

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	Rural	<b>Ref. No.</b>	2/01/1799/F
<b>Applicant</b>	Mr D Hambilton The Lodge Well Hall Lane Ashwicken King's Lynn Norfolk	<b>Received</b>	16-NOV-2001
		<b>Expiring</b>	10-JAN-2002
<b>Agent</b>	Craven Holmes Manor Farm Barn Chequers Road Grimston King's Lynn Norfolk	<b>Location</b>	The Lodge Well Hall Lane Ashwicken
		<b>Parish</b>	Leziate
<b>Details</b>	Creation of new vehicular access and construction of boundary wall		
		<b>Fee Paid</b>	£ 95.00

Withdrawn 10/6/02

# 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>	Ian J M Cable The Sidings Park Lane Downham Market Norfolk PE38 9RN	<b>Ref. No.</b>	<b>2/01/1798/F</b>
		<b>Received</b>	16 November 2001
		<b>Location</b>	<b>The Walnuts Squires Drove Three Holes</b>
<b>Applicant</b>	Mr & Mrs M Hall The Walnuts Squires Drove Three Holes	<b>Parish</b>	<b>Upwell</b>

**Details**     **Construction of dwelling after demolition of existing 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) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Before the start of any development on the site full details of the manner of treatment of the boundaries of the site shall be submitted to and approved in writing by the Borough Planning Authority and shall be so implemented prior to occupation of the dwelling.
- 4) Before the first occupation of the new dwelling, the existing dwelling shall be removed, in its entirety, from the site.
- 5) Before the first occupation of the dwelling, the parking and turning area as shown on the submitted plans shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the proposed dwelling has a satisfactory appearance.
- 3) In the interests of visual amenity and to protect the amenities of the neighbouring property.
- 4) To ensure that there are not two dwellings retained on this site.
- 5) In the interests of highway safety.

  
Borough Planning Officer  
on behalf of the Council  
22 January 2002

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

### PLANNING CONTROL

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<b>Agent</b>	Russen & Turner 17 High Street King's Lynn Norfolk PE30 1ES	<b>Ref. No.</b> 2/01/1797/CU
		<b>Received</b> 16 November 2001
		<b>Location</b> 46 Greevegata
		<b>Parish</b> Hunstanton
<b>Applicant</b>	Smith Kirby Haslam Compass House Trenowath Place King Street King's Lynn Norfolk, PE30 1ET	

**Details** Change of use of ground and first floor offices to four flats

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

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter and plan received from Agent dated 20<sup>th</sup> February 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) This permission relates solely to the proposed change of use of the ground and first floors of the building for four flats, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.

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.



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

Checked by: .....

# PLANNING PERMISSION

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<b>Agent</b>		<b>Ref. No.</b> 2/01/1796/F
<b>Applicant</b> Mr C Campbell The Glades Pigeon Street Walpole St Andrew Wisbech Cambs		<b>Received</b> 15 November 2001
		<b>Location</b> <b>The Glades</b> <b>Pigeon Street</b> <b>Walpole St Andrew</b>
		<b>Parish</b> <b>Walpole</b>

**Details** Two storey extension to dwelling including 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.
- 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 January 2002

Checked by: .....

# PLANNING PERMISSION

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<b>Agent</b>	Ian H Bix and Associates The Old Chapel John Kennedy Road King's Lynn Norfolk PE30 2AA	<b>Ref. No.</b>	<b>2/01/1795/F</b>
		<b>Received</b>	15 November 2001
		<b>Location</b>	<b>The Briarfields Hotel Main Street</b>
		<b>Parish</b>	<b>Titchwell</b>
<b>Applicant</b>	L & J Leisure The Briarfields Hotel Main Street Titchwell Norfolk PE31 8BB		
<b>Details</b>	<b>Single storey extensions to provide cellar and porch</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 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To maintain the character of the building and its contribution to the Conservation Area.

