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 location plan received 16th October 2001 and site layout (Drg. No C297-01A) received 28th November 2001 subject to compliance with the following additional 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 external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site, and in order to comply with Conditions 2, 6, 9, 10 and 11 of the outline permission 2/98/1555/O, details shall be submitted to and agreed with the Borough Planning Authority showing all that part of the access driveway for The Orchard site which is to be constructed concurrently with the start of any development work on this plot, including its standard of construction, levels, means of drainage, turning area and surfacing from Rabbit Lane to this plot. This plot shall not be occupied without the relevant length of access driveway being constructed and available for use.

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 create adequate access to the plot as part of a joint scheme as envisaged by 2/98/1555/O.


Borough Planning Officer
on behalf of the Council
11 December 2001

Continued/...

Checked by:

2/01/1530/D

Note - Other conditions of Outline Permission 2/98/1555/O remain relevant during (Conditions 7, 8 and 12) and after (Condition 5) the development taking place.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

Ref. No. 2/01/1529/F

Received 28 September 2001

Location Kilmovee

Hay Green Road

Parish Terrington St Clement

Applicant Mr & Mrs Pepper
Kilmovee
Hay Green Road
Terrington St Clement
King's Lynn
Norfolk

Details Extensions to house

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

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

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

The Reasons being:

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



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

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Portess and Richardson 193 Lincoln Road Peterborough Cambs PE1 2PL	Ref. No.	2/01/1528/O
		Received	28 September 2001
		Location	Royal British Legion Long Lane
Applicant	Royal British Legion Long Lane Feltwell Norfolk	Parish	Feltwell
Details	Site for construction of 4 dwellinghouses		

*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 design and external appearance of any buildings/structure 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) The design of the proposed dwellings shall be of a design in keeping with the form, style and detailing of traditional dwellings located within the core of the village.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) The visibility splay shown onto Short Lane on the approved plans shall be laid out and completed prior to the occupation of the proposed dwellings accessed onto Short Lane. Thereafter, there shall be no obstruction to visibility above one metre above ground level within the splay.

Continued\...

- 9) Prior to the occupation of either of the dwellings accessing onto Long Lane, a visibility splay measuring 2 metres back across the whole frontage of the site, shall be laid out and completed with no obstruction to visibility above 1 metre above ground level. Thereafter the visibility splay shall be retained and maintained.
- 10) The details required in Condition 2 above, shall include the proposed boundary treatment of the site. Once agreed, any fences/hedges shall be constructed/planted prior to the occupation of any of the proposed dwellings.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2-3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of visual amenity and to preserve the character of the existing street scene.
- 5) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 6,8
&9) In the interests of highway safety.
- 7) To ensure the satisfactory provision of car parking on the site.
- 10) In the interests of visual and residential amenity.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent Russen & Turner
17 High Street
King's Lynn
Norfolk

Ref. No. 2/01/1527/F

Received 28 September 2001

Applicant Mr & Mrs S Scott
Rectory Cottage
Wolferton
King's Lynn
Norfolk
PE31 6HF

Location Rectory Cottage
Wolferton

Parish Sandringham

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
14 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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Norfolk PE30 1EX

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

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

Ref. No. 2/01/1526/F

Received 28 September 2001

Location Primrose Farm
Gooses Lane

Parish Marshland St James

Applicant Mr M Lee
Plot 8
Walton Road
Marshland St James
Wisbech
Cambs

Details Retention of lake/pond, 1.2m high bunding to north and south site boundaries and reduced hardcore/site 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) The lake/pond hereby granted permission and located within a domestic curtilage is for the enjoyment of the occupants of the dwelling house and shall not be used for any business or commercial purpose unless granted permission by the Borough Planning Authority on a specific application.

