

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

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

Agent	M J Crome 254 Wootton Road King's Lynn Norfolk PE30 3BH	Ref. No.	2/01/1300/F
		Received	08 October 2001
		Location	Sustead House Stow Road
Applicant	Dr and Mrs C Sheppard Sustead House Stow Road Wiggenhall St Mary Magdalen PE34 3BD	Parish	Wiggenhall St Mary Magdalen

Details Construction of self contained annexe

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates to the creation of accommodation ancillary to the existing dwelling for occupation in connection with that dwelling. The ancillary accommodation shall at all times be held and occupied with the existing dwelling within the same curtilage and shall at no time be occupied as a separate unit of residential accommodation.
- 3) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To meet the applicant's need for additional accommodation and to ensure that the building, which lacks a separate curtilage and which has insufficient facilities to permit its use as a separate dwelling unit, is not occupied as such.
- 3) To ensure that the extended building has a satisfactory appearance.



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

Checked by:

PLANNING PERMISSION

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DX: 57825 KING'S LYNN
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Agent	Stanley Bragg Architects Abbeygate One 8 Whitewell Road Colchester Essex CO2 7DF	Ref. No.	2/01/1299/F
		Received	22 August 2001
		Location	Wales Court Shopping Centre Priory Road
		Parish	Downham Market
Applicant	Prism Estates Ltd The Mill House Mill Bay Lane Horsham RH12 1TQ		
Details	Construction of retail unit		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **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
04 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Fax: (01553) 616652

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

Agent	Mr J Andrews 48 Coriander Drive Thetford Norfolk IP24 2XZ	Ref. No.	2/01/1298/F
		Received	22 August 2001
		Location	25 Lime Kiln Lane
		Parish	Feltwell
Applicant	Mr and Mrs Martin 25 Lime Kiln Lane Feltwell Norfolk		
Details	Extension to bungalow and construction of detached garage		


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

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

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

The Reason being:

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


.....
Borough Planning Officer
on behalf of the Council
12 October 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Fax: (01553) 616652

DX: 57825 KING'S LYNN
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Agent	Mr M A Loake 17 Lode Avenue Upwell Wisbech Cambs PE14 9BH	Ref. No.	2/01/1297/F
		Received	22 August 2001
		Location	Land adj Briar Patch Magdalen High Road
		Parish	Wiggenhall St Germans
Applicant	Mr A Loake Elmeholme Magdalen High Road Magdalen Norfolk PE34 3BQ		
Details	Construction of bungalow		

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 proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 in that it is not essential to agriculture, forestry, organised recreation, tourism or the expansion of an existing facility; and to Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998 in that the dwelling is not required to fulfil a genuine need in the interests of a rural enterprise for people to live close to their place of employment rather than in a settlement.
- 2 In the opinion of the Borough Planning Authority, the need advanced is not sufficient to outweigh the strong policy objections to the proposal.
- 3 To permit the development proposed would create an undesirable precedent for similar proposals on other land in the vicinity of the site contrary to the proper planning of the area.
- 4 The applicant has not satisfactorily demonstrated that adequate visibility splays can be provided at the access to the site and the highway, and that adequate car parking and turning facilities can be provided on the site. Failure to provide adequate access, parking and on-site turning facilities will result in increased hazards to other users of the adjoining highway.



.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

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DX: 57825 KING'S LYNN
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Agent

Ref. No. 2/01/1296/CU

Applicant Miss M Cooper
58 Mill Road
St Germans
King's Lynn
Norfolk
PE34 3HL

Received 22 August 2001

Location Opposite 54 Mill Road
Parish Wiggenhall St Germans

Details Use of land for car parking

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 parking area is sited close to a bend in the road and within an area of thick foliage hence very poor visibility splays. These factors together with the lack of any on-site turning facilities would result in the proposed parking area being an unacceptable hazard to other users of the adjacent highway.
- 2 To permit the development would be contrary to safe road and secure environmental conditions in the area and the proposal would, therefore, be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.



.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Fax: (01553) 616652

DX: 57825 KING'S LYNN
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Agent	G F Bambridge Woodrush Cottage Mill Common Castle Acre King's Lynn Norfolk	Ref. No.	2/01/1295/LB
		Received	22 August 2001
		Location	The Farmhouse Bagthorpe Farm
Applicant	Bagthorpe Farm Bagthorpe King's Lynn Norfolk	Parish	Bagthorpe with Barmer
Details	Demolition, alterations and extension to dwelling		

*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 **and as modified by facsimile received 3.10.01 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.
- 3) The proposed new windows to be incorporated in the refurbishment of the Listed Building shall incorporate flush fitting opening casements.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) In the interests of the appearance and character of the Listed Building.
- 3) In the interests of the character and integrity of this Listed Building.



.....
Borough Planning Officer
on behalf of the Council
03 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Fax: (01553) 616652

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

Agent	David Marris Architect 7 St Andrews Hill Norwich Norfolk NR2 1AD	Ref. No.	2/01/1294/CU
		Received	13 November 2001
		Location	Site of former Three Horseshoes Public House Main Road
Applicant	Malcolm Bullock Developments St James Court St James Street King's Lynn Norfolk PE30 5SA	Parish	Titchwell
Details	Conversion and extension of public house to form 3 dwellings and construction of 1 dwelling and associated access and parking arrangements (revised proposal)		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and amended plans received 13th November and 29th November 2001** **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the commencement of any development on the site, a sample panel of the proposed brick and stonework to be used in the construction of the new dwellings and extension to the former public house shall be erected on the site using the proposed bonding technique, coursing and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 3) Prior to development commencing, full details of all boundary treatment, including screen walls to the front of the site, shall be submitted to and approved by the Borough Planning Authority. Those details agreed shall be implemented prior the occupation of the associated dwellings.
- 4) Notwithstanding the provisions of the General Permitted Development Order 1995 (or any order revoking or re-enacting that order) no extensions to the dwellings shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 5) Before the occupation of the development hereby permitted, the access and parking/turning areas shall be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority.
- 6) Before the start of any operations on the site including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of five years from the completion of the development die or are removed or become seriously damaged or diseased shall be replaced in the following planting season with plants of the same species and size.

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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 ensure that the overall appearance of the walling is appropriate in the street scene.
- 3) In the interests of visual and residential amenity.
- 4) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilages and the likely effects such development could have on the occupiers of adjacent properties.
- 5) To ensure the satisfactory provision of access and parking/turning arrangements in the interests of highway safety.
- 6) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.



