

REFUSAL OF LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

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

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Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No. 2/01/0675/LB
		Received 04 May 2001
		Location Garden Cottage 2 Lynn Road
		Parish Snettisham
Applicant	Mrs M Carter 53 Hunstanton Road Dersingham King's Lynn Norfolk	
Details	Formation of garage door openings (2) and lean-to extension to garage	

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

Listed Building Consent is refused for the execution of the works referred to above for the following reason:

- 1 The proposed development, by virtue of its adverse visual impact and affect on the form and fabric of the listed building, would be contrary to the provisions of the following policies contained within the development plan and local plan:
 - (a) Norfolk Structure Plan (1999) –
Policy ENV.13 – Historic buildings, archaeology and the historic landscape
 - (B) King's Lynn & West Norfolk Local Plan (1998)
Policy 4/16 – Alteration of listed buildings
Policy 4/19 – Development affecting the setting of listed buildings.



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Borough Planning Officer
on behalf of the Council
22 June 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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Agent Inside-Out Home Improvements
67 Fakenham Road
Beetley
Dereham
Norfolk
NR20 4ET

Ref. No. 2/01/0674/F

Received 04 May 2001

Location The Firs

Eye Lane

Parish East Rudham

Applicant Mr B Anderson
The Firs
Eye Lane
East Rudham
King's Lynn
Norfolk PE31 8RH

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
22 June 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/01/0673/F
		Received	04 May 2001
		Location	Drifffield Fence Bank Walpole Highway
Applicant	Mr B Beba Cedar Lodge Main Road Walpole Highway Wisbech Cambs	Parish	Terrington St John

Details **Conservatory 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.



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Borough Planning Officer
on behalf of the Council
19 June 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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King's Lynn,
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Agent		Ref. No.	2/01/0672/F
Applicant	Colin Rose Ellerslie Cottage Pius Drove Upwell Wisbech Cambs PE14 9AL	Received	03 May 2001
		Location	Ellerslie Cottage Pius Drove
		Parish	Upwell
Details	Retention and completion of extensions 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.



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Borough Planning Officer
on behalf of the Council
07 June 2001

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
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Agent	David Lock Associates 50 North Thirteenth Street Central Milton Keynes MK9 3BP	Ref. No. 2/01/0671/O	Received 03 May 2001
Applicant	BCKLWN Kings Court Chapel Street Kings Lynn Norfolk PE30 1EX	Location Saddlebow Road/Wisbech Road/ A47/Horsleys Fields/South Gates	Parish Kings Lynn
Details	Site for mixed uses residential/local centre (retail, community, school), open space/employment (B1, B2 and B8) including A1, A2 and A3 (South Gates), new road/pedestrian/cycle routes) in accordance with drawing KLN02/05		

*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, plans and supporting information submitted **and as modified by plans 201B dated 17 December 2001 and plan R2C092-R2-070 received 26 September 2002 and subject to compliance with the following conditions:**

A Standard Outline 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.

B Phasing

- 1) The reserved matters required by condition A2, shall include a masterplan/development brief showing the overall concept for developing the site. This shall include the definitive areas for development and phasing of development. It shall be submitted to and agreed in writing by the Borough Planning Authority, with any subsequent changes to the agreed phasing being agreed in writing by the Borough Planning Authority.
- 2) Prior to the commencement of development on each development phase as approved by the details required by condition B1 above, a definitive design statement which shall include the context of the site, movement framework, development mix and urban form for that stage shall be submitted to and approved in writing by the Borough Planning Authority.

Cont/....

C Residential

- 1) The residential area of the site shall provide for a minimum of 30% affordable housing (affordable housing as defined in para.4 of circular 06/98), or some other figure to be agreed in writing by the Borough Planning Authority.
- 2) The density of the residential development shall be in accordance with PPG3 – Housing, and shall provide for a minimum density of 30-50 dwellings per hectare.
- 3) The residential development hereby approved shall include areas of open space and shall provide for equipped children's play areas in accordance with the Borough Council's adopted standards. The areas shall be laid out, constructed and equipped to the satisfaction of the Borough Planning Authority within 12 months of the commencement of building operations on each phase of residential development, or such longer period as may be agreed in writing.
- 4) Prior to the commencement of development on each residential phase, full details of the long-term maintenance and management of the open space and play areas associated with that phase shall be agreed in writing with the Borough Planning Authority.

