

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.	2/01/1500/O
		Received	21 September 2001
Applicant	Mrs B & R N Cousins Applegatè Nurseries Walnut Road Walpole St Peter Wisbech Cambs	Location	Land at Walnut Road Walpole St Peter
		Parish	Walpole
Details	Site for construction of 2 dwellings (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) Before the commencement of the occupation of any dwelling hereby permitted visibility splays measuring 90m x 2m x 90m shall be provided each side of the access serving that dwelling where it meets the highway. Such splays shall subsequently be kept free of any obstruction in excess of a height of 0.6m above the level of the adjoining carriageway.
- 5) 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.
- 6) Except at the point of access the existing hedge along the highway boundary shall be retained to the satisfaction of the Borough Planning Authority.
- 7) The dwellings hereby permitted shall be of full two storey or cottage style construction and shall be designed in sympathy with the existing development in the vicinity of the site.
- 8) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Cont...

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3 This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) In the interests of highway safety.
- 5) To ensure the satisfactory provision of car parking on the site.
- 6) In the interests of visual amenities and the general street scene.
- 7&8 To prevent the increased risk of pollution to the water environment.



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

Checked by:

Note – The King's Lynn Consortium of Internal Drainage Boards advise that surface water should be connected to the main drain as indicated on the deposited plan. A development contribution will be required before any development is commenced.

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Agent	Maxey & Son 1-3 South Brink Wisbech Cambs	Ref. No.	2/01/1499/O
		Received	21 September 2001
Applicant	Mrs B Cousins Applegate Nurseries Walnut Road Walpole St Peter Wisbech Cambs	Location	Land at Applegate Nurseries Chalk Road Walpole St Peter
		Parish	Walpole
Details	Site for construction of 3 dwellings (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 **and as modified by the letter dated 24th October 2001 from the applicant's agent subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Before the commencement of the development the buildings shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 5) Before the commencement of the occupation of any dwelling hereby permitted visibility splays measuring 90m x 2m x 90m shall be provided each side of the access serving that dwelling where it meets the highway. Such splays shall subsequently be kept free of any obstruction in excess of a height of 0.6m above the level of the adjoining carriageway.
- 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) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Continued\...

- 8) Before the occupation of any dwelling hereby permitted the highway boundary of the curtilage of that dwelling, except where required for the visibility splays referred to in condition no 5 above shall be defined by a hedgerow, details of which shall be agreed in writing with 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) To ensure a satisfactory development of the land in the interests of highway safety.
 - 5) In the interests of highway safety.
 - 6) To ensure the satisfactory provision of car parking on the site.
 - 7) To prevent the increased risk of pollution to the water environment.
 - 8) In the interests of visual amenities and the general street scene.



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

Checked by:

Note – The King’s Lynn Consortium and Internal Drainage Boards advise that surface water should be connected to the roadside system. A development contribution will be required before any development is commenced.

PLANNING PERMISSION

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Agent Michael J Yarham
Nethergate
Hall Lane
Colkirk
Fakenham
NR21 7ND

Ref. No. 2/01/1498/F

Received 21 September 2001

Location Fox Covert Farmhouse

Parish West Rudham

Applicant Mr & Mrs J Ringer
South Cottage
West Rudham
King's Lynn
Norfolk
PE31 8SY

Details Alterations and extension to farmhouse

*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 plans received 27th 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions or outbuildings to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) The occupancy of the dwelling shall be limited to persons solely or mainly employed or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, including any dependant of such person residing with him/her or a widow or widower of such a person.

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 visual amenity and the limited size of the domestic curtilage.
- 3) The scale of the extension together with the replacement dwelling previously approved represents a significant increase in the size of the original dwelling which would be contrary to Policy 8/9 (Replacement Dwellings) of the Local Plan. The extension is approved on the basis of the agricultural need case submitted and the dwellings occupation should be conditioned accordingly.



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

Checked by:

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

Ref. No. 2/01/1497/F

Received 09 October 2001

Location 48 Sutton Road

Parish Terrington St Clement

Applicant Mr & Mrs F Calcutt
Manor House
48 Sutton Road
Terrington St Clement
King's Lynn
Norfolk

Details Retention of 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.



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Borough Planning Officer
on behalf of the Council
23 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent	Eric N Rhodes 16 York Road Wisbech Cambs PE12 2EB	Ref. No.	2/01/1496/F
		Received	21 September 2001
		Location	57 Lady's Drove
		Parish	Emneth
Applicant	Mr & Mrs Beckett 57 Lady's Drove Emneth Wisbech Cambs		
Details	Two storey extension to dwelling		

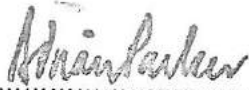
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.