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Borough Planning Officer
on behalf of the Council
24 December 2001

Checked by:

PLANNING PERMISSION

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

Agent	M Gibbons 22 Collins Lane Heacham Norfolk	Ref. No.	2/01/1293/F
		Received	21 August 2001
Applicant	Mr D E Phillips 106 Strickland Close Snettisham Norfolk	Location	106 Strickland Close
		Parish	Snettisham
Details	Extension to dwelling		

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

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

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

The Reasons being:

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



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

Checked by:

PLANNING PERMISSION

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Agent	Parsons and Whittley 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/01/1292/F
		Received	21 August 2001
		Location	Orange Farm Orange Row
Applicant	Mr and Mrs S Wenman Orange Farm Orange Row Terrington St Clement Norfolk	Parish	Terrington St Clement
Details	Alterations to boundary treatment to include 1800 mm high close boarded fence and part new screen wall		

*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 the letter dated 2 September 2001 from the applicants agents 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
24 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent		Ref. No.	2/01/1291/F
Applicant	A Askew and Son Willow Farm Middle Drove St Johns Fen End Wisbech Cambs, PE14 8JP	Received	21 August 2001
		Location	Rear of The Willows Middle Drove
		Parish	Marshland St James

Details **Construction of agricultural building as herb drying store**

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

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

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

The Reason being:

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



.....
Borough Planning Officer
on behalf of the Council
12 October 2001

Checked by:

NOTICE OF DECISION

Telecommunications Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

BOROUGH PLANNING

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 692722

Minicom: (01553) 692138

Fax: (01553) 691663

DX: 57825 KING'S LYNN

Prior Notification - Determination - Approval

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/01/1290/T2
Applicant	One2One Personal Communication Imperial Place Maxwell Road Borehamwood Herts WD6 1EA	Received	21 August 2001
Agent	C G Bone Associates 35 High Street Sandridge St Albans Herts AL4 9DD	Location	Land at the side of A148 Lynn Road
		Parish	Hillington

Details Installation of telecommunications mast (amended siting)

Part II - Particulars of decision

The Borough Planning Authority, having considered the details submitted with the above application, in accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby **gives approval** for the siting and appearance of the development proposed in the above mentioned application subject to compliance with the following conditions:



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Borough Planning Officer
on behalf of the Council
1 October 2001

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

Agent Mrs S Lilley
73 Codrington Hill
Forest Hill
London
SE23 1LR

Ref. No. 2/01/1289/O

Received 20 August 2001

Location 69 Northgate Way

Parish Terrington St Clement

Applicant Mrs M A Gaskell
6 Hatch Close
Kirtlington
Oxon
OX5 3JT

Details Site for construction of dwellinghouse (renewal)

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) The dwelling hereby permitted shall be of modest proportions providing for adequate space between the dwelling and the boundaries of the site.
- 5) Before the occupation of the dwelling hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Continued

- 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) To ensure a satisfactory development of the land in the interests of the visual amenities.
- 5&6) In the interests of public safety.



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

Note – Please find attached letter dated 31 August 2001 from the Environment Agency.

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent		Ref. No. 2/01/1288/F
Applicant	Anglian Water Services Technology Group Thorpe Wood House Thorpe Wood Peterborough Cambs PE3 6WT	Received 20 August 2001 Location Fring Water Treatment Works Parish Fring
Details	Construction of chlorine dosing building (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.



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Borough Planning Officer
on behalf of the Council
02 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham Norfolk	Ref. No.	2/01/1287/F
		Received	20 August 2001
		Location	Ijsselmeer Lime Kiln Road
Applicant	Mr and Mrs A Allen Ijsselmeer Lime Kiln Road West Dereham Norfolk	Parish	West Dereham
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 condition:**

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

The Reason being:

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


Borough Planning Officer
on behalf of the Council
12 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent		Ref. No.	2/01/1286/CU
Applicant	Ms C Buckland & Mrs R J Brown Lovell's Hall 30 Station Road Terrington St Clement Norfolk PE34 4LP	Received	20 August 2001
		Location	Lovell's Hall 30 Station Road
		Parish	Terrington St Clement

Details **Change of use to residential care 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) 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 building to a children's residential care home purpose, but not for any other 'residential institutional' use in Class C2 of the Town and Country Planning (Use Classes) Order 1987 unless the subject of a separate specific application and permission. No internal or external alterations shall be carried out until an appropriate application for Listed Building Consent has been submitted to and approved by the Borough Planning Authority.

The Reason being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of this consent as the building to which the application relates is a Grade II* Listed Building and the implications for structural alterations will differ with other uses in the C2 Use Class.


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Borough Planning Officer
on behalf of the Council
13 November 2001

Checked by:

PLANNING PERMISSION

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Agent	Fenland Design St Helens Sutton Road Walpole Cross Keys King's Lynn Norfolk	Ref. No.	2/01/1285/F
		Received	20 August 2001
		Location	The Old School Sutton Road
		Parish	Terrington St Clement
Applicant	Dr G A & Mrs S Copper The Old School Sutton Road Terrington St Clement Norfolk		

Details Construction of detached car port


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
24 September 2001

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Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham Norfolk	Ref. No.	2/01/1284/F
		Received	20 August 2001
		Location	East Winch Hall
		Parish	East Winch
Applicant	Adrian Flux Insurance Group East Winch Hall King's Lynn Norfolk		

Details **Construction of office extension and extension of car park**

*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 office extension hereby permitted is brought into use the new car parking facilities shall be laid out, surfaced and drained in accordance with drawing no. 7/01/2348.06.
- 3) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of car parking on the site.
- 3) To ensure that the development is satisfactorily integrated into the surrounding countryside



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Borough Planning Officer
on behalf of the Council
10 October 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

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Agent		Ref. No. 2/01/1283/O
Applicant Mrs M Bull	Bristow House	Received 20 August 2001
	Pyecroft Road	Location Bristow House
	Walpole St Peter	Pyecroft Road
	Cambs	Walpole St Peter
		Parish Walpole

Details Site for construction of dwellinghouse

*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 proposal is contrary to Policy H8 of the Norfolk Structure Plan 1999 in that it is not essential to agriculture, forestry, organised recreation, tourism or the expansion of an existing facility; and to Policy 8/8 of the King's Lynn and West Norfolk Local Plan 1998 in that the dwelling is not required to fulfil a genuine need in the interests of a rural enterprise for people to live close to their place of employment rather than in a settlement.
- 2) In the opinion of the Borough Planning Authority, the need advanced is not sufficient to outweigh the strong policy objections to the proposal.
- 3) To permit the development proposed would constitute an undesirable extension of the existing ribbon of development away from the village centre to the detriment of the character of the area and would create a precedent for similar proposals or other land in the vicinity of the site.