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

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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**Agent** Ian H Bix & Associates  
Old Chapel  
John Kennedy Road  
King's Lynn  
Norfolk  
PE30 2AA

**Ref. No.** 2/01/1794/F

**Received** 15 November 2001

**Location** Larch Road  
Saddlebow Industrial Estate

**Parish** Kings Lynn

**Applicant** Roomfoss Ltd  
Larch Road  
Saddlebow Industrial Estate  
King's Lynn  
Norfolk  
PE34 3HP

**Details** Insertion of three first floor windows

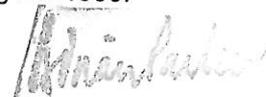
*Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

**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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<b>Agent</b>	Ian H Bix & Associates The Old Chapel John Kennedy Road King's Lynn Norfolk PE30 2AA	<b>Ref. No.</b>	2/01/1793/CU
		<b>Received</b>	15 November 2001
		<b>Location</b>	Former Motokov Site Bergen Way North Lynn Industrial Estate
<b>Applicant</b>	Grovemere Properties Ltd Lancaster Way Ely Cambs CB6 3NW	<b>Parish</b>	Kings Lynn

**Details**    **Change of use from use class B1 (light industrial) to use class B2 (general industrial)**

*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 additional information dated 11<sup>th</sup> December 2001 and received 12<sup>th</sup> December 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) Hours of operation shall be limited to 0800 hours to 18.00 hours Monday to Friday, 0800 hours to 1300 hours Saturdays and no operations on Sundays or Bank Holidays.
- 3) Before commencement of development a scheme shall be submitted detailing the proposed noise attenuation works to achieve the following levels at the site boundary according to BS 4142:97 and approved in writing by the Borough Planning Authority:  
(a)  $L_{Aeq} (60 \text{ mins})$  55dB(A) between 0800 and 1800 hours Monday to Friday and between 0800 and 1300 hours on Saturdays.
- 4) No materials, goods or waste shall be stacked or stored in the open on the site without the prior agreement 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) In the interests of the amenities of the occupiers of nearby residential properties.
- 4) In the interests of visual amenity.



Borough Planning Officer  
on behalf of the Council  
22 January 2002

Checked by: .....

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<b>Agent</b>	S Cornelius (as applicant)	<b>Ref. No.</b>	2/01/1792/CU
<b>Applicant</b>	Grosvenor Homes Ltd 28 Kingswood Road Bromley Kent BR9 0NF	<b>Received</b>	15 November 2001
		<b>Location</b>	<b>Breckland House Church Road</b>
		<b>Parish</b>	<b>Downham Market</b>
<b>Details</b>	<b>Conversion and extension of former residential care home to form 13 residential flats (revised scheme)</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 **and as modified by additional information dated 21<sup>st</sup> December 2001 and received 24<sup>th</sup> December 2001 regarding conservation type rooflights 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 any details identified in the submitted drawings before the start of any development on the site, full details of all the external building materials shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Prior to the occupation of any flat, the parking and manoeuvring area shown on the approved plan shall be provided and marked out to the satisfaction of the Borough Planning Authority and thereafter retained for that use only.
- 4) Prior to the commencement of development, full details of the sheltered bicycle area shall be submitted to and approved in writing by the Borough Planning Authority and the bicycle area shall be implemented in accordance with the approved scheme prior to the occupation of any flat, and retained thereafter.

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) In the interests of highway safety.
- 4) To provide suitable bicycle parking facilities on the site and in the interests of visual amenity.



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

Checked by: .....

# PLANNING PERMISSION

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**Agent** J A Hobden  
33 Feltwell Road  
Southery  
Downham Market  
Norfolk  
PE38 0NR

**Ref. No.** 2/01/1791/F

**Received** 15 November 2001

**Location** 34 White Road

**Parish** Methwold

**Applicant** Mr and Mrs D Gregory  
34 White Road  
Methwold  
Thetford  
Norfolk  
IP26 4PA

**Details** Two storey extension to dwelling (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 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  
19 December 2001

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE	<b>Ref. No.</b> 2/01/1790/F
		<b>Received</b> 15 November 2001
		<b>Location</b> Maytree Yard Moor Drove
<b>Applicant</b>	Mr S Waterlow Maytree Yard Moor Drove Hockwold Norfolk IP26 4JL	<b>Parish</b> Hockwold cum Wilton

**Details** Continued standing of mobile home

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

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

- 1) This permission shall expire on 31<sup>st</sup> January 2005, and unless on or before that date application is made for an extension of the period of permission and such application is approved
  - (a) the approved building shall be removed from the application site
  - (b) the use hereby permitted shall be discontinued
  - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.
- 2) Occupancy of the residential unit shall be restricted to the operator of the adjacent pig unit and his/her dependants.