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

Checked by:

PLANNING PERMISSION

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Agent Richard Pike Ass Ltd
Beech Cottage
Felmingham
Norfolk

Ref. No. 2/01/1495/F

Received 12 October 2001

Applicant Broadland Housing Association
St Benedicts
Norwich
Norfolk

Location High Road
Tilney-Cum-Islington
Parish Tilney St Lawrence

Details Construction of two pairs of semi-detached houses (amended proposal)

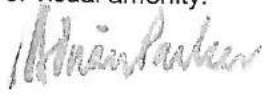
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted and as modified by the letter dated 11th October 2001 and accompanying drawing from the applicant's 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.
- 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 Planning Authority.
- 3) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 4) Prior to the commencement of any development a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

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.
- 3) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 4) To prevent the increased risk of pollution to the water environment.


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

Checked by:

Notes:

1. Please find attached letter dated 9th November 2001 from the Environment Agency.
2. The King's Lynn Consortium of Internal Drainage Boards advise that their byelaws prohibit any development, including the Klargestar, within a distance of 9m from the brink of the main drain along the western boundary of the site.

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Agent	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham Norfolk PE37 7BH	Ref. No.	2/01/1491/F
		Received	20 September 2001
		Location	35 Bridge Street
		Parish	Downham Market
Applicant	Mr R C Puttock 42 Main Street Hockwold IP26 4LH		
Details	Alterations to include blocking up of door and windows and new motifs to entrance door and adjacent window		

*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 accompanying plan from agent dated 6th November 2001 and received on 12th 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) 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) Before the start of any development on site, a sample showing all external materials, bonding techniques, coursing and other detailing shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To maintain the character of the building and its contribution to the Conservation Area.
- 3) To enable the Borough Planning Authority to consider such details in the interests of the appearance of the Conservation Area in general.



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Borough Planning Officer
on behalf of the Council
23 November 2001

Checked by:

Note:

This permission does not authorise the display of any advertisement which requires express consent under the Town and Country Planning (Control of Advertisements) Regulations 1992.

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Cheffins 25 Market Place Ely Cambs CB7 4NP	Ref. No.	2/01/1490/CU
		Received	20 September 2001
		Location	East Winch Hall Farm Walton Road
Applicant	Aventis CropScience Hauxton Cambridge CB2 5HU	Parish	East Winch
Details	Change of use of farm buildings to business use classes B2 (general industrial) and B8 (wholesale warehouse and distribution)		

*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 Norfolk Structure Plan Policies EC.3 and EC.6 seek to concentrate new industrial and commercial development in selected centres where the need is greatest and where there is capacity to accommodate such growth. Outside settlements in rural localities permission may only be given for such development where there is special justification for the proposed development to be located on the proposed site; or where the conversion/adaption of soundly constructed rural buildings can be used subject to interests of acknowledged importance being satisfied (Policy 8/5). No such information or justification has been submitted in this case to enable full assessment; it is consequently contrary to the provisions of the Structure Plan and Local Plan Policy (including Policy 9/29).
- 2) The applicant has failed to demonstrate or provide any details regarding parking, servicing facilities and access arrangements. Failure to provide these details could result in additional hazards being created on adjacent highways, and damage the distinctive character and appearance of the landscape thus being contrary to Local Plan Policy 9/29 and 4/6.



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Borough Planning Officer
on behalf of the Council
12 December 2001

Checked by:

LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

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Agent	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE	Ref. No. 2/01/1488/LB	Received 07 December 2001
Applicant	Religious Society of Friends 38 Bridge Street King's Lynn Norfolk PE30 5AB	Location 38 Bridge Street Parish Kings Lynn	
Details	Replacement of existing side gates, addition of canopy and recess gas meters (modified scheme)		

*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 revised by letter dated 3rd December 2001 and accompanying plans Dwg's 056/04A, 056/06A and 056/07 received 7th 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) Before the start of any development on the site full details of the external paint finishes, including samples, shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site details including the appearance and fixing of the intercom system shall be submitted to and approved by the Borough Planning Authority.
- 4) Before the start of any development on the site, full details including sections and elevations to a maximum scale of 1:20 regarding the recessed gas meters shall be submitted to and approved by the Borough Planning Authority.

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 in particular and the Conservation Area in general.
- 3&4) In the interests of the appearance and character of the Listed Building.



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

Checked by:

PLANNING PERMISSION

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Agent	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE	Ref. No. 2/01/1489/F	Received 07 December 2001
Applicant	Religious Society of Friends 38 Bridge Street King's Lynn Norfolk PE30 5AB	Location 38 Bridge Street Parish Kings Lynn	
Details	Replacement of existing side gates, addition of canopy and recess gas meters (modified scheme)		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as revised by letter dated 3rd December 2001 and accompanying Dwg's 056/04A, 056/06A and 056/07 received 7th 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) Before the start of any development on the site full details of the external paint finishes, including samples, shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of the appearance and character of the Listed Building in particular and the Conservation Area in general.



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

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent		Ref. No. 2/01/1487/F
Applicant T W Suiter & Son Ltd Diamond Terrace King's Lynn Norfolk		Received 20 September 2001
		Location Plots 292-295, 297 Sandringham View Estate Off Mountbatten Road
		Parish Dersingham

Details Construction of 5 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 **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) This permission relates solely to the change in dwelling type on plot nos. 292-295 (inclusive) and 297, approved under planning consents Reference Nos. 2/90/1338/O and 2/91/2987/D, and in all other respects shall be subject to the conditions imposed under those permissions.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the permission and to ensure that the general requirements for the development of the estate remain applicable.