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Borough Planning Officer
on behalf of the Council
30 October 2001

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

BOROUGH PLANNING

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

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

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

Agent Michael E Nobbs
Viking House
39 Friars Street
King's Lynn
Norfolk
PE30 5AW

Ref. No. 2/01/1282/D

Received 20 August 2001

Location Land north of 16 Farthing Road
Parish Downham West

Applicant Dene Homes Ltd
Ellendene House
Isle Road
Outwell
Wisbech
Cams, PE14 8TD

Details Construction of 2 houses and garages

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

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission reference 2/00/1030/O and **subject to compliance with the following additional conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Neither of the dwellings hereby permitted shall be occupied until its access, parking and turning areas have been laid out, surfaced and drained to the satisfaction of the 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 satisfactory provision of access and parking arrangements in the interests of highway safety.



Borough Planning Officer
on behalf of the Council
19 October 2001

Checked by:

Notes

1. The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference 2/00/1030/O.
2. Please find attached letter received 13th September 2001 from the Internal Drainage Board.



**OFFICE OF THE
DEPUTY PRIME MINISTER**

Mr SWG Chalwin
3erald Eve
7 Vere Street
London W1G 0JB

Mr J Griffiths
Abbey Developments Ltd
Abbey House
2 Southgate Road
Potters Bar
Hertfordshire EN6 5DU

Susan Turner
Decision Officer

Planning Central Casework Division
Office of the Deputy Prime Minister
3/J1 Eland House
Bressenden Place
London SW1E 5DU

Direct line: 020 7944 8722
Fax: 020 7944 5929

Our Ref: APP/V2635/V/02/1090709
1090711

19 November 2003



2/01/1281

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77
APPLICATIONS BY BENNETT PLC AND ABBEY DEVELOPMENTS LIMITED
ON LAND OFF BENNETT STREET/GRIMSHOE ROAD, DOWNHAM MARKET
APPLICATION NOS: 2/01/1281/F AND 2/01/1126/F**

- I am directed by the First Secretary of State to say that further consideration has been given to the report of the Inspector, Martin Pike BA MA MRTPI, who held a public inquiry, between 3rd December and 5th December 2002 into applications by:

Bennett plc - for the construction of 135 houses, 53 bungalows and 24 flats ("Bennett")

Abbey Developments Limited - for the erection of 155 1,2,3,4 & 5 -bedroom dwellings with associated access and parking ("Abbey")

on land off Bennett Street/Grimshoe Road, Downham Market. On 7th May 2002, the Secretary of State directed, in pursuance of section 77 of the Town and Country Planning Act 1990, that the Bennett and Abbey schemes be referred to him rather than being dealt with by the local planning authority, King's Lynn and West Norfolk Borough Council.
- The Secretary of State's letter of 2 June 2003 (copy attached at Annex C) enclosed a copy of the Inspector's report. A further copy of that report is not therefore attached to this letter, but can be made available on request.
- The Inspector recommended that full planning permission be granted to both applications, subject to conditions.

**Procedural matters - Minded to dismiss letter dated 2 June 2003
Minded to allow letter dated 14 October 2003**

4. Having considered the Inspector's report, the Secretary of State wrote to the parties on 2 June 2003, setting out his conclusions on each of the main issues and the reasons why the Secretary of State was minded to refuse your client's application for planning permission. He accordingly invited further representations on his disagreement with the Inspector's conclusion regarding the basis of the density calculation for both schemes and in particular the treatment of the distributor road. The Secretary of State in his letter also highlighted a number of other concerns relating to the Bennett proposal relating to design, site layout, mix of housing and best use of land.
5. In the light of the further representations submitted in response to his letter of 2 June, the Secretary of State wrote to the parties on 14 October (copy attached at annex D) setting out his conclusions on the further submissions and the reasons why he was minded to allow your client's applications subject to conditions.
6. The Secretary of State has also taken into account the planning obligations under section 106 of the 1990 Act submitted by Abbey Developments Ltd dated 6 December 2002 and Bennett PLC dated 19 June 2003.

Further representations received

7. The representations received in response to the Secretary of State's letter of 14 October are attached at Annex E. The letters have not been previously circulated to parties since, in the Secretary of State's view, they do not raise new issues necessitating further consultation. They have however been taken into account in his final considerations.
8. Both Abbey Developments Limited and Bennett PLC have accepted the conditions proposed by the Secretary of State in his letter of 14 October as a result, his previous objections to the schemes have been overcome. In response to the Secretary of State's invitation in his letter of the 14 October, the developers representations also put forward conditions to deal with the glazing of certain windows on the site, with which the Secretary of State, subject to minor amendment, is satisfied.

Formal decisions

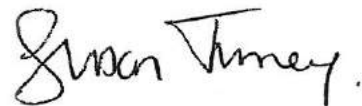
Bennett

9. For the reasons given above, the Secretary of State accepts the Inspector's recommendation. He hereby grants planning permission for the application for the construction of houses, bungalows and flats on land off Bennett Street/Grimshoe Road, Downham Market, in accordance with application 2/01/1281/F, dated 15 August 2001, as amended by Gerald Eve's letter of 31 October 2003 and subject to the conditions listed in Annex A.

Abbey

10. For the reasons given above, the Secretary of State accepts the Inspector's recommendation. He therefore grants planning permission for the application for full planning permission for the erection of 1,2,3,4&5-bedroom dwellings with associated access and parking on land off Bennett Street, Downham Market, in accordance with application 2/01/1126/F, dated 18 July 2001, as amended by Abbey Developments Ltd's letters of 30 and 31 October 2003 and subject to the conditions listed in Annex B.
11. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the local planning authority fail to give notice of their decision within the prescribed period.
12. This letter does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than that required under section 57 of the Town and Country Planning Act 1990.
13. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court.
14. A copy of this letter has been sent to King's Lynn and West Norfolk Borough Council and to all those who appeared at the inquiry.

Yours faithfully,



Susan Turner
Authorised by the First Secretary of State
to sign in that behalf

ANNEX A

CONDITIONS ATTACHED TO THE BENNETT SCHEME : APPLICATION No 2/01/1281/F, dated 15 August 2001

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. The residential development hereby permitted shall have an overall net residential density of at least 30 dwellings per hectare as defined in PPG3: Housing.
3. Notwithstanding the details shown on plan 9020/1A details of layout and design shall be as approved in writing by the Local Planning Authority.
4. Notwithstanding the details shown on the house type plans, the elevations of the house types hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
5. Notwithstanding the location of the affordable housing units shown on Plan 9020/1A the details and location of the 25 affordable units hereby permitted shall be submitted to and approved in writing by the Local Planning Authority in not less than two separate locations on the application site.
6. Notwithstanding the details shown on Plan 9020/1A the provision of freestanding garages shall be as approved in writing by the Local Planning Authority.