The Reasons being:

- 1&2) To enable the occupant to establish stated pig rearing business for which the residential accommodation is considered to be necessary in accordance with the submitted business viability report. Without such justification, the proposal would be contrary to the current development plan policy relating to residential development in the countryside.



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

Checked by: .....

# REFUSAL OF PLANNING PERMISSION

## *Notice of decision*

### **BOROUGH PLANNING**

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<b>Agent</b>	<b>Ref. No. 2/01/1789/F</b>
<b>Applicant</b> Mrs W Howard 37 Extons Road King's Lynn Norfolk	<b>Received</b> 15 November 2001
	<b>Location</b> Off Hextable Road
	<b>Parish</b> Kings Lynn

**Details**    **Construction of a pair of semi-detached houses**

*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 due to its design and form, would neither respect nor be in harmony with adjacent residential dwellings in the locality. It would thus be contrary to Planning Policy Guidance 3: Housing (2000); Policy ENV/12 of the Norfolk Structure Plan 1999; and Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed vehicular access to this site has very poor visibility at its junction with Hextable Road, which would result in increased danger and inconvenience to other road users. Furthermore the lack of any quality on-site turning facilities will result in vehicles reversing onto or off Hextable Road further increasing this potential hazard. The proposed development is therefore considered contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.

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

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

### PLANNING CONTROL

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**Agent** WCEC Architects  
Carrwood Court  
Carrwood Road  
Sheepbridge  
Chesterfield  
S41 9QB

**Ref. No.** 2/01/1788/F

**Received** 14 November 2001

**Location** Land adj Railway Station  
Blackfriars Road

**Parish** Kings Lynn

**Applicant** Wm Morrison Supermarkets Plc  
Property & Development  
Hilmore House  
Thornton Road  
Bradford  
BD8 9AX

**Details** Installation of footpath link from retail site to Highgate

*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.



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

Checked by: .....

# PLANNING PERMISSION

## *Notice of decision*

### **BOROUGH PLANNING**

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<b>Agent</b>	Harry Sankey Design Market Place Burnham Market King's Lynn Norfolk PE31 8HD	<b>Ref. No.</b> 2/01/1787/F
		<b>Received</b> 14 November 2001
		<b>Location</b> 64-66 Back Street
		<b>Parish</b> South Creake
<b>Applicant</b>	Mr M G G Johnstone The Presbytery Geneva Street Peterborough Cambs PE1 2RS	
<b>Details</b>	<b>Retention and completion of garden shed and alterations to outbuildings including two dormer windows</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.



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

*Checked by:* .....

# PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	Richard Powles 11 Church Crofts Castle Rising King's Lynn Norfolk PE31 6BG	<b>Ref. No.</b> 2/01/1786/F	<b>Received</b> 14 November 2001
<b>Applicant</b>	Mr & Mrs T Goodenough Hamilton House Main Road Setch King's Lynn Norfolk	<b>Location</b> Hamilton House Main Road Setch	<b>Parish</b> Wormegay
<b>Details</b>	<b>Extension to dwelling</b>		

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

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

### **BOROUGH PLANNING**

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<b>Agent</b>	<b>Ref. No. 2/01/1785/F</b>
<b>Applicant</b> Mr & Mrs T Palmer 7 Downham Road Runcton Holme King's Lynn Norfolk PE33 0AD	<b>Received</b> 14 November 2001  <b>Location</b> 7 Downham Road <b>Parish</b> Runcton Holme
<b>Details</b> <b>Extension to bungalow</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 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  
22 January 2002

Checked by: .....