D Landscaping

- 1) The landscaping details required by condition A2 shall be submitted as a detailed landscaping scheme which shall include in particular details of planting in the following areas:-
 - Along the NORR
 - The boundary between Hardwick cemetery and the employment area
 - Between the residential area and the River Nar
 - Between the NORR and the A47
 - Within Central Park
- 2) The landscaping scheme referred to in conditions A2 and B1 shall include details of all existing trees, hedgerows and areas of scrubland on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shall be completed in accordance with a phased timetable, the details of which must be agreed in writing with the Borough Planning Authority. Any trees/plants which within a period of five years from their planting, die, are removed, or become seriously damaged or diseased, shall be replaced in the following planting season, with plants of the same species and size.

E Nature Conservation/Wildlife

- 1) The detailed development proposals for the site shall include a scheme showing measures for the enhancement of the water features and the creation of wildlife corridors and areas throughout the site for the benefit of local wildlife.
- 2) The areas specified as wildlife habitats within the development shall be subject to a long-term management scheme, the details of which shall be agreed in writing prior to the commencement of development of that particular phase.

F Contamination

- 1) Before the commencement of development, a detailed scheme shall be submitted and agreed with the Borough Planning Authority for controlling, minimising, monitoring and assessing off-site environmental and health impacts of airborne emissions during site works. The scheme shall also include detailed arrangements for public and regulatory authority liaison. The agreed scheme shall be instituted on commencement of development and completed to the satisfaction of the Borough Planning Authority.

2) Before the development is commenced, a detailed site investigation shall be carried out to establish if the sites are contaminated, to assess the degree and nature of the contamination present, and to determine their potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Borough Planning Authority prior to commencement of the work. The contaminant species chosen for chemical analysis within soil, fill material, leachate and groundwater, should adequately reflect the former industrial use(s) of the site. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for the removal, containment or otherwise rendering harmless of such contamination, shall then be submitted to, and approved in writing by the Borough Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

3) Before the commencement of development, a detailed scheme (a method statement) for the remediation of land contamination across the site shall be submitted to and approved by the Borough Planning Authority. The scheme shall:-

(a) determine the nature and extent of all contamination;

(b) specify a scheme for the remediation of each contaminant incorporating contaminant remediation target levels. The remedial target levels shall be risk based using current best practice as well as site and end use specific.

All works shall be carried out in accordance with the agreed scheme to the satisfaction of the Borough Planning Authority.

4) Should land contamination or contaminants not previously considered to be of concern in the area of a particular proposed or revised end use be encountered during agreed remediation work, the Borough Planning Authority shall immediately be notified. These additional areas of land contamination or contaminant extent shall then be addressed as in condition F2 above.

5) Prior to the commencement of remediation, the method statement as required by condition F2 must be submitted to the Borough Planning Authority supplying details on the waste water treatment scheme, to include information on the treatment plants specification and process operation. This statement should also include the methods by which waste waters will be transported to the waste water treatment plant. This shall be submitted to and approved in writing by the Borough Planning Authority, before remediation commences.

6) Contaminated liquids, arising from the use of biopiles, windows or any other soil remediation technique, must be fully contained with a durable, leak-tight container, prior to treatment or disposal.

7) Prior to the commencement of any development, a scheme for the provision and implementation of a landfill gas site investigation and any subsequent remedial measures shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

G Infrastructure

1) Prior to the commencement of any development of any particular phase, a scheme for the provision and implementation of foul water and trade effluent drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

2) Prior to the commencement of any development of any particular phase, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

3) Prior to the commencement of any development of any particular phase, a scheme for the provision and implementation of pollution control shall be submitted and agreed in writing with the Borough Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans.