Highway Issues/Conditions

7. Prior to the commencement of development, a timetable shall be agreed with the Borough Planning Authority for the completion of the foot/cycle paths shown on the approved plan (Drawing No 9020/1A) and these shall be provided in accordance with the agreed timetable.
8. The main distributor road through the site and the connection to the southern site boundary and to Grimshoe Road shall be constructed and completed in accordance with the approved details before the occupation of any of the dwellings hereby permitted, or in accordance with such other timescale as may be agreed in writing with the Borough Planning Authority.
9. Construction traffic to be used in connection with this development shall only access and exit the site from Bennett Street.
10. Prior to the occupation of any dwelling hereby permitted the access and any parking area shall be laid out, surfaced and drained in accordance with the approved details.
11. Before the start of the development, facilities shall be provided to enable vehicle wheels to be washed prior to the vehicle entering the public highway. Such facilities shall be used as necessary to prevent extraneous material being carried onto the public highway.

General Estate Conditions

12 Notwithstanding the submitted details, prior to the start of development a schedule giving full details of all the external building materials shall be submitted to and agreed in writing with the Borough Planning Authority. Development shall be carried out in accordance with the approved details.

Open Space/Play Equipment

13 Before the start of the development hereby approved full details of the maintenance arrangements for the areas of public open space on the estate shall be submitted to and approved by the Borough Planning Authority. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.

14 Prior to the commencement of development, full details of the equipment to be provided, and layout of the local areas of play (LAPs) and the local equipment area for play (LEAP) which shall be in a position on the main area of Public Open Space on the site, shall be submitted to and agreed in writing by the Borough Planning Authority. These areas shall be laid out, equipped and completed to the satisfaction of the Borough Planning Authority within 12 months of the commencement of building operations or such longer period as may be agreed in writing and maintenance shall be carried out as approved. The areas and equipment shall thereafter be used for that purpose only.

15 Before the start of the development hereby approved full details of the maintenance arrangements for the LAPs and the LEAP on the estate shall be submitted to and approved by the Borough Planning Authority and completed in accordance with the approved details. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.

16 Notwithstanding the submitted details, prior to the commencement of development, the precise details of a fence along the (western) area of open space with the purpose of separating it from the adjacent dyke, shall be submitted to and agreed in writing by the Borough Planning Authority and maintenance shall be carried out as approved. The agreed fence shall be erected within 12 months of the commencement of building operations or some other period agreed in writing by the Borough Planning Authority.

Amenity

17 Prior to their occupation, the rear facing bedroom windows on any dwellings within 15 metres of the western boundary of the application site shall be glazed to a specification which shall have previously been agreed in writing with the Borough Planning Authority.

18 . Prior to the commencement of development a scheme showing all boundary treatments proposed around the site (except those required by Condition 12) shall be

submitted to and agreed in writing with the Borough Planning Authority and implemented as per the approved scheme.

Landscaping

- 19 The approved landscaping scheme shown on plan Drawing No9020/1a shall provide for all planting, seeding and turfing to be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from completion of the development die or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 20 Prior to the commencement of development, full details of the future maintenance arrangements for:-
- i) the planting along the northern and eastern boundaries with Cock Drove;
 - ii) the dense tree landscaped buffer area in the north-eastern corner of the site;
 - iii) the existing pond along the northern boundary as shown on drawing No 9020/1A, shall be submitted to and agreed in writing by the Borough Planning Authority.

Contamination

- 21 Prior to the commencement of the development of a site investigation shall be carried out to establish whether a scheme of remedial works is necessary to deal with any land or water contamination found on the site, including that resulting from migrating landfill gas. Details of the site investigation, and if necessary the proposed remedial works, shall be submitted to and approved in writing by the Borough Planning Authority, and development shall not begin until any measures approved in the scheme of remedial works have been implemented.

Infrastructure

- 22 Prior to commencement of any development, a scheme for the provision and implementation of foul 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. Prior to the commencement of any development, 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.
- 23 Prior to the commencement of development full details of finished floor levels across the site shall be submitted to and approved by the Borough Planning Authority, and the development shall be carried out in accordance with the approved plans.

- 24 Prior to the commencement of development, full detail of all proposed hard surfacing across the scheme, which shall include a demarcation in surfacing between manoeuvring and parking areas, shall be submitted to and agreed in writing by the Borough Planning Authority, implemented as agreed and thereafter retained.
- 25 At no time shall the landscape strip along the northern and eastern boundary of the site, adjoining Cock Drove, be incorporated within the garden area of any of the adjoining plots.

ANNEX B

CONDITIONS ATTACHED TO THE ABBEY SCHEME: APPLICATION No 2/01/1126/F, dated 18 July 2001

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 The residential development hereby permitted shall have an overall net residential density of at least 30 dwellings per hectare as defined in PPG3: Housing.
- 3 Notwithstanding the details shown on plan 1139/01c details of layout and design shall be as approved in writing by the Local Planning Authority.

Highway Issues/Conditions

- 4 Prior to the commencement of development, a timetable shall be agreed with the Borough Planning Authority for the completion of the foot/cycle paths shown on the approved plan (Drawing No 1139/01c), and these shall be provided in accordance with the agreed timetable.
- 5 No works on the construction of dwellings shall commence on the site until such time as:
 - i) the detailed design of the traffic signals proposed at the Bennett Street/Railway Road junction have been submitted to and agreed in writing by the Borough Planning Authority; and
 - ii) the necessary highway improvements referred to above in i) have been completed in accordance with the approved details.
- 6 The main distributor road through the site and the connection to Bennett Street and to the northern site boundary shall be constructed and completed in accordance with the approved details before the occupation of any of the dwellings hereby permitted, or in accordance with such other timescale as may be agreed in writing with the Borough Planning Authority.
- 7 Construction traffic to be used in connection with this development shall only access and exit the site from Bennett Street.
- 8 Prior to the occupation of any dwelling hereby permitted, its access up to base course level and any parking area for it shall be laid out, surfaced and drained in accordance with the approved details.
- 9 Before the commencement of the development, facilities shall be provided to enable vehicle wheels to be washed prior to the vehicle entering the public highway. Such facilities shall be used as necessary to prevent extraneous material being carried onto the highway.

General Estate Conditions

- 10 Before the commencement of any development full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority. Development shall be carried out in accordance with the approved details.