# PLANNING PERMISSION

## Notice of decision

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<b>Agent</b>	<b>Ref. No. 2/01/1784/F</b>
<b>Applicant</b> Mr S Bussey 19 Willow Drive Clenchwarton King's Lynn Norfolk PE34 4EN	<b>Received</b> 14 November 2001  <b>Location</b> 19 Willow Drive <b>Parish</b> Clenchwarton
<b>Details</b> <b>Extension to dwelling</b>	

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

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following 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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**Agent** Peter Godfrey  
Chelwood House  
Sherborne Road  
Dersingham  
Norfolk

**Ref. No.** 2/01/1783/F

**Received** 23 November 2001

**Location** 47 The Beach

**Parish** Snettisham

**Applicant** Mr & Mrs W F Logan  
Patillon  
Drove Gate  
Holbeach Drove  
Spalding

**Details** First floor observatory extension

*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 reason:

- 1) The proposed development, by virtue of its scale, proportions, height and materials, is unsympathetic to and out of keeping with the character of the existing building and its locality and if permitted would constitute an incongruous and intrusive feature detrimental to the visual amenities of the area, contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan and Policy ENV 12 of the Norfolk Structure Plan.



.....  
Head of Planning Control  
on behalf of the Council  
04 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  
Fax: (01553) 616652

DX: 57825 KING'S LYNN

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

**Agent** R C Murray  
17 Woodland Gardens  
North Wootton  
King's Lynn  
Norfolk

**Ref. No.** 2/01/1782/F

**Received** 14 November 2001

**Location** 3/3a Railway Road

**Parish** Kings Lynn

**Applicant** Simply Classic  
3/3a Railway Road  
King's Lynn  
Norfolk

**Details** Installation of six velux rooflights

*Town and Country Planning Act 1990*

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

**Permission is granted** for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter dated 7<sup>th</sup> January 2001 and accompanying plans (Dwg's 01-041/01A and 02A) 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  
07 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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E-mail [borough.planning@west.norfolk.gov.uk](mailto:borough.planning@west.norfolk.gov.uk)

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<b>Agent</b>	Mitchell Associates 18 Mill Road Magdalen King's Lynn Norfolk PE34 3BZ	<b>Ref. No.</b>	<b>2/01/1781/F</b>
		<b>Received</b>	14 November 2001
		<b>Location</b>	<b>Walmar River Road</b>
		<b>Parish</b>	<b>West Walton</b>
<b>Applicant</b>	Mr & Mrs M Knowles Walmar River Road West Walton Wisbech Cams, PE14 7EX		
<b>Details</b>	<b>Extension to dwelling</b>		

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

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

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

**Agent** D A Cutting Building Surveyors  
70 Market Street  
Shipdham  
Thetford  
Norfolk  
IP25 7LZ

**Ref. No.** 2/01/1780/F

**Received** 13 November 2001

**Location** 2 Munsons Lane

**Parish** Feltwell

**Applicant** Mr & Mrs D Dansford  
2 Munsons Lane  
Feltwell  
Thetford  
Norfolk  
IP26 4DE

**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 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: .....

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	Rural	<b>Ref. No.</b>	2/01/1779/0
<b>Applicant</b>	Mr P Roll Deepdale Garage Burnham Deepdale	<b>Received</b>	13-NOV-2001
		<b>Expiring</b>	07-JAN-2002
<b>Agent</b>	Ian J M Cable The Sidings 3 Park Lane Downham Market Norfolk	<b>Location</b>	Deepdale Garage Burnham Deepdale
		<b>Parish</b>	Brancaster
<b>Details</b>	Site for residential development to include shop/post office after demolition of existing buildings		
		<b>Fee Paid</b>	£ 760.00

Withdrawn  
38/1/02.