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Borough Planning Officer
on behalf of the Council
08 November 2001

Checked by:

PLANNING PERMISSION

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BOROUGH PLANNING

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Agent	Grahame Seaton 67 St Peter's Road Upwell Wisbech Cambs	Ref. No.	2/01/1486/F
		Received	19 September 2001
		Location	The Cottage Main Road Three Holes Upwell
Applicant	Mr and Mrs Pauley The Cottage Main Road Three Holes Wisbech Cambs	Parish	Upwell
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
01 November 2001

Checked by:

PLANNING PERMISSION

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

Ref. No. 2/01/1485/F

Received 19 September 2001

Location 12 Westway

Parish Wimbotsham

Applicant Mike Hastings Building Design

Details Construction of dwellinghouse

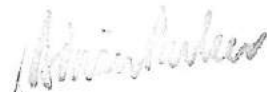
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter dated 26th October 2001 and Drawing no's. 01 and 6615 (amended Oct 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 details submitted on the approved plans, before the start of any development on the site, samples of the facing brick and roofing materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of development on the site, details of the boundary treatment for the south east boundary shall be submitted to and approved by the Borough Planning Authority.
- 4) Before the occupation of the development hereby permitted the access and parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 5) 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.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the appearance of the Conservation Area.
- 3) To safeguard the interests and amenities of the occupiers of the adjoining property.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5) In the interests of highway safety.



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

Checked by:

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Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market PE38 0DY	Ref. No. 2/01/1484/F
		Received 19 September 2001
		Location 17 Foresters Avenue
		Parish Hilgay
Applicant	Mr and Mrs I Jaggard 17 Foresters Avenue Hilgay Downham Market	
Details	Extension to dwelling to create self contained residential 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.

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 the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.


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

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent		Ref. No. 2/01/1483/O
Applicant Mr and Mrs R Garnham		Received 19 September 2001
Woodstock		Location Woodstock
Church Road		Church Road
Tilney St Lawrence		Parish Tilney St Lawrence
Kings Lynn		
Norfolk		

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 proposed development if permitted, would result in the undesirable intensification of the existing pattern of development which would not enhance the form and character of the area and is consequently contrary to Policy H7 of the Norfolk Structure Plan 1999.
- 2) To permit the construction of a dwellinghouse on this important undeveloped spacious area which contributes significantly to this area of the village would disturb the spatial relationship between the existing buildings and their open setting contrary to Policy 4/20 of the King's Lynn and West Norfolk Local Plan 1998.



.....
Borough Planning Officer
on behalf of the Council
29 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 Kings Lynn	Ref. No. 2/01/1482/F	Received 19 September 2001
Applicant	Mr H A Smith Eastward Cottage High Street Thornham Kings Lynn	Location 28 Kenwood Road Parish Heacham	
Details	Extensions to create chalet bungalow and erection of garage		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plan received from agent dated 22nd October 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) The external materials to be used for the development hereby approved 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 resulting building has a satisfactory appearance



.....
Borough Planning Officer
on behalf of the Council
11 December 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
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E-mail borough.planning@west.norfolk.gov.uk

Agent	Mr H Fuller 42 Hall Lane West Winch King's Lynn Norfolk	Ref. No.	2/01/1481/F
		Received	01 October 2001
		Location	15 Rhoon Road
		Parish	Terrington St Clement
Applicant	Mr M Newdick 15 Rhoon Road Terrington St Clement King's Lynn Norfolk		
Details	Two storey 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 **and as modified by letter dated 22nd October 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.

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

Agent

Ref. No. 2/01/1479/F

Applicant Mr M Dixon
24 Bush Meadow Lane
Terrington St Clement
King's Lynn
Norfolk

Received 18 September 2001

Location 24 Bush Meadow Lane

Parish Terrington St Clement

Details Extension to dwelling

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

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

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

The Reason being:

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



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

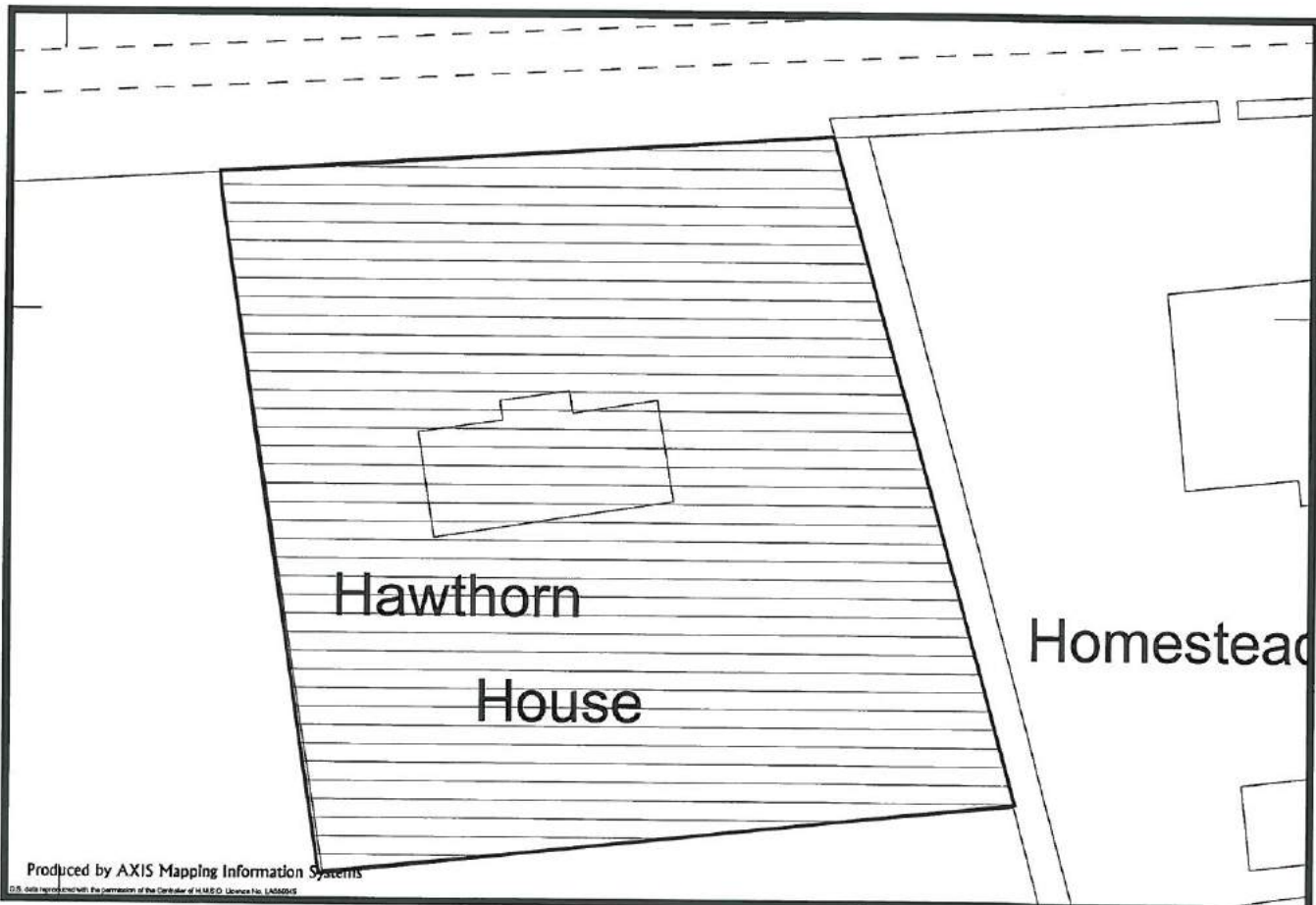
Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/01/1478/F
Applicant	Mr & Mrs Barlow C/o Webster Associates	Received	18-SEP-2001
		Expiring	12-NOV-2001
Agent	Webster Associates 3 Spaldwick Road Stow Longa Huntingdon PE28 0TL	Location	Hawthorn House Cliffe-en-Howe Road
		Parish	Grimston
Details	Occupation of the dwelling without complying with the agricultural occupancy condition attached to planning permission 2/80/1764/F		
		Fee Paid	£ 95.00

*Withdrawn
21.12.01*



CONSERVATION AREA CONSENT

Notice of decision

PLANNING CONTROL

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

Tel: (01553) 692722 Minicom: (01553) 692138
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E-mail borough.planning@west.norfolk.gov.uk

Agent	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham Norfolk PE32 7BH	Ref. No. 2/01/1476/CA
		Received 17 January 2002
		Location Playhouse Yard High Street
		Parish Downham Market
Applicant	Mr R Puttock 42 Main Street Hockwold IP26 4LH	
Details	Construction of 4 terraced dwellings after demolition of former theatre building	

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

Conservation Area Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any of the works of demolition hereby approved a contract for the completion of the new development proposed (approved under planning reference 2/01/1435/F) shall have been completed and signed.
- 3) Before the start of the development, materials from the existing building not to be re-used shall be removed from the site to the satisfaction of the Borough Planning Authority.
- 4) No development shall take place within the site until the applicant has secured the implementation of a full record of the building in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Borough Planning Authority.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent premature demolition in the interests of the appearance of the Conservation Area.
- 3) In the interests of the visual amenities of the locality.
- 4) To ensure that a proper record is made of the building prior to its demolition, and that the information is made available to the appropriate bodies.