Open Space/Play Equipment

- 11 Before the commencement of the development full details of the maintenance arrangements for the area of public open space on the estate shall be submitted to and approved by the Borough Planning Authority and maintenance shall be carried out as approved. If the maintenance is to be other than by adoption of the area by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.
- 12 Before the commencement of development, full details of the equipment to be provided, and layout of the local areas of play (LAPs) on the site, shall be submitted to and agreed in writing by the Borough Planning Authority. These areas shall be laid out, equipped and completed in accordance with the approved details within 12 months of the commencement of building operations or such longer period as may be agreed in writing. The areas and equipment shall thereafter be used for that purpose only.
- 13 Before the commencement of the development full details of the maintenance arrangements for the LAPs on the estate shall be submitted to and approved by the Borough Planning Authority and maintenance shall be carried out as approved. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.
- 14 Notwithstanding the submitted details required in condition 11, prior to the commencement of development, the precise details of a fence or other means of enclosure along the (western) area of open space with the purpose of separating it from the adjacent dyke, shall be submitted to and agreed in writing by the Borough Planning Authority. The agreed fence shall be erected within 12 months the commencement of building operations or some other period agreed in writing by the Borough Planning Authority.

Amenity

- 15 Prior to their occupation, the second floor rear facing bedroom windows to all houses or flats that are within the 35m noise contour of the near side track of the railway line shall be glazed to a specification that shall have previously been agreed in writing by the Borough Planning Authority.
- 16 Prior to the commencement of development a scheme showing all boundary treatments proposed around the site (except those required by condition 12) shall be submitted to and agreed in writing with the Borough Planning Authority and implemented as per the approved scheme.

Landscaping

- 17 Before the commencement of development, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.
- 18 The details required to be submitted in accordance with condition 15 above shall include an accurate survey plan to a scale of not less than 1 : 500 which shall show:-
- i) the existing levels of the site;
 - ii) all existing trees (with a stem diameter of 75 mm or greater, taken 1.5 m above ground level) and hedgerows on and abutting the site, their species and canopy spread;
 - iii) all other natural features such as ponds, streams, areas of young trees ect.

These details shall be incorporated into landscaping scheme required to be submitted by condition 15 and a clear indication given as to which trees and hedgerows are to be removed and how other features are to be incorporated into development. Details shall also be submitted and agreed of how all existing plants and natural features are to be protected during building operations.

Contamination

- 19 Prior to the commencement of the development of a site investigation shall be carried out to establish whether a scheme of remedial works is necessary to deal with any land or water contamination found on the site, including that resulting from migrating landfill gas. Details of the site investigation, and if necessary of the proposed remedial works, shall be submitted to and approved in writing by the Borough Planning Authority, and development shall not begin until any measures approved in the scheme of remedial works have been implemented.

Infrastructure

- 20 Prior to commencement of any development, a scheme for the provision and implementation of foul water and 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.

- 21 Prior to the commencement of development full details of finished floor levels across the site shall be submitted to and approved by the Borough Planning Authority, and the development shall be carried out in Accordance with the approved plans.
- 22 Prior to the commencement of development, full details of all proposed hard surfacing across the scheme, which shall include a demarcation in surfacing between manoeuvring and parking areas, shall be submitted to and agreed in writing by the Borough Planning Authority, implemented as agreed, and retained thereafter.

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

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

Agent	White and Eddy 13/15 Nene Quay Wisbech Cambs PE13 1AQ	Ref. No. 2/01/1280/O
		Received 17 August 2001
		Location 5 Downham Road
		Parish Outwell
Applicant	Curtis Bodybuilders Ltd Swan Bridge 5 Downham Road Outwell Wisbech Cambs, PE14 8ST	

Details Site for construction of one dwelling

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

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

- 1) The proposed development would represent piecemeal development of an existing commercial site; and as such would compromise the requirements for adequate parking, turning and vehicle manoeuvring space for the existing business as required by Condition 5 of planning permission 2/99/0728/F, imposed in the interests of highway safety given the close proximity of the overall site to a bend in the road with its subsequent sub-standard visibility. To approve the application would be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan that requires the promotion of safe road conditions throughout the Borough and Policy 9/32 that requires parking standards in accordance with the standards of the Council.
- 2) The proposed development of one dwelling, given its location adjacent to an existing business premises, would not enhance the form and character of the village as required by Policy H7 of the Norfolk Structure Plan 1999, and Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) The development of a residential property immediately adjacent to a business premises would be incompatible with the requirement of Policy CS 6 of the Structure Plan that seeks to provide the role of villages as self contained communities by approving development only where it would lead to local employment opportunities. This proposal would harm the activities of both the existing business and any plans for future expansion.
- 4) The proposed development of a residential property adjacent to an existing business would be contrary to Policy 9/32 of the Local Plan that is opposed to noise-sensitive development in locations subject to noise levels sufficient to impair reasonable occupation.



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

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Vawser & Co 46 West End March Cambs PE15 8DL	Ref. No.	2/01/1279/O
Applicant	Mr D Lee C/o Ward Gethin Solicitors 8-12 Tuesday Market Place King's Lynn Norfolk PE30 1JT	Received	17 August 2001
		Location	Hatholme Barroway Drove
		Parish	Stow Bardolph

Details Site for construction of bungalow after demolition of existing buildings

*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 start of the development, the existing buildings shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Officer.
- 5) The proposed dwelling shall have a ground floor footprint of no more than 90m².
- 6) The design of the proposed dwelling shall reflect the traditional buildings in the locality in terms of form, style and finishing materials.
- 7) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 8) Before the occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 9) Before the development hereby permitted is brought into use car parking facilities shall be provided in accordance with the Borough Planning Authority's adopted standards.

Continued\2...

- 10) The details of the layout of the site, required to be submitted as reserved matters, shall incorporate a scheme for the landscaping of the development. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed, in writing, by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development 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.

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 the visual amenities of the locality.
- 5) To ensure that the site is not overdeveloped and that the replacement dwelling is reasonably related in size to the original dwelling.
- 6) In the interests of visual amenity: to ensure that the character and appearance of the rural locality is preserved.
- 7) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 8) In the interests of highway safety.
- 9) To ensure the satisfactory provision of car parking on the site.
- 10) To ensure that the development is properly landscaped in the interests of the appearance of the estate in general and to provide a satisfactory environment for its residents.



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

Checked by:

Note - Please find attached letter dated 11 September 2001 from the Internal Drainage Board.

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 Jonathon Biggadike
27 Lynn Road
Ingoldisthorpe
King's Lynn
Norfolk
PE31 6NG

Ref. No. 2/01/1278/O

Received 17 August 2001

Location 1 Lynn Road
Parish Fincham

Applicant Mr J and Mrs L Harrison
1 Lynn Road
Fincham
King's Lynn
Norfolk
PE33 9HE

Details Site for construction of dwellinghouse

*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 visibility splays that can be achieved at the proposed access and Lynn Road are considered to be seriously sub-standard to serve a new development. Therefore any increase in traffic generation will result in increased hazards to other users of the highway, and does not comply with Policy 9/29 of the Local Plan.