The Reasons being:

- 1) The application has been considered on the basis of the use applied for, and its use for any other purpose would require further consideration by the Borough Planning Authority.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Ref. No. 2/01/1524/F

Received 27 September 2001

Location 16 St Peters Close
West Lynn

Parish Kings Lynn

Applicant Mr M Riggs
16 St Peters Close
West Lynn
King's Lynn
Norfolk
PE34 3JX

Details Extension to bungalow

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

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

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

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
06 November 2001

Checked by: ATM.....

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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

Agent Richard CF Waite RIBA Dip Arch
34 Bridge Street
King's Lynn
Norfolk
PE30 5AB

Ref. No. 2/01/1522/CU

Received 26 September 2001

Location Hall Farm
Gayton Road

Parish East Winch

Applicant Henson Homes Ltd
C/o 65 Low Lane
Holbeach
Lincs
PE12 7PW

Details Conversion of barn and outbuildings to 3 dwellings

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 only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse and be incorporated into the building as altered.
- 3) 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.
- 4) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or succeeding Orders no development within Part 1 and Part 2 of Schedule 2 to this order (Development within the curtilage of a dwellinghouse) shall be carried out to any dwelling pursuant to this permission without the prior approval of the Borough Planning Authority having been granted on a specific application.
- 6) 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 arrangement as may be agreed in writing by the Borough Planning Authority). Any plants which 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.
- 7) Before the start of any development on the site full details of the manner of treatment on the boundaries of the site shall be submitted to and approved by the Borough Planning Authority.

Contl...

2/01/1522/CU

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent and in the interests of the amenities of the area and contribution which the building makes to those amenities.
- 3) To maintain the character of the building and its contribution to the locality.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilages and the likely effect such development could have on the occupiers of adjacent properties.
- 6) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 7) To enable the Borough Planning Authority to consider such details in the interests of ensuring a satisfactory form of development.



.....
Borough Planning Officer
on behalf of the Council
19 November 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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

Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cams	Ref. No.	2/01/1521/F
		Received	26 September 2001
		Location	Virginia Caravan Park Smeeth Road St Johns Fen End
Applicant	Gribb & Son Leisure Virginia Caravan Park St Johns Fen End Wisbech Cams	Parish	Marshland St James

Details **Extension to club room (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 permission hereby granted shall be carried out in accordance with the plans approved under planning permission ref. 2/96/1034/F dated 27th November 1996.
- 3) Before the development hereby permitted is brought into use the car parking areas shown on the drawing accompanying the agents letter dated 4th October 1996 shall be laid out and surfaced to the satisfaction of the Borough Planning Authority and thereafter at all times to serve the development hereby permitted.
- 4) The building hereby permitted shall be so constructed that noise from the building (measured as a 5 min Leq at the site boundary) shall not exceed the background noise level (measured as L90) by more than 5dBA.
- 5) The use of the clubroom, function room and any bar shall be limited to between the hours of:-
10:30 am to 11:00 pm on weekdays
10:30 am to 10:30 pm on Sundays

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) The application is for a renewal of the previous permission and no further plans and details have been submitted.
- 3) To ensure that adequate car parking is made available.
- 4) In the interests of the amenities of the occupiers of nearby properties.
- 5) In the interests of the amenities of local residents.



.....
Borough Planning Officer
on behalf of the Council
01 November 2001

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Norfolk PE30 1EX

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Agent	John Stephenson Ashby House 194 Broomhill Downham Market Norfolk	Ref. No.	2/01/1520/O
		Received	26 September 2001
		Location	Pentney Lakes Leisure Park Common Lane
Applicant	Luxurious Leisure Ltd Pentney Lakes Leisure Park Common Lane Pentney Norfolk	Parish	Pentney
Details	Site for construction of 8 log cabins		

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

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plan and letter received 28th January 2002 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) The proposed log cabins shall be of single storey construction and with a footprint not exceeding 110 m² (inclusive of any balcony).
- 5) The proposed chalets shall only be used for holiday accommodation and at no time shall be the sole or main resident of any of the occupants.
- 6) The proposed chalets shall not be occupied during the month of February in any calendar year and there shall be a maximum single stay of 28 consecutive days.
- 7) Before any log cabin is located on Plot 1 as indicated on the approved plan, the existing mobile home shall be completely and permanently removed from the site.
- 8) Before any log cabin is constructed on site, a scheme for the disposal of foul and surface water drainage shall be submitted for the written approval of the Borough Planning Authority. Once agreed, the scheme shall be completed before any of the proposed log cabins are occupied.