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

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

**Ref. No.** 2/01/1778/F

**Received** 13 November 2001

**Location** 106 Croft Road

**Parish** Upwell

**Applicant** Mr A M Holden  
106 Croft Road  
Upwell  
Wisbech  
Cambs

**Details** 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 **as modified by plan received on 19<sup>th</sup> December 2001** 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  
19 December 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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<b>Agent</b>	Richard C F Waite 34 Bridge Street King's Lynn Norfolk PE30 5AB	<b>Ref. No.</b>	2/01/1777/F
		<b>Received</b>	13 November 2001
		<b>Location</b>	Crown & Mitre Ferry Street
<b>Applicant</b>	Mr R Duggan Crown & Mitre Ferry Street King's Lynn Norfolk PE30 1LJ	<b>Parish</b>	Kings Lynn

**Details** Adjustment of valley and bathroom extension to flat

*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 start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 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.

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) In the interests of the appearance and character of the Listed Building.



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

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

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

**Ref. No.** 2/01/1776/LB

**Received** 13 November 2001

**Location** Crown & Mitre

Ferry Street

**Parish** Kings Lynn

**Applicant** Mr R Duggan  
Crown & Mitre  
Ferry Street  
King's Lynn  
Norfolk  
PE30 1LJ

**Details** Adjustment of valley and bathroom extension to flat

*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) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) In the interests of the appearance and character of the Listed Building.



.....  
Borough Planning Officer  
on behalf of the Council  
02 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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**Agent** J Harrall Chartered Architect  
2 Post Office Lane  
Wisbech  
Cambs  
PE13 1HG

**Ref. No.** 2/01/1775/CU

**Received** 13 November 2001

**Location** 11 Market Place

**Parish** Downham Market

**Applicant** J Harrall Chartered Architect

**Details** Change of use of first floor from retail to two flats (modified 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 letter dated 13<sup>th</sup> December 2001 and received 17<sup>th</sup> December 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) Notwithstanding the approved plans, the four dormer windows to the south elevation shall be retained and a scheme for replacement/upgrading of the dormer windows shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Before the start of any development on the site, full details of the external building materials shall be submitted to and approved 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 ensure the protection of those parts of the building to be retained in the interests of the appearance and character of the Listed Building.
- 3) To enable the Borough Planning Authority to consider such details in the interests of the character and appearance of the Listed Building.



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

Checked by: .....

**Note - For information, the plans show alterations to the shopfront. This is not included within the planning application.**

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

King's Court,  
Chapel Street  
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Norfolk PE30 1EX

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**Agent** Carter Design Group  
Maple Road  
King's Lynn  
Norfolk  
PE34 3AF

**Ref. No.** 2/01/1774/F

**Received** 13 November 2001

**Location** Pedigree Masterfoods  
Hansa Road

**Applicant** Pedigree Masterfoods  
Hansa Road  
Hardwick Industrial Estate  
King's Lynn  
Norfolk

**Parish** Kings Lynn

**Details** Extension to create production, storage and distribution areas

*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  
04 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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<b>Agent</b>	Robert Freakley Associates 1 Leicester Meadows London Lane South Creake Fakenham Norfolk, NR21 9NZ	<b>Ref. No.</b>	2/01/1773/F
		<b>Received</b>	13 November 2001
		<b>Location</b>	<b>The Surgery Valentine Road</b>
		<b>Parish</b>	<b>Hunstanton</b>
<b>Applicant</b>	Drs Machin, Charles & Thorpe The Surgery Valentine Road Hunstanton Norfolk PE36 5DN		
<b>Details</b>	<b>First floor and two storey extensions to include use as pharmacy and enlargement of car park</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) Prior to the commencement of any development on site samples of all the external building materials shall be submitted to and approved in writing by the Borough Planning Authority
- 3) The parking facilities shown on the approved plans shall be provided as shown before the additional accommodation is first brought into use and shall thereafter be retained free of any obstruction detrimental to the intended use.
- 4) The new car parking area shall be surfaced in gravel prior to the additional accommodation being brought into use and the existing car parking areas surfacing shall be retained as gravel at all times
- 5) The trees 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 1 metre or half the height of the tree whichever is greater or such a other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:-
  - (a) 1.2m high chestnut paling to BS 1722 part 4 securely mounted on 1.2 m high timber posts driven firmly into the ground
  - (b) 2.4m heavy duty hoarding securely mounted on scaffold poles
  - (c) 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.