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

Checked by:

Note - Please find attached letter dated 11th March 2002 received from the Theatres Trust.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent

Ref. No. 2/01/1477/CU

Applicant Mr T Faire
Stokers
Gong Lane
Overy Staithe
Norfolk
PE31 8JG

Received 11 October 2001

Location Farrows
Ulph Place
Parish Burnham Market

Details Change of use of fish and chip shop to office, creation of new windows in first floor flat and construction of replacement wall and gates


*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 office and studio hereby approved shall be used for purposes which fall within Use Class A2 (Financial and Professional Services) as defined in the Use Classes Order 1987.
- 3) The new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) For the avoidance of doubt and to clarify the terms of this permission.
- 3) To maintain the character of the building and its contribution to the conservation area.


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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Ref. No. 2/01/1475/F	Received 18 September 2001
		Location 106 Bexwell Road	Parish Downham Market
Applicant	Mr & Mrs J Pearce 106 Bexwell Road Downham Market Norfolk PE38 9LH		
Details	Extension to dwelling		

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

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

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

The Reason being:

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



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

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent Russen & Turner
17 High Street
King's Lynn
Norfolk
PE30 1BP

Ref. No. 2/01/1474/CU

Received 17 September 2001

Location Adj Factory Shop
Lynn Road

Parish Snettisham

Applicant A D Watson
Broadmeadow House
Sudbury Road
Bures St Mary
CO8 5JT

Details Change of use from office to residential dwelling and creation of vehicular access

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) It has not been demonstrated that adequate provision can be made within this site for the parking and turning of vehicles in a satisfactory manner to serve the intended use, thus making the development contrary to Local Plan Policy 9/29.
- 2) The proposal would result in the loss of existing parking and turning facilities relating to the retail outlet which would lead to the parking of cars on the nearby highway to the detriment of highway safety, thus making the development contrary to Local Plan Policy 9/29.
- 3) The proposed change of use is considered to be unacceptable by way of its lack of provision of private domestic amenity area for prospective occupants and it is considered to be detrimental to the surrounding area by way of the introduction of domestic paraphernalia to the street scene. Again, the proposal would be contrary to Local Plan Policy 9/29.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent Brian E Whiting MBIAT LASI
19A Valingers Road
King's Lynn
Norfolk

Ref. No. 2/01/1473/F

Received 17 September 2001

Applicant Mr E W Johnson
Pingle Villa
East End
Hilgay
Norfolk

Location Pingle Villa
East End
Parish Hilgay

Details Extension to house

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

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

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Prior to the extension being brought into use, 2 car parking spaces shall be provided within the curtilage of the dwelling. Thereafter they shall be retained and maintained and available for their designated use at all times.

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 highway safety.



Borough Planning Officer
on behalf of the Council
01 November 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Chapel Street
King's Lynn,
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Agent D P Wadlow
35 High House
Station Road
Heacham
King's Lynn
Norfolk

Ref. No. 2/01/1472/F

Received 17 September 2001

Location 64 Tennyson Avenue

Parish Kings Lynn

Applicant Mr Roper
64 Tennyson Avenue
King's Lynn
Norfolk

Details Two storey and first floor extensions to 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 proposal, if approved, would result in the visual terracing of the application site with the adjacent dwelling. Such terracing would have a detrimental effect upon both the character of the dwellings and the street scene in general and would create a precedent for further such development to the detriment of the area as a whole which would be contrary to Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998.
- 2) The proposed development, if permitted, would result in unacceptable overlooking of adjacent properties and would therefore detract from the amenities and interests of the occupiers of nearby property contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan 1998.
- 3) The proposal, if approved, would lie immediately on the boundary with the adjacent dwelling. It would consequently create problems of maintenance and construction which would 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
30 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
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E-mail borough.planning@west.norfolk.gov.uk

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

Ref. No. 2/01/1471/F

Received 17 September 2001

Location adj "Willdor"
Wellesley Street

Parish Kings Lynn

Applicant Sindall Ltd
Anglia House
North Lynn Industrial Estate
King's Lynn
Norfolk

Details Construction of 5 one bedroom flats

Town and Country Planning Act 1990


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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter dated 27th November 2001 and accompanying plans (Drawing No's 446-08A and 446-09A) received 27th 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) Before the start of any development on the site, samples of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) Before the start of any development on the site, full details of the bricks, together with the bond style and mortar colour, shall be submitted to and approved by the Borough Planning Authority.
- 4) Before the start of any development on the site, full details of the window style, reveal and cill shall be submitted to and approved by the Borough Planning Authority.
- 5) Before the start of any development on the site, full details of the treatment of the north and east boundaries shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3&4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 5) In the interests of visual amenities and to safeguard the amenities and interests of the occupiers of the adjoining property.


.....
Borough Planning Officer
on behalf of the Council
11 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
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E-mail borough.planning@west.norfolk.gov.uk

Agent	Fenland Design St Helens Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HE	Ref. No. 2/01/1470/O	Received 17 September 2001
Applicant	Wendals Herbs Ltd The Chase Chalk Road Walpole St Peter Wisbech Cambs	Location Plots 3/4 The Chase Chalk Road Walpole St Peter	Parish Walpole

Details Site for construction of 2 bungalows

*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 occupation of any bungalow hereby permitted the access and any parking area to serve that bungalow shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority.
- 5) Before the occupation of any bungalow 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 and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 6) Before the occupation of any bungalow 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) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Continued

- 8) Prior to the occupation of the building hereby approved a hedge shall be planted along the highway boundary of the site, 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. Any plants which die shall be replaced in the following planting season, with plants of the same species.