Continued\...

- 9) Vehicular access for the log cabins shall be by way of the existing access to the public highway at the west end of the overall site and generally following the route identified on the approved plans unless otherwise granted planning permission by the Borough Planning Authority on a specific application.

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, and the landscaping of the site, in the interests of amenity and road safety.
- 4&7) To define the terms of the permission in the interests of visual amenity and avoid undue site coverage.
- 5&6) To prevent permanent residential use which would be contrary to the provisions of the development plan.
- 8) To avoid pollution of the water environment.
- 9) In the interests of highway safety and to avoid undue disturbance to the nearby wildlife site.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent Architectural Design
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech
Cams PE13 5LH

Ref. No. 2/01/1519/F

Received 26 September 2001

Location 19 Wallace Twite Way
Parish Dersingham

Applicant Mr & Mrs B Lee
19 Wallace Twite Way
Dersingham
King's Lynn
Norfolk

Details Extension and alterations 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
08 November 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	Thomas Nash Architects 22 West Parade Norwich Norfolk NR2 3DW	Ref. No.	2/01/1518/LB
		Received	26 September 2001
		Location	Tudor Lodgings Pales Green
Applicant	Mr & Mrs Stafford-Allen Tudor Lodgings Pales Green Castle Acre King's Lynn Norfolk PE32 2AN	Parish	Castle Acre

Details Replacement of windows

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

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

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

The Reason being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
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E-mail borough.planning@west.norfolk.gov.uk

Agent Frank Elkington Design
Old Manor Farm
Woodborough
Nottingham

Ref. No. 2/01/1517/CU

Received 26 September 2001

Applicant Mr & Mrs Kells
39 Bridle Road
Bramcote
Nottingham

Location Warren Farm Barn
Parish Hillington
Congham

Details Conversion of barn to dwelling (revised design)

Town and Country Planning Act 1990

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by block plan dated 16th October 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 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.
- 3) Prior to the use hereby permitted, a scheme of boundary treatment for the eastern boundary of the site shall be implemented, in accordance with a scheme which shall have previously been agreed in writing with the Borough Planning Authority, with 3 months of occupation.

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 the garden of the dwelling hereby permitted is adequately separated so it is distinct from the adjoining countryside.



.....
Borough Planning Officer
on behalf of the Council
13 November 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
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E-mail borough.planning@west.norfolk.gov.uk

Agent

Ref. No. 2/01/1516/CU

Applicant Mr D Thorpe
Kenfield Farm
Main Road
Clenchwarton
King's Lynn
Norfolk PE34 4AF

Received 26 September 2001

Location Kenfield Farm

Main Road

Parish Clenchwarton

Details Change of use from community, conference and function use to retail use (Class A1)

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) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 the development hereby permitted shall be used only for the sale of crafts, antiques, bygones, collectables and bric-a-brac (as defined in applicant's letter supporting the submission) and for no other use within Class A1 of the said order without the permission of the Borough Planning Authority having been granted on a specific application.
- 2) The forecourt and parking area shall be kept free from the display of goods and free from obstructions, erections and structures and no trading shall take place from it.

The Reasons being:

- 1) To define the terms of this consent and to allow the Borough Planning Authority to give further consideration to other retail sales or uses that may give rise to conditions detrimental to highway safety.
- 2) To ensure an adequate provision of car parking is available for staff and customers and in the interests of visual amenity.