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

Checked by:

NOTICE OF DECISION

Telecommunications Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

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

Prior Notification Consent Not Required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/01/1277/T2
Applicant	BT Cellnet Ltd c/o Agent	Received	17 August 2001
		Location	Tatchell and Co Lynn Road
Agent	Smith-Woolley Telecom Conqueror House Vision Park Histon Cambridge CB4 9ZR	Parish	Terrington St Clement

Details Installation of telecommunications mast and ancillary equipment

Part II - Particulars of decision

The Borough Planning Authority, having considered the details submitted with the above application, in accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 hereby gives notice that it has been determined that the prior approval of the Borough Planning Authority **IS NOT REQUIRED**. Accordingly the development indicated in the submitted details may be carried out but must be commenced within 5 years of the date of the application.



Borough Planning Officer
on behalf of the Council
26 September 2001

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

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

Ref. No. 2/01/1276/F

Received 17 August 2001

Location 12 Arlington Park Road
Parish Middleton

Applicant Mr J Reeve
12 Arlington Park Road
Middleton
King's Lynn
Norfolk
PE32 1YB

Details Construction of 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.
- 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
24 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/01/1275/F
		Received	17 August 2001
Applicant	Mr and Mrs Twite 31 Jarvis Road King's Lynn Norfolk	Location	31 Jarvis Road
		Parish	Kings Lynn

Details **Extension to dwelling**

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

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

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

The Reasons being:

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



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

Note – As well as planning permission, you will require the permission of the Property Services Manager (Tel: 01553 616463).

Checked by: 

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent		Ref. No. 2/01/1274/F
Applicant Mr D M Coulden 8 Pine Road South Wootton King's Lynn Norfolk		Received 17 August 2001
		Location 8 Pine Road Parish South Wootton
Details	Extension to 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
21 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent Michael E Nobbs
Viking House
39 Friars Street
King's Lynn
Norfolk
PE30 5AW

Ref. No. 2/01/1273/F

Received 16 August 2001

Location Plot 7
Acorn Drive

Parish Gayton

Applicant P C D Builders
Barley House
School Road
Middleton
King's Lynn
Norfolk

Details Construction of house and integral garage


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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **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
09 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	G F Bambridge Woodrush Cottage Mill Common Castle Acre King's Lynn Norfolk, PE32 2BZ	Ref. No.	2/01/1272/F
		Received	16 August 2001
		Location	Viburnum Cottage Low Road
		Parish	West Acre
Applicant	Trustees of the West Acre Est. Estate Office West Acre King's Lynn Norfolk		

Details **Construction of house and garage 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 and as modified by letter and plans received 12.9.01 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.
- 3) Before the occupation of the development hereby permitted the access and any parking and turning area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.

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.
- 3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Russen and Turner Mr S Calver 17 High Street King's Lynn Norfolk PE30 1BP	Ref. No.	2/01/1271/F
		Received	16 August 2001
		Location	114 Burrett Road
		Parish	Walsoken

Applicant Mr and Mrs Sisson
114 Burrett Road
Walsoken
Cambs
PE14 7AT

Details Extensions to dwelling and revisions to site boundaries

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted and as revised by the letter dated 7th September 2001 and enclosures and the drawing received on 19th September 2001 all from the applicant's agent 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 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

tel: (01553) 692722 Minicom: (01553) 692138
fax: (01553) 616652

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

Agent	M Gibbons 22 Collins Lane Heacham	Ref. No.	2/01/1270/F
		Received	16 August 2001
Applicant	Dersingham Village Social Club Lynn Road Dersingham	Location	Dersingham Village Social Club Lynn Road
		Parish	Dersingham

Details **Extension to create snooker room**


*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
28 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent		Ref. No. 2/01/1269/F
Applicant	Mrs G M Gorden 18 Innisfree Park Bawsey King's Lynn Norfolk	Received 16 August 2001 Location 18 Innisfree Park Parish Bawsey

Details **Conservatory extension to 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) 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
17 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent Adrian Morley
Kingsfold
Watton Road
Stow Bedon
Attleborough
NR17 1DP

Ref. No. 2/01/1268/F

Received 16 August 2001

Location The Barn
Adj 4 West End

Parish Northwold

Applicant Mr D Pettit
The Barn
Adj 4 West End
Northwold
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
03 October 2001

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent		Ref. No. 2/01/1267/O
Applicant Mr T G Howard Felbrigg Nursery Lane North Wootton King's Lynn Norfolk		Received 16 August 2001
	Location	Felbrigg Nursery Lane
	Parish	South Wootton

Details Site for construction of dwelling (renewal)

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

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

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the occupation of the dwelling the access improvements and passing bay shown on the approved plan shall be laid out and constructed 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.
- 4) In the interests of highway safety.



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

Checked by:

PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

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

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

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

Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/01/1266/F	Received 12 December 2001
Applicant	T L M Developments 27 Buckenham Drive Stoke Ferry King's Lynn Norfolk	Location Adj The Bluebell Lynn Road	Parish Stoke Ferry

Details Construction of four dwellings (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 **and as revised by plans received on 16th October 2001 and 12th 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 provisions of Schedule 2 Part 1, Classes A, B, C, D, E, G and H, and Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no development permitted by these classes should be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by, for trees, the erection of fencing positioned at the furthest extent of the canopy plus 1 m or half the height of the tree, whichever is the greater, and for hedges by the erection of a fence 2 m from the centre line of the hedge or spread, whichever is the greater or such other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:-
 - (a) 1.2 m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2 m high timber posts driven firmly into the ground
 - (b) 2.4 m high 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 Officer.

- 4) Before the start of any development on the site a sample panel of the flintwork proposed to be used should be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to the particular materials and treatment.

Continued\...

- 5) Prior to the commencement of any development a scheme for the provision and implementation of foul and surface water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed in accordance with the approved plans prior to the occupation of any other dwellings.
- 6) Before the occupation of any of the proposed dwellings, the access arrangements and the pedestrian footway shall be laid out and completed in accordance with current specifications.
- 7) The proposed new hedge included on the approved plans shall be planted during the first planting season following occupation of any of the dwellings. Therefore it shall be retained and maintain at all times.