The Reasons being:-

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

Continued\...

2/01/1773/F

- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity
- 3) To ensure the satisfactory provision of parking areas in the interests of highway safety
- 4&5) In the interests of visual amenity and to ensure the retention and protection of trees which make a significant contribution to the local environment and which will enhance the appearance of the development

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

*Checked by:* .....

**Note:**

1. 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'.

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

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<b>Agent</b>	Fenland Design St Helens Sutton Road Walpole Cross Keys King's Lynn Norfolk, PE34 4HE	<b>Ref. No.</b>	<b>2/01/1772/O</b>
		<b>Received</b>	13 November 2001
		<b>Location</b>	<b>The Chase Chalk Road Walpole St Peter</b>
<b>Applicant</b>	Wendals Herbs Ltd The Chase Chalk Road Walpole St Peter Wisbech Cambs	<b>Parish</b>	<b>Walpole</b>
<b>Details</b>	<b>Site for construction of packing shed and construction of rear vehicular access</b>		

*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) Before the commencement of any other development the rear and vehicular access (indicated as the new exit on the deposited plan) 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 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.

Continued\...

2/01/1772/O

- 5) In the interests of highway safety.



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

*Checked by:* .....

**Notes:**

1. Please find attached copy of letter dated 2<sup>nd</sup> January 2002 from the Environment Agency.
2. The King's Lynn Consortium of Internal Drainage Boards state that no development should take place within a distance of 9m from the brink of the Shire Drain indicated on the deposited plan. A development contribution will be required by the commencement of any development. The Drainage Board may be contacted at Kettlewell House, Austin Fields, King's Lynn, PE30 1PH (Tel: 01553 669500).

# PLANNING PERMISSION

## Notice of decision

### BOROUGH PLANNING

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

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Fax: (01553) 616652

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

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<b>Agent</b>	Brian Salter 15 Digby Drive Fakenham Norfolk NR21 9QZ	<b>Ref. No.</b>	<b>2/01/1771/F</b>
		<b>Received</b>	13 November 2001
		<b>Location</b>	<b>Arden House High Street</b>
<b>Applicant</b>	M & M Builders Station Garage Creake Road Burnham Market Norfolk	<b>Parish</b>	<b>Docking</b>

**Details**    **Construction of 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 safeguard the amenities and interests of the occupiers of nearby property.



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

Checked by: .....

**PLANNING PERMISSION***Notice of decision***PLANNING CONTROL**

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

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<b>Agent</b>	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn PE31 6HZ	<b>Ref. No.</b> 2/01/1770/F
		<b>Received</b> 13 August 2002
		<b>Location</b> South House 110 Wisbech Road
<b>Applicant</b>	Mr & Mrs May Bungalow Two South House 110 Wisbech Road Kings Lynn PE30 5LJ	<b>Parish</b> Kings Lynn

**Details** Construction of 10 self-contained flats (modified 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 **as revised by letter dated 26 September 2002 and accompanying plan (drawing number 8/02/2423 03 Revision A) received 26 September 2002 and letter dated 30 September 2002 and accompanying plans (drawing numbers 8/02/2423.01 Revision A and 8/02/2423.02 Revision A) received 2 October 2002 and 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 of the external building materials shall be submitted to and approved in writing by the Borough Planning Authority. The development shall be constructed and implemented in accordance with the details to be approved.
- 3 Notwithstanding details shown on the approved plans, before the start of any development on the site, full details of the surfacing materials for the parking and turning areas shall be submitted to and approved in writing by the Borough Planning Authority. The development shall be constructed and implemented in accordance with the details to be approved.
- 4 Prior to commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Borough Planning Authority. The works scheme shall be constructed and completed in accordance with the approved plans.
- 5 Notwithstanding the details submitted, before the start of any development on the site full details of window and door type, style, reveal, cill and step and header treatment shall be submitted to and approved in writing by the Borough Planning Authority.
- 6 Before the occupation of the flats hereby permitted, the access, parking and turning area shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.