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) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5) In the interests of highway safety.
- 6) To ensure the satisfactory provision of car parking on the site.
- 7) To prevent the increased risk of pollution to the water environment.
- 8) In the interests of the visual amenities of the locality.


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

Checked by:

Note – Please see attached copy of letter dated 27th September 2001 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

Agent	Fenland Design St Helens Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HE	Ref. No. 2/01/1469/CU	Received 17 September 2001
Applicant	Wendals Herbs Ltd The Chase Chalk Road Walpole St Peter Wisbech Cambs	Location Plot 2 The Chase Chalk Road Walpole St Peter	Parish Walpole

Details Change of use of former office building to residential 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) This permission relates solely to the proposed change of use of the building to form one dwelling, and no material appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) Prior to the occupation of the building hereby approved a hedge shall be planted along the highway boundary of the site, the species of which shall previously have been agreed by the Borough Planning Authority in writing. This shall then be allowed to grow up to, and subsequently be retained at, a height of not less than 1m. Any plants which die shall be replaced in the following planting season, with plants of same species.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.

Continued

- 3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4) In the interests of highway safety.
- 5) To ensure the satisfactory provision of car parking on the site.
- 6) In the interests of the visual amenities of the locality.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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

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

Ref. No. 2/01/1468/F

Received 17 September 2001

Location 2 Meadow Road

Parish South Wootton

Applicant Mrs Simmonds
C/o Care & Repair
BCKLWN
King's Court
Chapel Street
King's 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.

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
31 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
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E-mail borough.planning@west.norfolk.gov.uk

Agent Geoffrey Collings & Co
17 Blackfriars Street
King's Lynn
Norfolk

Ref. No. 2/01/1467/CU

Received 14 September 2001

Applicant Trustees of Mr H Kirkham Dec'd
C/o Agent

Location 4 Sutton Road

Parish Terrington St Clement

Details Conversion of buildings to 1 residential 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.
- 2) This permission relates solely to the proposed change of use of the building to form one dwelling, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Borough Planning Authority.

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider any material alterations to the building and because no detailed plans have been submitted with this application.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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King's Lynn,
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Agent John L Moore RIBA
11 The Mall
Dark Street
St Albans
Herts
AL22 2HT

Ref. No. 2/01/1466/F

Received 14 September 2001

Location 12 Andrews Place

Parish Hunstanton

Applicant Mr D Ashford
12 Andrews Place
Hunstanton
Norfolk
PE36 5PD

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
31 October 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent		Ref. No. 2/01/1465/F
Applicant	Mr K A Parmenter Cherry Tree Farm Swaffham Road Barton Bendish Norfolk PE33 9DT	Received 14 September 2001 Location Cherry Tree Farm Swaffham Road Parish Barton Bendish Shouldham

Details **Retention of shed for storage of tools and equipment**

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 retention of the shed due to its location in countryside as designated in the Development Plan would be contrary to policies ENV1 and ENV4 of the Norfolk Structure Plan 1999 that seek to protect the countryside for its own sake.
- 2) The retention of the shed due, to its location in the countryside would be contrary to Policy 8/7 of the King's Lynn and West Norfolk Local Plan 1999 in that no justification has been put forward to indicate that it is required in connection with the operation of an existing business, provides appropriate rural employment, or is a community facility for local people.


.....
Borough Planning Officer
on behalf of the Council
01 November 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 Boswell Building Design
4 Mill Lane Cottage
West Winch
King's Lynn
Norfolk
PE33 0LT

Ref. No. 2/01/1464/F

Received 14 September 2001

Location 20 Russett Close
Reffley

Parish Kings Lynn

Applicant Mr & Mrs D Howlett
20 Russett Close
Reffley
King's Lynn
Norfolk

Details Two storey 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
31 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/01/1463/F
		Received	14 September 2001
		Location	30 St Benets Grove
		Parish	South Wootton
Applicant	Mr Harrington 30 St Benets Grove South Wootton 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
31 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/01/1462/F
		Received	14 September 2001
		Location	9 Ashbey Road
		Parish	Kings Lynn
Applicant	Mr P Reed 9 Ashbey Road Templemead King's Lynn Norfolk		
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) 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
31 October 2001

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

BOROUGH PLANNING

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

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Agent		Ref. No.	2/01/1461/A
Applicant	King's Lynn Football Club Tennyson Road King's Lynn Norfolk	Received	14 September 2001
		Location	King's Lynn Football Club Tennyson Road
		Parish	Kings Lynn
Details	Retention of sign boards		

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

- 1) **Consent is granted** for the display of advertisements referred to above in accordance with the application and plans submitted **subject to compliance with the Standard Conditions set out overleaf.**



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent D Taylor
11 Milton Avenue
Kings Lynn