- 4) The reserved matters submissions, as referred to in condition A2, shall include details of site levels as existing and as proposed also shown in the form of sections in selected positions to be agreed in writing with the Borough Planning Authority.
- 5) Prior to the commencement of building operations on each phase of development, the existing buildings within that phase shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.

H NORR/Movement Network

- 1) Prior to the commencement of development full details of all footpath/cycleway routes, to include the design specification and surfacing shall be submitted to and agreed in writing with the Borough Planning Authority.
- 2) Prior to the commencement of development, a scheme for the long-term management and adoption of the informal footpaths/cycleways, areas of public open space and parkland shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Prior to the construction of buildings within a specific phase of development, the combined cycle/footways running through that area shall be constructed and capable of use.
- 4) The upgraded Southgates roundabout shall be implemented in accordance with drawing no R2C092-R2-070 received on 26 September 2002. Any alterations to the approved scheme will require the prior written consent of the Borough Planning Authority before the commencement of any works on the roundabout.
- 5) Notwithstanding the submitted details, prior to the commencement of any development full details of the crossing of the Puny Drain by the new road (NORR) shall be submitted to and agreed in writing by the Borough Planning Authority, and carried out in accordance with the approved scheme.

I Other Issues

- 1) Prior to the commencement of any landscaping works on the Harding's Pits area, such works shall have the approval in writing of Norfolk Landscape Archaeology as to their impact on archaeological remains, and any measures required by Norfolk Landscape Archaeology to ensure the preservation of remains shall be carried out.
- 2) No overhead electricity lines shall be erected or placed above ground on the site without the prior written consent of the Borough Planning Authority
- 3) Prior to the commencement of any development, a scheme for the provision and implementation of flood risk mitigation measures shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with approved plans.

J Retail

- 1) Notwithstanding the provisions of Schedule 2, Classes A and D of the Town and Country Planning (General Permitted Development) Order 1995, no use Class A2 or A3 uses shall revert to an A1 retail use without the proposals having been considered through a formal planning application.
- 2) No individual A1 retail uses within the site shall exceed 250 m² gross floor space except one supermarket serving a local need, which shall not exceed 1,200 m² gross floor space.
- 3) No A1 retail uses shall be amalgamated in order to provide larger stores, without the prior consent of the Borough Planning Authority having been granted on a specific planning application.
- 4) The total area of retailing (A1 uses) on the site shall not exceed 3,000 m² gross floor space, spread across individual units.

K Amenity

- 1) Prior to the first use of the NORR, an acoustic barrier, the precise details and position of which shall have been agreed in writing with the Borough Planning Authority, shall be in place along the rear of the properties on the south side of Sydney Terrace and Baines Road.

The Reasons being:

- A1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- A2&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.
- B1&2) To ensure the comprehensive development of the site and that each development phase is satisfactorily developed.
- C1) To ensure a high standard of development, particularly at highly visible areas.
- C2) To ensure a high quality high density development.
- C3) To ensure that a satisfactory provision is made for children's play areas.
- C4) To ensure the long-term provision of children's play areas.
- D1) To ensure that the development is properly landscaped in the interests of the visual amenity of the area.
- E1) In the interests of nature conservation.
- E2) To ensure the long-term management of nature conservation interests.
- F1) To ensure that there are no problems with airborne emissions during construction works.
- F2) To prevent pollution of the water environment, and to assess the level of contamination of individual areas/sites for development.
- F3&4) To ensure the correct and necessary remediation measures are carried out.
- F5&6) To prevent pollution of the water environment.
- F7) To ensure the long-term safety of buildings and occupants.
- G1) To prevent the increased risk of pollution to the water environment.
- G2) To prevent the increased risk of flooding and/or pollution of the water environment.
- G3) To prevent the increased risk of pollution to the water environment.
- G4) In the interests of the visual amenities of the locality.
- G5) To define the topography of the site and finished levels of the development.
- H1) To ensure the footpath/cycleways are surfaced in a way that integrates them into the scheme.
- H2) To ensure the provision of appropriate footpath/cycleway facilities to serve the development.
- H3) To ensure the long-term management of the footpaths/cycleways, areas of public open space and parkland within the site.
- H4) In the interests of highway safety.

