

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

<b>Agent</b>	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	<b>Ref. No.</b> 2/01/1750/CU
		<b>Received</b> 21 December 2001
		<b>Location</b> The Gables Mill Road
<b>Applicant</b>	Mr T Mather The Gables Mill Road West Walton Wisbech Cambs	<b>Parish</b> West Walton
<b>Details</b>	<b>Change of use from leisure and fitness complex to residential dwelling and class B2 (general industrial)</b>	

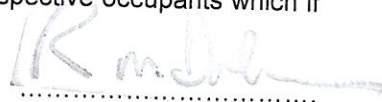
*Town and Country Planning Act 1990*  
*Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) 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.
- 3) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the development hereby permitted shall be used only for B2 purposes and for no other use within Class B2 of the said Order.
- 4) The dwelling hereby approved shall be held and occupied together with the industrial use and not as an independent dwelling unit.

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.
- 3) The use of the development for any other purpose within the said Class is likely to give rise to conditions detrimental to residential amenity and would require further consideration by the Borough Planning Authority.
- 4) To meet the applicants' needs and to protect the residential amenity of the prospective occupants which if held inadequately could be reduced to an unacceptable level.

  
Head of Planning Control  
on behalf of the Council  
04 February 2002

Checked by: .....

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	Rural	<b>Ref. No.</b>	2/01/1749/F
<b>Applicant</b>	D Tye Grape Farm Ovington Thetford Norfolk	<b>Received</b>	09-NOV-2001
		<b>Expiring</b>	03-JAN-2002
<b>Agent</b>	David Futter Associates Ltd Arkitech House 35 Whiffler Road Norwich Norfolk NR3 2AW	<b>Location</b>	Middleton Hall
		<b>Parish</b>	Middleton
<b>Details</b>	Construction of Managers House ancillary to hotel		
	<b>Fee Paid</b>	£ 190.00	

Withdrawn 8/3/02

# PLANNING PERMISSION

## Notice of decision

### PLANNING CONTROL

King's Court,  
Chapel Street  
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**Agent** David Futter Associates Ltd  
Arkitech House  
35 Whiffler Road  
Norwich  
Norfolk  
NR3 2AW

**Ref. No.** 2/01/1748/CU

**Received** 09 November 2001

**Location** Middleton Hall  
**Parish** Middleton

**Applicant** D Tye  
Grape Farm  
Ovington  
Thetford  
Norfolk

**Details** Change of use from private dwelling to hotel including demolition, extension and alterations

*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) Full details of all facing materials and finishes of the extension; and details of the proposed window types, cills and reveals; details of the proposed eaves and soffit and all roof ventilators; and details of the type of mechanical plant (air conditioning and ventilation systems) shall be submitted to and approved in writing by the Borough Planning Authority before any works are commenced.
- 3) Before the start of any operations on the site, including site clearance, a scheme for the landscaping 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. All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of any commencement of operations. 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 planing season, with plants of the same species and size.
- 4) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by, the erection of fencing positioned at the furthest extent of the canopy plus 1m, or half the height of the tree which ever is the greater. The fence shall either be:
  - (i) 1.2m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2m high timber posts driven firmly into the ground,
  - (ii) 2.4m high heavy duty hoarding securely mounted on scaffold poles,
  - (iii) or some other means which shall previously have been agreed in writing by the Borough Planning Authority.

At no time shall the area within the fence be used for storage of any sort or have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Authority.

Continued\...

# LISTED BUILDING CONSENT

## Notice of decision

### PLANNING CONTROL

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E-mail [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)

**Agent** David Futter Associates Ltd  
Arkitech House  
35 Whiffler Road  
Norwich  
Norfolk  
NR3 2AW

**Ref. No.** 2/01/1747/LB

**Received** 09 November 2001

**Location** Middleton Hall

**Parish** Middleton

**Applicant** Mr D Tye  
Grape Farm  
Ovington  
Thetford  
Norfolk

**Details** Change of use from private dwelling to hotel including demolition, extension and alterations

*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 conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The works hereby permitted shall relate only to the demolition of areas indicated on drawings received on the 9 November 2001.
- 3) The demolition works hereby permitted shall not take place other than as part of a contract which incorporates the construction/reinstatement works approved under application 2/01/1748/CU.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) For the avoidance of doubt.
- 3) To protect the visual amenities of the area.



.....  
Head of Planning Control  
on behalf of the Council  
24 May 2002

Checked by: .....

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#### Agent

Ref. No. 2/01/1746/F

Applicant Mr R F West  
30 Samphire  
King's Lynn  
Norfolk  
PE30 3PH

Received 09 November 2001

Location Concrete hardstanding adj to  
30 Samphire

Parish Kings Lynn

Details **Construction of single 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 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  
02 January 2002

Checked by: .....



# REFUSAL OF PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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APP/V2635/A/02/1093563  
Appeal lodged 25/6/02  
Appeal Allowed 14/1/03.