Head of Planning Control
on behalf of the Council
22 January 2002

Checked by:

Notes:

1. This permission does not authorise the display of any advertisement which requires express consent under the Town and Country Planning (Control of Advertisements) Regulations 1992 but which may be shown on the plans hereby approved.
2. It is considered that the development hereby approved is of a type to which the relevant section of the following apply:
 - (a) The Chronically Sick and Disabled Persons Act 1970
 - (b) Code of Practice for Access for the Disabled to Buildings (BS 5810 1979)
 - (c) Design Note 18 'Access for the Physically Disabled to Educational Buildings'.

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

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

Tel: (01553) 616200 Minicom: (01553) 616705
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E-mail borough.planning@west-norfolk.gov.uk

Agent	As Applicant	Ref. No.	2/01/1515/D
Applicant	Wilcon Homes Anglia Wilcon House Famlouth Avenue Newmarket Suffolk CB8 0TB	Received	21 January 2003
		Location	Land South of Winston Churchill Drive/Parkway and west of A149 Queen Elizabeth Way
		Parish	Kings Lynn

Details **Construction of 118 houses with associated unfastructure, storm water reservoir and areas for affordable housing (revised scheme to show areas for affordable housing)**

*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 **as modified by plans received from Applicant on 25 February 2003, 27 March 2003, 22 April 2003 and 2 May 2003 and subject to compliance with the following additional conditions:**

- 1) Before the start of any development on the site full details, including samples of all the external building materials to be used shall be submitted to and agreed in writing by the Borough Planning Authority and the development shall be implemented in accordance with the approved details
- 2) The landscaping/planting scheme (in respect of the trees, hedges and shrubs only) shown on the approved plans shall be completed within 12 months of the start of building operations on phase one (or other such period or phasing arrangement as may be agreed in writing with the Borough Planning Authority). Any trees, hedges or shrubs which within a period of five years die or are removed or become seriously damaged or diseased shall be replaced in the following planting season with trees or shrubs of the same species and size.
- 3) No works shall commence on the site until such time as detailed plans of the roads, footways and cycleways, have been submitted to and approved in writing by the Borough Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 4) Before any dwelling is first occupied the roads, footways and cycleways shall be constructed to Base Course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Borough Planning Authority.
- 5) Prior to the first occupation of any particular dwelling hereby approved the visibility splays on the vehicular access associated with that particular dwelling and all roads leading from that dwelling to the new junctions with Winston Churchill Drive shall be provided in full accordance with the details indicated on the approved plan NA 153-01G. The splays shall thereafter be maintained free from any obstruction exceeding 1 metre above the level of the adjacent highway carriageway.
- 6) No works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on Drawing number 18800/D/2/F (Hurst Surveys Limited) has been submitted to and approved in writing by the Borough Planning Authority.

- 7) Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in part A of this condition 6 shall be completed to the written satisfaction of the Borough Planning Authority.
- 8) No works shall commence on site until the details of Wheel Washing facilities associated with the proposal have been submitted to and approved in writing by the Local Planning Authority.
- 9) Prior to the commencement of the use hereby permitted the Approved Wheel Washing referred to in condition 8 shall be provided to the written satisfaction of the Borough Planning Authority.
- 10) Prior to the occupation of any dwelling on phase one within 200 m of the A149 King's Lynn Bypass hereby permitted the noise bund as shown on drawing number 10099/S10 shall be constructed and completed in accordance with the drawing to the written satisfaction of 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 ensure the development is properly landscaped in the interests of visual amenity.
- 3) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 4) To ensure satisfactory development of the site.
- 5) In the interests of highway safety.
- 6) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 7) To ensure that the highway network is adequate to cater for the development proposed.
- 8) To prevent extraneous material being deposited on the highway.
- 9) To prevent extraneous material being deposited on the highway.
- 10) To safeguard the amenities of the occupiers of the new properties.

.....
Head of Planning Control
on behalf of the Council
20 May 2003

Checked by:

Notes:

- 1) The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference 2/99/1367/O and the provisions of the S106 agreement.
- 2) Please see attached letter dated 14.11.01 from the Environment Agency.