Ref. No. 2/01/1460/F

Received 13 September 2001

Applicant Fern Developments

Location Land opposite 11-15 Graham Street
Parish Kings Lynn

Details Construction of a pair of semi-detached dwellings

*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 Drawing No. 001-P-02/FD received 1st 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) Before the start of any development on site samples of all external building materials shall be submitted to and approved by the Borough Planning Authority.
- 3) No development shall take place within the site until the applicant has 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 by the Borough Planning Authority.
- 4) 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.
- 5) The trees shown on the approved plan to the south in the adjacent site but overhanging this site 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 1m or half the height of the tree whichever is the greater or such other position as may be agreed in writing with the Borough Planning Authority. The fence shall either be:
 - (a) 1.2 m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2m 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.
- 6) Notwithstanding the provisions of Schedule 2, Part 1, Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no extensions, improvements or other alterations to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.

Continued\2...

The Reasons being:-

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3) To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 4) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5) In the interests of visual amenity and to ensure the retention of trees which make a significant contribution to the local environment and which will enhance the appearance of the development.
- 6) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.



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

Checked by:

ADVERTISEMENT CONSENT

Notice of decision

BOROUGH PLANNING

King's Court,
Chapel Street
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Norfolk PE30 1EX

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Agent	Nicholson GDA The Old Town Hall 105 High Street Rickmansworth Herts WD3 1AN	Ref. No.	2/01/1459/A
		Received	13 September 2001
		Location	The Globe Hotel King Street
		Parish	Kings Lynn
Applicant	J D Wetherspoon Plc Central Park Reeds Crescent Watford Herts WD1 1QH		
Details	Illuminated hanging signs and new business signage		

*Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended)*

Consent is granted for the display of advertisements referred to above in accordance with the application and plans submitted **and as modified by plans received from agent on 6th December 2001 subject to compliance with the Standard Conditions set out overleaf and the following additional condition:**

- 1) The source of illumination of the sign shall not be directly visible by users of the adjacent highway.

The Reason being:

- 1) In the interests of highway safety.



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

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent Complete Technical Services
Hope Street
Rotherham

Ref. No. 2/01/1458/F

Received 13 September 2001

Applicant Alliance & Leicester
c/o agent

Location 21 High Street
Parish Hunstanton

Details Alterations to shop front to include installation of automated teller machine


*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) Details of the colour and finish of the laminate panel shall be submitted to and approved in writing by the Borough Planning Authority prior to its installation on site.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.


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

Checked by:

LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

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

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Agent Fakenham Designs
21 North Park
Fakenham
Norfolk
NR21 9RG

Ref. No. 2/01/1457/LB

Received 13 September 2001

Location Manor Farm
Burnham Road

Parish South Creake

Applicant Mr C Perowne
Manor Farm
South Creake
Norfolk

Details Alteration to north gable

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

Listed Building Consent is granted for the execution of the works referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The new verge to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed by the Borough Planning Authority in writing.

The Reasons being:

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



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

Checked by:

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Rural	Ref. No.	2/01/1456/CU
Applicant	Mr & Mrs P King Cherokee Cottage Gayton Thorpe King's Lynn Norfolk	Received	13-SEP-2001
		Expiring	07-NOV-2001
Agent	South Wootton Design Service Honeygot Cottage Winch Road Gayton King's Lynn Norfolk	Location	Land East of Cherokee Cottage Gayton Thorpe
		Parish	Gayton
Details	Change of use of domestic workshop/garage to residential bungalow including extensions and alterations		
	Fee Paid	£ 190.00	

Withdrawn 22.11.01.



PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent	Fakenham Designs 21 North Park Fakenham Norfolk NR21 9RG	Ref. No. 2/01/1455/F	Received 13 September 2001
Applicant	Mr M Clarke & Mrs G Doughty Grange Cottage Docking Road Stanhoe Norfolk	Location Grange Cottage Docking Road Parish Stanhoe	
Details	Two storey extension and new roof to conservatory		

*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
29 October 2001

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

BOROUGH PLANNING

King's Court,
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E-mail borough.planning@west.norfolk.gov.uk

Agent

Ref. No. 2/01/1454/D

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

Received 13 September 2001

Location Adj 8 The Row

Parish Wereham

Details Construction of dwelling and garage

*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.



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

Checked by:

Note - The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference 2/01/0189/O.

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

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

Tel: (01553) 616200 Minicom: (01553) 616705
Fax: (01553) 616652

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

Agent		Ref. No.	2/01/1453/D
Applicant	Stamford Homes Ltd Ashurst Southgate Park Bakewell Road Orton Southgate Peterborough PE2 6YS	Received	13 September 2001
		Location	Land at Lynn Road
		Parish	Downham Market
Details	Construction of 24 dwellinghouses(revised scheme)		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter dated 12th December 2001 and accompanying plan (Dwg SH/330/AH/01 Rev A) received 13th December 2001 and letter dated 29th May 2002 from Merlion Housing regarding tenure subject to compliance with the following conditions:**