<b>Agent</b>	Howard Sharp & Partners 79 Great Peter Street Westminster London SW1P 2EZ	<b>Ref. No.</b> 2/01/1745/CU
		<b>Received</b> 08 November 2001
		<b>Location</b> Former School Premises Church Road/West Dereham Road
<b>Applicant</b>	Ely Diocesan Board of Finance Bishop Woodford House Barton Road Ely Cambs CB7 4DX	<b>Parish</b> West Dereham
<b>Details</b>	<b>Change of use of former school premises to one detached dwelling and site for construction of one dwelling</b>	

*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 development on the proposed site would represent over-intensive development in an area of the settlement characterised by only the existing school buildings and the adjacent open vista. It would therefore be contrary to Policy H7 of the Norfolk Structure Plan 1999 which requires all new development to enhance the form and character of the village, and Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998 which requires new development to respect the existing visual amenity.
- 2) The proposed site for a dwelling would create a situation which would be prejudicial to any future use of the existing school buildings for education or other purposes within the same Use Class (D1), in that there would be inadequate curtilage available for either building to function properly, contrary to Policies 9/29 and 9/32 of the King's Lynn and West Norfolk Local Plan 1998. The adverse effect on the educational/public use of the existing buildings will also be prejudicial to the objectives of Policy CS6 of the Norfolk Structure Plan 1999 which seeks to encourage the self-contained rural villages by allowing development only where it will improve community facilities.
- 3) The location of the proposed dwelling adjacent to existing school buildings (Class D 1 of the Use Classes Order 1987), could lead to unacceptably adverse levels of residential amenity due to noise, and vehicular movements associated with the use of the school buildings, or any changes resulting from permitted changes within the current Use Class. It would therefore be contrary to Policies 9/29 and 9/31 of the King's Lynn and West Norfolk Local Plan 1998 that seek to preserve high levels of residential amenity and avoid noise levels sufficient to impair reasonable occupation.

  
Borough Planning Officer  
on behalf of the Council  
22 January 2002

Checked by: .....

# PLANNING PERMISSION

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#### Agent

Ref. No. 2/01/1744/F

Applicant Mr & Mrs D G Oliver  
Bracken Edge  
Brow of the Hill  
Leziate  
King's Lynn  
Norfolk

Received 08 November 2001

Location Bracken Edge  
Brow of the Hill  
Parish Bawsey

Details **Conservatory extension to dwelling**

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

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following 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  
02 January 2002

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## Notice of decision

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Appeal lodged 14-06-02  
APP/V2635/A/02/1091704  
Dismissed  
14/3/03

**Agent** Templeman Associates  
3rd Floor  
Regis House  
Austin Street  
King's Lynn  
Norfolk, PE30 1RB

**Ref. No.** 2/01/1743/O

**Received** 08 November 2001

**Location** Great Poplars  
Barroway Drove  
**Parish** Stow Bardolph

**Applicant** Dr J Clark and Dr G Clark  
12 Bingley Bank  
Bardsey  
Leeds  
LS17 9DW

**Details** Site for construction of dwelling and garage

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

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

- 1) The proposed development is located on land designated in the Development Plan for the area as being countryside, and an Area of Important Landscape Quality. It would be contrary to the national policy as set out in PPG7, Policies ENV1, ENV3, ENV4 of the Norfolk Structure Plan 1999, and Policy 4/6 of the King's Lynn and West Norfolk Local Plan 1998. These seek to protect the countryside for its own sake, to preserve its character and appearance, and to prevent development which damages the distinctive character and appearance of the landscape and in particular Areas of Important Landscape Quality.
- 2) The proposal for residential development in the countryside would be contrary to national policies as set out in PPG7, Policy H8 of the Norfolk Structure Plan 1999 and Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998 in that no justification has been put forward to indicate that it is needed in connection with agriculture, forestry, organised recreation or a tourist facility, nor is there any stated need for the proposed occupants to live at or near their place of employment in a rural enterprise. To approve such development would be contrary to the policies of the Development Plan which seek to prevent development in the countryside except in exceptional circumstances, and would set a precedent that would lead to the erosion of the designated countryside, and adversely affect its character and appearance.



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

Checked by: .....



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Chapel Street  
King's Lynn,  
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**Agent** Morton Consulting Engineers  
8 Darthill Road  
March  
Cambs  
PE15 8HP

**Ref. No.** 2/01/1742/F

**Received** 08 November 2001

**Location** 60 Sparrowgate Road  
**Parish** Walsoken

**Applicant** Mr & Mrs Taylor  
60 Sparrowgate Road  
Walsoken  
Wisbech  
Cambs  
PE14 7AY

**Details** Extension to dwelling

*Town and Country Planning Act 1990*

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

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

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

The 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  
14 December 2001

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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#### Agent

Ref. No. **2/01/1741/F**

**Applicant** Mr & Mrs R D King  
14 New Bridge Road  
Upwell  
Cambs  
PE14 9DT

**Received** 08 November 2001

**Location** **14 New Bridge Road**  
**Parish** **Upwell**

**Details** **Retention of stable block to house ponies**

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

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

- 1) Within one month of this development being permitted, details of surface water drainage shall be submitted to and approved in writing by the Borough planning Authority.
- 2) If the stabling is no longer required for its permitted and designated purpose, the buildings shall be removed from the site.