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 view of the limited size of the curtilage and the likely effect such development could have on the occupiers of adjacent properties. Prior to the occupation of any of the dwellings, the parking and turning areas shown on the approved plans should be laid out, surfaced and drained to the satisfaction of the Borough Planning Authority. Furthermore, the area for the public house car park shall not be brought into use until the boundary wall on the south-east boundary of Plot 1 has been constructed.
- 3) In the interests of visual amenity and to ensure the retention of trees and hedgerows which make a significant contribution to the local environment and which will enhance the appearance of the development.
- 4) To enable the Borough Planning Authority to ensure that the overall appearance of the walling is appropriate in the street scene.
- 5) To ensure a satisfactory method of surface water drainage and to prevent the increased risk of pollution to the water environment.
- 6) In the interests of the safety of the occupiers of the development and adjacent users of the public highway.
- 7) In the interests of visual amenity and to preserve the character and appearance of the Conservation Area.



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

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

Ref. No. 2/01/1265/F

Received 16 August 2001

Location 34 Nelson Street

Parish Kings Lynn

Applicant Mr G Tasker
The Old School
Anmer
King's Lynn
Norfolk
PE31 6RN

Details Alterations to dwelling

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

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

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

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
20 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Poddingtons Rabbit Hollow Church Lane North Rauceby Sleaford Lincs	Ref. No. 2/01/1264/F	Received 16 August 2001
		Location 45 West Winch Road	Parish North Runcton

Applicant Tudor Homes (East Anglia Ltd)
Holbeach Manor
Fleet Road
Holbeach
Lincs

Details Construction of 3 houses and 2 bungalows

*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 shall be commenced by 20th July 2005.
- 2 Prior to the commencement of development the access to the site shall be laid out to a minimum of 4.5 m for the first 10 m from the junction of the access and highway and a minimum of 4.1 m beyond that point. No hedge, service post or posts shall restrict the access below the minimum requirement.
- 3 Prior to the commencement of any development a scheme for the provision and implementation of surface water drainage 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.
- 4 Prior to the commencement of development a scheme of boundary treatments for the site shall be submitted to and approved in writing by the Borough Planning Authority and shall be implemented as per the approved scheme.
- 5 No development shall take place within the site until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local Planning Authority.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 and to be in line with the existing outline consent for the site.
- 2 In the interests of highway safety.

Continued

- 3 To ensure a satisfactory method of surface water drainage.
- 4 To ensure a satisfactory boundary treatments on the site.
- 5 To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.


.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent Brian E Whiting
19a Valingers Road
King's Lynn
Norfolk

Ref. No. 2/01/1263/F

Received 16 August 2001

Applicant Ms L Fitt
34 Common Road
Snettisham
Norfolk

Location 34 Common Road
Parish Snettisham

Details Extension to bungalow

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 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
10 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/01/1262/F
		Received	15 August 2001
		Location	22 St Augustines Way
		Parish	South Wootton
Applicant	Mr & Mrs Price 22 St Augustines Way South Wootton King's Lynn 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.
- 2) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows shall be constructed above ground floor level on the west elevation of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



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

Checked by: *that*

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

tel: (01553) 692722 Minicom: (01553) 692138
fax: (01553) 616652

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

Agent D H Williams
72A Westgate
Hunstanton
King's Lynn
Norfolk

Ref. No. **2/01/1261/CU**

Received 15 August 2001

Location **1st Floor**
73 Westgate

Applicant Mr K Leeson
73 Westgate
Hunstanton
King's Lynn
Norfolk

Parish **Hunstanton**

Details **Change of use from office to residential 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:**

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

Reasons being:

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


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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

DX: 57825 KING'S LYNN

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

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

Ref. No. 2/01/1260/F

Received 15 August 2001

Location 2 Bellamy's Lane

Parish Burnham Market

Applicant AMA (Europe) Ltd
St Felix House
Church Road
Flitcham
King's Lynn
Norfolk PE31 6BU

Details Conservatory extension to dwelling

Town and Country Planning Act 1990

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Within one month from the date of this decision, details of the boundary treatment along the southern side of the site shall be submitted to and approved by the Borough Planning Authority. The approved boundary treatment shall be installed prior to the occupation of the conservatory hereby approved.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the residential amenities of the occupiers of the adjoining property and to prevent overlooking.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Ian H Bix & Associates The Old Chapel John Kennedy Road King's Lynn Norfolk	Ref. No.	2/01/1259/F
		Received	15 August 2001
		Location	Glen Tay Cambers Lane
Applicant	Mr G & Mrs S Harker Glen Tay Cambers Lane Burnham Market Norfolk	Parish	Burnham Market
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
12 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	D J Grace RIBA Design Services Unit King's Court Chapel Street King's Lynn Norfolk	Ref. No.	2/01/1258/F
		Received	15 August 2001
		Location	James Parsons House St Edmundsbury Road
		Parish	Kings Lynn
Applicant	BCKLWN King's Court Chapel Street King's Lynn Norfolk		
Details	Refurbishment of 20 maisonettes including construction of front porches and demolition and re-building of bin stores		


*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 memo and drawing numbers 961/04 and 961/07 and drawing numbers 961/09 and 961/10 received on 20 September 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.

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
01 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Agent	Templeman Associates 3rd Floor Regis House Austin Street King's Lynn Norfolk PE30 1RB	Ref. No.	2/01/1257/F
		Received	15 August 2001
		Location	Great Poplars Barroway Drove
		Parish	Stow Bardolph
Applicant	Mr S Singh 42 Epping Close Mawneys Romford Essex RM7 8BH		

Details **Construction of agricultural storage shed**

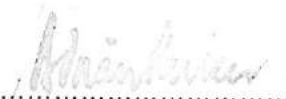
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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 agricultural building hereby granted planning permission shall only be used for the storing of agricultural tools and implements and produce from the land on which it is situated. It shall not be used for any other kind of storage or for any business use without prior permission having been granted by the Borough Planning Authority on a specific application.
- 3) No construction works shall commence on site until the developer has exhibited to the Borough Planning Authority permission to discharge the surface water into the adjacent land drain.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) The proposal is only acceptable to facilitate the agricultural use of the land on which it is located, and any other use would compromise development plan policies designed to protect the countryside for its own sake.
- 3) The Borough Planning Authority needs to be assured that the drainage as proposed on the application can in fact be implemented.


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

Checked by:

Note:

This permission, by Condition no. 2 above, would not allow the parking/storing of a caravan in the building.