2/01/0671/O

- H5) To ensure the satisfactory operation of the NORR and Puny Drain.
- I1) To ensure the preservation of any archaeological remains.
- I2) In the interests of the appearance of the estate.
- I3) To safeguard and protect the development and occupancy of the buildings from any potential hazardous situation.
- J1) To allow the Borough Planning Authority to consider retail proposals which may, if not properly controlled, have an adverse affect on King's Lynn town centre.
- J2,3,4) To enable the Borough Planning Authority to retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the amenities of the locality.
- K1 In the interests of the residential amenity of those occupiers in dwellings on the south side of Sydney Terrace.



Head of Planning Control
on behalf of the Council
26 September 2002

Checked by:

- Note (i)** Please find attached letter dated 4 December 2001 from the Environment Agency.
- (ii)** Compliance with the contamination conditions should be undertaken in consultation with the Borough Planning Authority and their consultees, principally the Environment Agency and Environmental Health Department.
- (iii)** Transco has plant within the site which may be affected by the proposal. The applicant will need to provide further details of the proposal under the terms of the NRSWA 1991 before commencing work.

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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Agent	David Lock Associates 50 North Thirteenth Street Central Milton Keynes MK9 3BP	Ref. No. 2/01/0670/O	Received 03 May 2001
Applicant	BCKLWN Kings Court Chapel Street Kings Lynn Norfolk PE30 1EX	Location Hardings Pits and land North of Wisbech Road	Parish Kings Lynn
Details	Site for creation of public open space, residential development and associated infrastructure, incorporating existing pumping station in accordance with drawing KLN002/05		

*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, plans and supporting information submitted **subject to compliance with the following conditions:**

A Standard Outline 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.

B Phasing

- 1) The reserved matters required by condition A2, shall include a masterplan/development brief showing the overall concept for developing the site. This shall include the definitive areas for development and phasing of development. It shall be submitted to and agreed in writing by the Borough Planning Authority, with any subsequent changes to the agreed phasing being agreed in writing by the Borough Planning Authority.
- 2) Prior to the commencement of development on each development phase as approved by the details required by condition B1 above, a definitive design statement which shall include the context of the site, movement framework, development mix and urban form for that stage shall be submitted to and approved in writing by the Borough Planning Authority.

Cont/....

C Residential

- 1) The residential area of the site shall provide for a minimum of 30% affordable housing (affordable housing as defined in para.4 of circular 06/98), or some other figure to be agreed in writing by the Borough Planning Authority.
- 2) The density of the residential development shall be in accordance with PPG3 – Housing, and shall provide for a minimum density of 30-50 dwellings per hectare.
- 3) The residential development hereby approved shall include areas of open space and shall provide for equipped children's play areas in accordance with the Borough Council's adopted standards. The areas shall be laid out, constructed and equipped to the satisfaction of the Borough Planning Authority within 12 months of the commencement of building operations on each phase of residential development, or such longer period as may be agreed in writing.
- 4) Prior to the commencement of development on each residential phase, full details of the long-term maintenance and management of the open space and play areas associated with that phase shall be agreed in writing with the Borough Planning Authority.

D Landscaping

- 1) The landscaping details required by condition A2 shall include details of all existing trees, hedgerows and areas of scrubland on and abutting the site and those which are to be removed (if any). All new planting, seeding and turfing shall be completed in accordance with a phased timetable, the details of which must be agreed in writing with the Borough Planning Authority. Any trees/plants which within a period of five years from their planting, die, are removed, or become seriously damaged or diseased, shall be replaced in the following planting season, with plants of the same species and size.

E Nature Conservation/Wildlife

- 1) The detailed development proposals for the site shall include a scheme showing measures for the enhancement of the water features and the creation of wildlife corridors and areas throughout the site for the benefit of local wildlife.
- 2) The areas specified as wildlife habitats within the development shall be subject to a long-term management scheme, the details of which shall be agreed in writing prior to the commencement of development of that particular phase.

