

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Landscape Partnership
Ancient House Mews
Church Street
Woodbridge
Suffolk
IP12 1DH

Particulars of Proposed Development

Location: Hardwick Narrows Industrial Estate, King's Lynn.


Applicant: NEWS Ltd

Agent: Landscape Partnership

Proposal: Variation of Condition 3 of PP C/2/01/2001 regarding revised layout for the approved building

The Norfolk County Council hereby gives notice of its decision to PERMIT the development described in the notice of planning permission reference number C/2/2001/2001 granted on the 8 July 2001 without compliance with conditions 3 and 5 set out in that notice, subject to compliance with the conditions set out on the attached sheet.

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

Signed:  Date: 6.12.01

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

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

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

Location: Hardwick Narrows Industrial Estate, King's Lynn.

Conditions:

1. The development shall not take place except in accordance with the site layout shown on Plan Number 01/1002/31/A dated 22 August 2001 and elevation drawings shown on Plan Numbers 01/1002/33/A, 01/1002/34/A and 01/1002/35/A dated 22 August 2001 and the details given in the application unless otherwise agreed in writing with the County Planning Authority.
2. No development shall take place until a scheme of landscaping is submitted and agreed in writing by the County Planning Authority. This scheme shall be implemented within three months of the date of the planning permission or such other period agreed in writing with the County Planning Authority. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, arrangements for their protection and maintenance, and details of the construction and maintenance of the soil bunds. It shall be completed within 1 year of the date of this permission and shall make provision for:-
 - (a) the screening of the operations by trees and hedges;
 - (b) the protection and maintenance of existing trees and hedges which are to be retained on the site;
 - (c) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting; and
 - (d) the replacement of any damaged or dead trees with trees of similar size and species at the next appropriate season.
3. Before the development hereby permitted is brought into use, the parking and manoeuvring areas, as indicated on the site layout plan 01/1002/31/A dated 22 August 2001 shall be levelled, hardened and drained to the satisfaction of the County Planning Authority.
4. All foul water, and surface water which is not drained to a sealed system as specified under Condition 8 of Planning Permission C/2/2001/2001, shall be drained to the public sewer system.

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

- 1, 2 To protect the amenities of the surrounding area.
- 3 To provide for the parking and turning of vehicles off the adjoining highway and to prevent extraneous material being carried on to the adjoining highway in the interest of highway safety
- 4 To safeguard hydrological interests.

Note:

Conditions 1, 2, 4 and 6 - 14 on Planning Permission C/2/2001/2001 remain in force.