Cont/....

3) It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Control Group based at County Hall in Norwich. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

4) For the avoidance of doubt the approved plans are:

- NA153-01G
- NA153-02E
- 18800/D/1 Rev D
- 18800/D/2 Rev F
- 07499/SP1 Rev K
- 07499/SP2 Rev I
- 10002/D/220 Rev A
- 10002/D/50 Rev B
- JBA 02/170-01, 02 Rev B (text)
- JBA 02/170-01 Rev B
- JBA 02/170-02 Rev B
- JBA 01/61-04 Rev B
- JBA 01/61-02 Rev B
- JBA 01/61-01 Rev B
- JBA 01/61-05 Rev B
- 10099/S10
- 10099/S2 Rev B
- 10099/S1 Rev B
- E1493/1

Approved House Types are:- 64.2 (1), 44.2, 64.3, 60.6, 64.1, 64.0, 74.4, 76.1, 84.1A, 71.9W, 75.8, 84.3A, 95.8, 93.7, 90.0, 104.4, 110.2, 114.7, 120.7, 120.6, 110.2A

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	Boswell Building Design 4 Mill Lane Cottages West Winch King's Lynn Norfolk PE33 0LT	Ref. No.	2/01/1514/D
		Received	25 September 2001
		Location	Land adj Old School House Station Road
		Parish	Hillington
Applicant	Mr E & Lady Dawnay The Hall Hillington King's Lynn Norfolk		
Details	Construction of bungalow		

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

- 1) **Approval is granted** for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission reference no. 2/00/0616/O **as revised by plans received on 7 December 2001.**



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

Checked by:

Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference no. 2/00/0616/O.

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	Mr T Faire Stokers Gong Lane Overy Staithe Norfolk PE31 8JG	Ref. No. 2/01/1513/F
		Received 25 September 2001
		Location Chadwicks Cottage Marsh Side
		Parish Brancaster
Applicant	Mr J Martin-Smith Wood Hall Cornish Hall End Essex CM7 4HS	

Details Construction of detached garage

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
05 November 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

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

Agent	Sign Specialists Ltd 46 Hockley Hill Hockley Birmingham B18 5AQ	Ref. No.	2/01/1512/A
		Received	24 September 2001
		Location	Fleming Brothers Southend Road
Applicant	Suzuki GB Plc 46/62 Gatwick Road Crawley West Sussex RH10 2XF	Parish	Hunstanton
Details	Non-illuminated double-sided totem sign		

*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
31 October 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. 2/01/1511/F

Received 24 September 2001

Location 10 Field Road

Parish Kings Lynn

Applicant T Gibson
10 Field Road
Gaywood
King's Lynn
Norfolk

Details Extension to dwelling


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

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

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

The Reasons being:

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


.....
Borough Planning Officer
on behalf of the Council
13 November 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

APPEAL LODGED 16/04/01

APP/V2635/A/02/1088090

DISMISSED
21/9/02

Agent Mr J K Race
Jayars
42B Poplar Avenue
Heacham
King's Lynn
Norfolk

Ref. No. 2/01/1510/O

Received 24 September 2001

Location 40 Poplar Avenue
Parish Heacham


Applicant Mr N A Fisher
40 Poplar Avenue
Heacham
King's Lynn
Norfolk

Details Site for construction of bungalow and garage at rear

*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 access track is considered substandard and unsuitable to serve any further development by reason of its inadequate width, which is single track and lacking in any passing facilities. The proposal is therefore contrary to the requirements of Policy 9/29 of the King's Lynn and West Norfolk Local Plan.
- 2) The proposed development, if permitted, would result in the undesirable intensification of the existing pattern of development through the sub-division of an existing curtilage which would be out of keeping with and detrimental to the character and amenities of the area. As such it is contrary to the requirement of Policy 4/21 of the King's Lynn and West Norfolk Local Plan
- 3) The proposed development, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity.