F Contamination

- 1) Before the commencement of development, a detailed scheme shall be submitted and agreed with the Borough Planning Authority for controlling, minimising, monitoring and assessing off-site environmental and health impacts of airborne emissions during site works. The scheme shall also include detailed arrangements for public and regulatory authority liaison. The agreed scheme shall be instituted on commencement of development and completed to the satisfaction of the Borough Planning Authority.
- 2) Before the development is commenced, a detailed site investigation shall be carried out to establish if the sites are contaminated, to assess the degree and nature of the contamination present, and to determine their potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Borough Planning Authority prior to commencement of the work. The contaminant species chosen for chemical analysis within soil, fill material, leachate and groundwater, should adequately reflect the former industrial use(s) of the site. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for the removal, containment or otherwise rendering harmless of such contamination, shall then be submitted to, and approved in writing by the Borough Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

- 3) Before the commencement of development, a detailed scheme (a method statement) for the remediation of land contamination across the site shall be submitted to and approved by the Borough Planning Authority. The scheme shall:-

(a) determine the nature and extent of all contamination;

(b) specify a scheme for the remediation of each contaminant incorporating contaminant remediation target levels. The remedial target levels shall be risk based using current best practice as well as site and end use specific.

All works shall be carried out in accordance with the agreed scheme to the satisfaction of the Borough Planning Authority.

- 4) Should land contamination or contaminants not previously considered to be of concern in the area of a particular proposed or revised end use be encountered during agreed remediation work, the Borough Planning Authority shall immediately be notified. These additional areas of land contamination or contaminant extent shall then be addressed as in condition F2 above.
- 5) Prior to the commencement of remediation, the method statement as required by condition F2 must be submitted to the Borough Planning Authority supplying details on the waste water treatment scheme, to include information on the treatment plants specification and process operation. This statement should also include the methods by which waste waters will be transported to the waste water treatment plant. This shall be submitted to and approved in writing by the Borough Planning Authority, before remediation commences.
- 6) Contaminated liquids, arising from the use of biopiles, windows or any other soil remediation technique, must be fully contained with a durable, leak-tight container, prior to treatment or disposal.
- 7) Prior to the commencement of any development, a scheme for the provision and implementation of a landfill gas site investigation and any subsequent remedial measures shall be submitted to and agreed in writing by the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

G Infrastructure

- 1) Prior to the commencement of any development of any particular phase, a scheme for the provision and implementation of foul water and trade effluent drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 2) Prior to the commencement of any development of any particular phase, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 3) Prior to the commencement of any development of any particular phase, a scheme for the provision and implementation of pollution control shall be submitted and agreed in writing with the Borough Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans.
- 4) The reserved matters submissions, as referred to in condition A2, shall include details of site levels as existing and as proposed also shown in the form of sections in selected positions to be agreed in writing with the Borough Planning Authority.
- 5) Prior to the commencement of building operations on each phase of development, the existing buildings within that phase shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.

H Movement Network

- 1) Prior to the commencement of development full details of all footpath/cycleway routes, to include the design specification and surfacing shall be submitted to and agreed in writing with the Borough Planning Authority.
- 2) Prior to the commencement of development, a scheme for the long-term management and adoption of the informal footpaths/cycleways, areas of public open space and parkland shall be submitted to and approved in writing by the Borough Planning Authority.
- 3) Prior to the construction of buildings within a specific phase of development, the combined cycle/footways running through that area shall be constructed and capable of use.

I Other Issues

- 1) Prior to the commencement of any landscaping works on the Harding's Pits area, such works shall have the approval in writing of Norfolk Landscape Archaeology as to their impact on archaeological remains, and any measures required by Norfolk Landscape Archaeology to ensure the preservation of remains shall be carried out.
- 2) No overhead electricity lines shall be erected or placed above ground on the site without the prior written consent of the Borough Planning Authority
- 3) Prior to the commencement of any development, a scheme for the provision and implementation of flood risk mitigation measures shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with approved plans.