The Reasons being:-

- 1) To ensure the surface water from the site is drained satisfactorily.
- 2) To protect the amenities of local residents.



Borough Planning Officer  
on behalf of the Council  
22 January 2002

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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**Agent** E J Zipfell  
70 Green Lane  
Tottenhill  
King's Lynn  
Norfolk

**Ref. No.** 2/01/1740/F

**Received** 08 November 2001

**Location** Pond Dippers Cottage  
The Green

**Applicant** C R & J A Greenhough  
Pond Dippers Cottage  
The Green  
Tottenhill  
King's Lynn  
Norfolk

**Parish** Tottenhill

**Details** Extension to dwelling

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

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

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

The 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  
12 December 2001

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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#### Agent

Ref. No. 2/01/1739/F

Applicant H D Cuss  
Afton's  
Gayton Road  
East Winch  
King's Lynn  
Norfolk, PE32 1NW

Received 08 November 2001

Location **Afton's  
Gayton Road**  
Parish **East Winch**

Details **Extension to dwelling**

*Town and Country Planning Act 1990*

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

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



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

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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<b>Agent</b>	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	<b>Ref. No.</b> 2/01/1738/O	<b>Received</b> 08 November 2001
<b>Applicant</b>	Mrs L M Brosman 'Two Ways' School Road Upwell Wisbech Cambs	<b>Location</b> Plot adj 'Two Ways' School Road	<b>Parish</b> Upwell

**Details** Site for the 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) Before the development hereby permitted is first commenced details of trees on the site, incorporating an accurate plan showing the position, type and spread of all trees including the relationship to the boundaries, shall be submitted to and approved in writing by the Borough Planning Authority.
- 5) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 6) The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development surrounding the site.
- 7) Before the start of any development on the site details of the construction, drainage and surfacing of any parking/turning area shall be submitted and approved in writing by the Borough Planning Authority.

Continued\...

- 8) Before the construction of any development hereby permitted sufficient space shall be provided within the site for vehicles to turn and re-enter the highway in a forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 9) Before the development hereby permitted is brought into use car parking facilities shall be provide 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, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of visual amenity.
- 5) To prevent the increased risk of pollution to the water environment.
- 6) To safeguard the amenities and appearance of the occupiers of nearby properties.
- 7,8  
&9) In the interests of highway safety and to provide adequate parking provision to serve the development.



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

Checked by: .....

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	Rural	<b>Ref. No.</b>	2/01/1737/O
<b>Applicant</b>	Mr C Jackson 'Marshall Lodge' Croft Road Upwell Wisbech Cambs	<b>Received</b>	08-NOV-2001
		<b>Expiring</b>	02-JAN-2002
<b>Agent</b>	Mr N Turner 17 Baptist Road Upwell Wisbech Cambs PE14 9EY	<b>Location</b>	Plots adj to 'Marshall Lodge' Croft Road
		<b>Parish</b>	Upwell
<b>Details</b>	Site for construction of two dwellings		
		<b>Fee Paid</b>	£ 190.00

Withdrawn  
8.1.02

# PLANNING PERMISSION

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**Agent** Richard C F Waite  
34 Bridge Street  
King's Lynn  
Norfolk  
PE30 5AB

**Ref. No.** 2/01/1736/F

**Received** 07 November 2001

**Location** 113 Gayton Road

**Parish** Kings Lynn

**Applicant** Mr P Stratton  
113 Gayton Road  
King's Lynn  
Norfolk  
PE30 4EP

**Details** Extension to dwelling


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

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

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

The 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  
20 December 2001

Checked by: .....



# PLANNING PERMISSION

## Notice of decision

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#### Agent

**Applicant** Bennett Plc  
Hallmark Building  
Back Street  
Lakenheath  
Suffolk  
IP27 9ER

**Ref. No.** 2/01/1735/F

**Received** 07 November 2001

**Location** Plot A86a  
Meadowfields

**Parish** Downham Market

**Details** Construction of bungalow (amended design)

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to a change in dwelling type on Plot A86a, and all other conditions imposed on the original estate permission (reference 2/98/0630/F) remain in force.

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.



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

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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#### Agent

Ref. No. 2/01/1734/F

Applicant Bennett Plc  
Hallmark Building  
Back Street  
Lakenheath  
Suffolk  
IP27 9ER

Received 07 November 2001

Location Plot A9  
Micklefields  
Parish Stoke Ferry

Details Construction of bungalow (amended design)


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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the change in dwelling type on plot A9 approved under planning consent Reference No. 2/00/1421/F and in all other respects shall be subject to the conditions imposed under that permission.

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 permission and to ensure that the general requirements for the development of the estate remain applicable.

  
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Borough Planning Officer  
on behalf of the Council  
14 December 2001

Checked by: .....