.....
Borough Planning Officer
on behalf of the Council
13 November 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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DX: 57825 KING'S LYNN

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

Agent Mr R M Smith
Sheldrake
Friar's Lane
Burnham Market
Norfolk
PE31 8JA

Ref. No. 2/01/1509/F

Received 24 September 2001

Location The Lodge
High Street

Parish Docking

Applicant Mr A S Morrison
The Lodge
High Street
Docking
King's Lynn
Norfolk PE31 8NG

Details Construction of replacement porch

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

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

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

The Reasons being:

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



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

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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

Tel: (01553) 692722 Minicom: (01553) 692138
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E-mail borough.planning@west.norfolk.gov.uk

Agent	John Evennett Associates 46 Wells Road Fakenham Norfolk Norfolk NR21 9AA	Ref. No. 2/01/1508/CU
		Received 23 January 2002
		Location Sunnysdene Farm Fakenham Road
		Parish South Creake
Applicant	Mr & Mrs D Gospel Sunnysdene Farm Fakenham Road South Creake Norfolk NR21 9JB	
Details	Change of use of redundant workshop to facility block in connection with caravan site (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 development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of a facility block, ancillary to the use of the adjoining land as a certificated caravan site. The ancillary accommodation shall at all times be held with the existing dwelling to the immediate south of the site 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 needs of the applicants and to ensure that the building is not occupied as a dwelling which would be contrary to the development plan.



 Head of Planning Control
 on behalf of the Council
 01 March 2002

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

DX: 57825 KING'S LYNN

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

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

Ref. No. 2/01/1507/O

Received 26 November 2001

Location Adj Jomaro
Outwell Road
Parish Nordelph

Applicant Mrs M F Elmer
Jomaro
Outwell Road
Nordelph
Downham Market
Norfolk

Details Site for construction of one dwelling

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

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as revised by plan received on 26th November 2001 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 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) The details required under condition 2 shall include a scheme for the disposal of foul water drainage. Once agreed, the scheme shall be completed and implemented before the dwelling is occupied.
- 5) The proposed dwelling shall provide parking spaces in accordance with the current County Highway standards together with a turning area and access. All shall be constructed before the proposed dwelling is occupied and shall thereafter be retained and maintained for their designated purposes at all times.

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 and landscaping of the site, in the interests of amenity and road safety.

Cont\...

2/01/1507/O

- 4) To prevent the increased risk of pollution to the water environment.
- 5) In the interests of highway safety, to ensure a satisfactory provision of parking, turning and access areas.



.....
Borough Planning Officer
on behalf of the Council
18 January 2002

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
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E-mail borough.planning@west.norfolk.gov.uk

Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/01/1506/F Received 24 September 2001 Location 15 Thorpeland Lane Parish Runcton Holme
Applicant	Mr D C Knudsen 128 High Street Chatteris Cams PE13 6NN	
Details	Construction of building for storage of private collection of vintage vehicles and farm implements	

*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 storage building hereby granted planning permission shall only be used for the storage of vintage vehicles and farm implements ancillary to the residential occupation of the adjacent dwelling at No. 15 Thorpeland. At no time shall it be used for any commercial or business 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 proposal is only acceptable as an ancillary building to the adjacent dwelling due to its location to the rear of residential properties. Any other use would need to be reassessed in terms of the relevant planning issues.



.....
Borough Planning Officer
on behalf of the Council
01 November 2001

Checked by:

Note – Please find attached letter received 18th October 2001 from the Internal Drainage Board.

REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Notice of decision

BOROUGH PLANNING

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

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

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

Appeal lodged 13/3/02
APP/V2635/X/02/1084535
DISMISSED. 14/10/02

Agent	Maxey & Son 1-3 South Brink Wisbech Cambs PE13 1JA	Ref. No.	2/01/1504/LD
		Received	21 September 2001
		Location	The Bungalow The Common
Applicant	Mrs P Floyd The Bungalow The Common Upwell Wisbech Cambs PE14 9AW	Parish	Upwell Outwell

Details Occupation of the property without complying with the agricultural occupancy restriction

*Town and Country Planning Act 1990 Sections 191 and 192 as amended by Planning and Compensation Act 1991 Section 10
Town and Country Planning (General Development Procedure) Order 1995 Article 24*

Application for certificate is refused. The use described above is **not lawful** within the meaning of the Section of the Act for the following reason:

- 1) The Local Authority is not satisfied that when Mr Floyd died in 1994, he had ceased to be mainly employed in agriculture. Accordingly, the Local Authority concludes that the applicant has lived lawfully in the property since that date as a widow of an agricultural worker, in accordance with condition 1 of planning permission F/0111/77/F.

Head of Planning Control
on behalf of the Council
21 January 2002

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/01/1503/CU
		Received	21 September 2001
		Location	The Reading Room Church Lane Off Station Road
Applicant	Mr T Dix 4 Church Lane Great Massingham King's Lynn Norfolk	Parish	Great Massingham
Details	Conversion and extension of the reading room to form dwellinghouse and construction of one further dwellinghouse		

*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 28th 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) Before the start of any development on the site full details, to include samples where appropriate, of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site, full details of the window style, reveal and cill, and header treatment, shall be submitted to and approved by the Borough Planning Authority.
- 4) The use of the garage buildings shall be limited to purposes incidental to the needs and personal enjoyment of the occupant of the respective dwelling and shall at no time be used for business or commercial purposes.
- 5) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any order revoking and re-enacting that order), no extensions or outbuildings to the dwellings shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6) Before the occupation of the development hereby permitted, the access and any parking/turning area shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.
- 7) 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 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 enable the Borough Planning Authority to consider such details in the interests of visual amenity in the street scene.
- 4) To safeguard the amenities and interests of the occupiers of nearby property.
- 5) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage, the likely effect such development could have on the occupiers of adjacent properties, and the potential impact of such development on the setting of the Listed Building.
- 6) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 7) To ensure that any items or features of archaeological interest are properly recorded.



Head of Planning Control
on behalf of the Council
22 January 2002

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 Robert Lombardelli Partnership
St Luke's House
5 Walsworth Road
Hitchin
Hertofrdshire
SG4 9SP

Ref. No. 2/01/1502/D

Received 21 September 2001

Location Lower Farm
Ten Mile Bank

Parish Hilgay

Applicant Country Business Sales Ltd
9A Churchgate Street
Soham
Ely
Cambs
CB7 SD8

Details Construction of four houses

*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 reference 2/00/0930/O dated 8 August 2000



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

Checked by:

Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
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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.	2/01/1501/O
		Received	21 September 2001
		Location	Adj The Limes Barroway Drove
		Parish	Stow Bardolph
Applicant	J F & P Venni Rose Farm Barroway Drove Downham Market Norfolk		
Details	Site for construction of one dwelling		

*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, 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) The dwelling hereby permitted shall be erected on a building line to conform with that of the existing properties adjacent to the site.
- 5) The dwelling hereby approved shall be designed in sympathy with existing buildings in the vicinity using materials similar in colour and texture.
- 6) The details required under condition 2 above, shall include the proposed boundary treatment of that site. Once agreed the fence/hedging shall be planted/constructed prior to the occupation of the dwelling, or during the next planting season, whichever is applicable.
- 7) 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.
- 8) 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.

Continued\...

- 9) 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 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, and landscaping of the site, in the interests of amenity and road safety.

- 4) In the interests of the street scene.
5) In the interests of the visual amenities of the locality.
6) In the interests of visual amenity.
7) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
8) In the interests of highway safety.
9) To ensure the satisfactory provision of car parking on the site.



.....
Borough Planning Officer
on behalf of the Council
01 November 2001

Checked by:

Note – Please find attached letter dated 25th October 2001 from the Internal Drainage Board.