The Reasons being:

- A1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- A2&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.
- B1&2) To ensure the comprehensive development of the site and that each development phase is satisfactorily developed.
- C1) To ensure a satisfactory amount of affordable housing is provided on the site.
- C2) To ensure a high quality high density development.
- C3) To ensure that a satisfactory provision is made for children's play areas.
- C4) To ensure the long-term provision of children's play areas.
- D1) To ensure that the development is properly landscaped in the interests of the visual amenity of the area.
- E1&2) To ensure the long-term management of nature conservation interests.
- F1) To ensure that there are no problems with airborne emissions during construction works.
- F2) To prevent pollution of the water environment, and to assess the level of contamination of individual areas/sites for development.
- F3&4) To ensure the correct and necessary remediation measures are carried out.
- F5&6) To prevent pollution of the water environment.
- F7) To ensure the long-term safety of buildings and occupants.

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- G1) To prevent the increased risk of flooding and/or pollution of the water environment.
- G2) To prevent the increased risk of pollution to the water environment.
- G3) To prevent the increased risk of flooding and/or pollution of the water environment.
- G4) In the interests of the visual amenities of the locality.
- G5) To define the topography of the site and finished levels of the development.
- H1) To ensure the footpath/cycleways are surfaced in a way that integrates them into the scheme.
- H2) To ensure the long-term management of the footpaths/cycleways, areas of public open space and parkland within the site.
- H3) To ensure the provision of appropriate footpath/cycleway facilities to serve the development.
- I1) To ensure the preservation of any archaeological remains.
- I2) In the interests of the appearance of the estate.
- I3) To safeguard and protect the development and occupancy of the buildings from any potential hazardous situation.



Head of Planning Control
on behalf of the Council
26 September 2002

Checked by: SA

NOTE: Please refer to letter dated 4 December 2001 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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Agent	Roger Edwards RIBA 16 Church Street King's Lynn Norfolk	Ref. No.	2/01/0669/F
		Received	03 May 2001
Applicant	The Governors South Wootton Junior School Hall Lane South Wootton King's Lynn Norfolk	Location	South Wootton Junior School Hall Lane
		Parish	South Wootton
Details	Extension to school		

*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 June 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

Agent		Ref. No. 2/01/0668/F
Applicant Mr J Taylor		Received 03 May 2001
Alder Lodge		Location Alder Lodge
Rands Drove		Rands Drove
Marshland St James		Parish Marshland St James
Wisbech		

Details Occupation of the dwelling without complying with condition 2 of planning permission ref 2/76/2045/F re agricultural restriction

*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 dwelling is situated in a rural area where residential development is restricted to that required for agricultural or other special needs. The grant of permission would result in house in the countryside un-associated with agriculture and would thus be contrary to Policy 8/10 of the King's Lynn and West Norfolk Local Plan, since it has not been demonstrated that there is no continuing requirement for such accommodation to meet the farming needs of the locality in which the dwelling is situated, including the provision of accommodation for people retired from full time farming.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/01/0667/F
		Received	03 May 2001
		Location	Wakefield House Lynn Road Castle Rising
Applicant	Mr & Mrs Knipe Wakefield House Lynn Road Castle Rising King's Lynn Norfolk	Parish	Castle Rising
Details	Extension to double 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
06 June 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Ref. No. 2/01/0666/F

Received 03 May 2001

Location 2 Ely Road

Parish Hilgay

Applicant Mr J L Nixon
2 Ely Road
Hilgay
Downham Market
Norfolk

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 **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
07 June 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	M Gibbons 22 Collins Lane Heacham King's Lynn Norfolk	Ref. No.	2/01/0665/F
		Received	03 May 2001
		Location	5 West Road
		Parish	Dersingham
Applicant	R S Plummer 5 West Road Dersingham King's Lynn Norfolk		
Details	Extension to dwelling		

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

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

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

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
11 June 2001

Checked by: *[Signature]*.....