Cont/....

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 visual amenity.
- 4 To ensure a satisfactory method of surface water drainage.
- 5 To enable the Borough Planning Authority to consider such issues in the interests of the visual amenity of the area.
- 6 To ensure the satisfactory provision of access, parking and turning arrangements in the interests of highway safety.



Head of Planning Control  
on behalf of the Council  
15 October 2002

Checked by:  .....

**NOTE:** Please find attached a copy of a letter dated 17 September 2002 from the Environment Agency. Please note in particular the advice that residents are made aware of the flood risks.

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

**Agent** David Trundle Design Services  
White House Farm  
Tilney All Saints  
King's Lynn  
Norfolk  
PE34 4RU

**Ref. No.** 2/01/1769/F

**Received** 12 November 2001

**Location** 9 Lynn Road  
**Parish** Terrington St Clement

**Applicant** Mrs P Wright  
9 Lynn Road  
Terrington St Clement  
King's Lynn  
Norfolk

**Details** Two storey extension to dwelling and formation of new 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 development hereby permitted shall be begun within five years from the date of this permission.
- 2) The new access and parking area indicated on the approved plan shall be laid out and surfaced to the satisfaction of the Borough Planning Authority before the bringing into use the extension hereby permitted.
- 3) Within a period of one month from the bringing into use of the new access, the existing access shall be permanently stopped up and the footway reinstated 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) In the interests of highway safety.



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

Checked by: .....

# APPROVAL OF RESERVED MATTERS

## *Notice of decision*

### PLANNING CONTROL

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

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

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<b>Agent</b>	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham Norfolk PE37 7BH	<b>Ref. No.</b>	<b>2/01/1768/D</b>
		<b>Received</b>	05 February 2002
		<b>Location</b>	<b>Main Street</b>
		<b>Parish</b>	<b>Hockwold cum Wilton</b>
<b>Applicant</b>	Wilton Homes Ltd 110 Main Street Hockwold Norfolk IP26 4LP		
<b>Details</b>	<b>Construction of 3 dwellings with detached garages (amended scheme)</b>		

*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 **and as revised by plans received on 5<sup>th</sup> February 2002 and 21<sup>st</sup> March 2002** in accordance with the grant of outline permission reference 2/01/0106/O.



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

Checked by: .....

**Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference 2/01/0106/O.**

# 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>		<b>Ref. No.</b>	<b>2/01/1767/O</b>
<b>Applicant</b>	Mrs A Leach Austin House Burrettgate Road Walsoken Wisbech Cambs, PE14 7BN	<b>Received</b>	12 November 2001
		<b>Location</b>	<b>Land to the south of 12 Burrettgate Road</b>
		<b>Parish</b>	<b>Walsoken</b>

**Details**    **Site for construction of 2 dwellings**

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

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

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Before the commencement of the occupations of the dwellings hereby permitted:
  - (a) the means of access, which shall be grouped as a pair, shall be laid out and constructed to the satisfaction of the Borough Planning Authority with any gates set back not less than 4.5m from the edge of the carriageway abutting the site with any side fences, hedge or wall not to exceed 1.0m in height and splayed at an angle of forty-five degrees, and
  - (b) sufficient space shall be provided within the curtilage of each dwelling to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 5) The dwellings hereby permitted shall be of full two storey construction and shall be designed in sympathy with the existing development in the vicinity of the site.
- 6) Except at the point of access the highway boundary shall consist of a live hedge, details of which shall be submitted to and approved by the Borough Planning Authority prior to the commencement of the development the hedge shall be planted prior to the occupation of the dwellings and shall thereafter be retained at a height of not less than 1m above carriageway level to the satisfaction of the Borough Planning Authority.

Continued\2...

2/01/1767/O

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.
- 5-6) In the interests of the visual amenities of the area.



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Borough Planning Officer  
on behalf of the Council  
02 January 2002

Checked by: .....