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	Peter Humphrey Associates 30 Old Market Wisbech Cambs PE13 1NB	Ref. No.	2/01/1256/CU
		Received	15 August 2001
		Location	Willow Tree Farm Wheatley Bank
Applicant	Mr & Mrs P Humphrey 30 Old Market Wisbech Cambs PE13 1NB	Parish	Walsoken
Details	Conversion of barn to dwelling and demolition of existing 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 conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.
- 3) Before the start of any operations, including site clearance, a scheme for the landscaping, at a scale of not less than 1:500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of the same species and size.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no extensions, alterations and ancillary buildings shall be provided within the site without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

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

Continued

2/01/1256/CU

- 2) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 3) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 4) In order to safeguard the character of the building and its setting.



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

Note – The developer is advised that the contents of the attached letter dated 27 April 2001 from the Environment Agency still apply to this revised application.

Checked by:

PLANNING PERMISSION

Notice of decision

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King's Lynn,
Norfolk PE30 1EX

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Fax: (01553) 616652

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

Agent	Architectural Design S J Thrower 3 Newgate Road Tydd St Giles Wisbech Cambs PE13 5LH	Ref. No. 2/01/1255/F
		Received 14 August 2001
		Location Adj White Lodge Walton Road
		Parish Walsoken
Applicant	Mr & Mrs K Rouse Adj White Lodge Walton Road Walsoken Wisbech Cambs	

Details Temporary standing of caravan during construction of 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) This permission shall expire on 30th November 2002, 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 caravan shall be removed from the application site, and
 - b) the use hereby permitted shall be discontinued, and
 - 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) The access serving the site which shall be ungated shall consist of a simple crossover of the footway of not less than 3.2m in width.
- 3) Pedestrian visibility splays of 2.0m x 2.0m should be provided from the back of the proposed footpath shown on the plan, and vehicle visibility splays of 2.4m x 70m should be provided from the back of the carriageway edge.
- 4) Adequate permanent space shall be reserved on the site for parking and turning to enable vehicles to enter and leave the site in forward gear.

The Reasons being:

- 1) This application has been approved to meet the temporary need of the applicant whilst a bungalow is built on the site, and to enable the Borough Planning Authority to monitor the impact of the development on the amenities of the locality.

2,3
&4) In the interests of highway safety.


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

Checked by:

PLANNING PERMISSION

Notice of decision

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

DX: 57825 KING'S LYNN

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

Agent	Architectural Design S J Thrower 3 Newgate Road Tydd St Giles Wisbech Cambs PE13 5LH	Ref. No. 2/01/1254/F	Received 23 November 2001
Applicant	Mr & Mrs K Rouse Adj White Lodge Walton Road Walsoken Wisbech Cambs	Location Adj White Lodge Walton Road	Parish Walsoken
Details	Construction of bungalow (revised proposal)		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as revised by the letter dated 20th November 2001 and accompanying drawings from the applicant's agent subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the commencement of any other development the means of access which shall be un gated and consist of a crossover of the footway of not less than 3.2m in width shall be provided to the satisfaction of the Borough Planning Authority.
- 3) Before the occupation of the dwelling hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 4) Before the commencement of any other development the 1.8m wider footpath indicated on the deposited plan shall be provided to the satisfaction of the Borough Planning Authority.
- 5) Before the occupation of the dwelling pedestrian visibility splays of 2m x 2m shall be provided from the proposed footway shown on the plan and vehicle visibility splays of 2.4m x 70m shall be provided from the back of the carriageway edge all to the satisfaction of the Borough Planning Authority.
- 6) Before the occupation of the dwelling a hedge shall be planted at the rear of the proposed visibility splays along the road frontage the species of which shall previously have been agreed by the Borough Planning Authority in writing. This shall then be allowed to grow to and subsequently be retained at a height of not less than 1m.
- 7) The existing willow tree on the site shall not be lopped, topped or felled without the prior permission of the Borough Planning Authority.

The Reasons being:

Continued\...

2/01/1254/F

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-5) In the interests of highway safety.
- 6&7) In the interests of the visual amenities and the general street scene.



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

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

APP/V2635/A102/1083485
Appeal Lodged - 14/2/02
APPEAL DISMISSED 28/06/02

Agent	Mr M A Loake 17 Lode Avenue Upwell Wisbech Cams PE14 9BH	Ref. No.	2/01/1253/F
		Received	14 August 2001
		Location	Land adj to Old School House Barroway Drove
Applicant	Mr D Beecham School Barroway Drove Downham Market Norfolk	Parish	Stow Bardolph
Details	Construction of dwellinghouse		

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

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

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

[Signature]
.....
Borough Planning Officer
on behalf of the Council
13 November 2001

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

DX: 57825 KING'S LYNN

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

Agent	Maxey & Son 1-3 South Brink Wisbech Cambs	Ref. No. 2/01/1252/O	Received 14 August 2001
Applicant	Mrs S Claxton Woodside 58 Castle Rising Road South Wootton King's Lynn Norfolk PE30 3JA	Location Land east and rear of 25 Church Road Parish Emneth	
Details	Site for construction of 3 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 any other development on the site details of the vehicular access arrangements shall be submitted to and agreed in writing by the Borough Planning Authority.
- 5) Before the occupation of any dwelling hereby permitted sufficient space shall be provided within the curtilage of that dwelling to enable vehicles to turn and re-enter the highway in forward gear.
- 6) Before the occupation of any dwelling hereby permitted car parking facilities shall be provided within the curtilage of that dwelling in accordance with the Borough Planning Authority's adopted standards.
- 7) The dwellings hereby permitted shall be of single storey construction and designed in sympathy with the existing dwellings in the vicinity of the site.
- 8) Before the commencement of any development the existing drainage ditch to the rear of 25 Church Road and running east-west across the site, shall be piped and filled in accordance with details to be submitted to and agreed in writing by the Borough Planning Authority.

2/01/1252/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.
- 4-5) In the interests of highway safety.
- 6) To ensure the satisfactory provision of car parking on the site.
- 7) To ensure a satisfactory development of the land in the interests of residential and visual amenities.
- 8) To ensure satisfactory surface water drainage of the site.



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

Checked by:

Notes:

1. Please find attached letter dated 30th October 2001 received from the Environment Agency.
2. Access and turning facilities will need to be provided within the site for Fire Service vehicles.
3. The minimum dimensions and specification for the design of the access, hardstanding and turning area are contained in Approved Document B5 to the Building Regulations 2000.

PLANNING PERMISSION

Notice of decision

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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

DX: 57825 KING'S LYNN

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

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

Ref. No. 2/01/1251/F

Received 14 August 2001

Location 14 Denver Hill

Parish Downham Market

Applicant Mr B & Mrs S Brooking
14 Denver Hill
Downham Market
Norfolk
PE38 9BE

Details Extension to dwelling

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

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

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

The Reasons being:

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



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Borough Planning Officer
on behalf of the Council
19 September 2001

Checked by: *DNH*