- 1) Details of the location, height, design and materials of all screen walls and fences shall be submitted to the Borough Planning Authority for approval prior to the commencement of any development.
- 2) 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 Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 3) No works commence on the site until such time as detailed plans of the roads, footways foul and surface water drainage, comprised in the development, have been submitted to and approved by the Borough Planning Authority.
- 4) No works shall be carried out on roads, footways, foul and surface water drainage, comprised in the development, other than in accordance with the specifications of the Borough Planning Authority as appropriate.
- 5) The access and parking area for each dwelling shall be laid out, surfaced and drained, to the satisfaction of the Borough Planning Authority before the occupation of that dwelling.
- 6) Before the occupation of any dwelling on the site hereby permitted the road(s) and footway(s) required to serve that dwelling from the adjoining county road shall be constructed to the top of base course level to the satisfaction of the Borough Planning Authority.

The Reasons being:

- 1) To protect the public right of way and local residential amenity.
- 2) To prevent the increased risk of flooding and/or pollution of the water environment.
- 3&4) To ensure satisfactory development of the site and a satisfactory standard of highway design.
- 5) In the interests of highway safety.

Continued\...

- 6) To ensure satisfactory development of the site in the interests of residential amenity.



.....
Head of Planning Control
on behalf of the Council
26 June 2002

Checked by:

Notes:-

1. The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission ref. 2/99/0477/O.
2. The applicant is reminded of the need to adhere to the Obligation under Section 106 of the Town and Country Planning Act 1990 issued with Outline Planning Permission Ref. 2/99/0477/O.
3. Please find attached letter dated 6th November 2001 received from the Environment Agency.
4. Please find attached letter dated 28th September 2001 received from the Internal Drainage Board.

APPROVAL OF RESERVED MATTERS

Notice of decision

PLANNING CONTROL

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Agent

Ref. No. 2/01/1452/D

Applicant Wilcon Homes Ltd
Wilcon House
Falmouth Avenue
Newmarket
Suffolk
CB8 0TB

Received 04 December 2001

Location Land North of Bexwell Road
Parish Downham Market

Details **Construction of 84 dwellinghouses including temporary storm water reservoir**

*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 2/99/0477/O and as modified by plans received from the Agent dated 8th February 2002 and 12th March 2002 subject to compliance with the following additional conditions:

- 1) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
 - 2) Before the occupation of each property on the development hereby permitted its access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
 - 3) Before the occupation of any dwelling on the site hereby permitted the road(s) and footway(s) required to serve that dwelling from the adjoining county road shall be constructed to the top of base course level to the satisfaction of the Borough Planning Authority.
 - 4) Prior to the commencement of development, a scheme for the provision and implementation of foul 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.
 - 5) 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 Authority.
- 6) Prior to the commencement of development, details of the safety measures to be taken in connection with the temporary balancing pond, for the duration of its existence, shall be submitted to and agreed in writing by the Borough Planning Authority, and those measures implemented as approved.

Continued\...

- 7) Prior to the commencement of development full details of the layout and equipment proposed for the Local Areas of Play (LAP) within the site shall be agreed in writing by the Borough Planning Authority. The LAPs shall then be equipped, laid out 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.

The Reasons being:

- 1) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 2) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety
- 3) To ensure satisfactory development of the site in the interests of residential amenity
- 4) To prevent the increased risk of pollution to the water environment.
- 5) 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.
- 6) In the interests of the safety of local residents.
- 7) To ensure the provision of play equipment on the site.



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

Checked by:

Notes:

1. The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission reference 2/99/0477/O.
2. Please see attached letters dated 21.9.01 and 5.11.01 received from the Environment Agency and Anglian Water, respectively.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Agent	Barnsley Associates Ltd Cotswold Design Centre Kenel Lane Broadway Worcs WR12 7DP	Ref. No. 2/01/1451/F	Received 12 September 2001
Applicant	Williams Refrigeration Ltd Bryggen Road North Lynn Industrial Estate King's Lynn Norfolk	Location Williams Refrigeration Ltd Bryggen Road	Parish Kings Lynn
Details	Extension to form manufacturing area with associated access and parking		

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter dated 17.11.01 and accompanying plans received 19.11.01 from the 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 commencement of development a scheme shall be submitted detailing the proposed noise attenuation works to achieve the following levels at the site boundary according to BS 4142:97 and approved in writing by the Borough Planning Authority:
 - i) L_{Aeq} 5 mins 45 d B(A) between 2300 hrs and 0700 hrs Monday to Friday.
 - ii) L_{Aeq} 60 mins 50 d B(A) between 0700 and 2300 hrs Monday to Friday and between 0700 hrs and 1900 hrs on Saturdays.
- 3) Before the occupation of the development hereby approved, the access to the north and the area of car parking, as illustrated on the drawing received 19.11.01, shall be laid out and surfaced to the satisfaction of the Borough Planning Authority and shall at no time be used for any other purpose without the written permission of the Borough Planning Authority.
- 4) Before the commencement of the use hereby permitted, the vehicular and pedestrian access(es) shall be permanently stopped up in a manner to the satisfaction of the Borough Planning Authority.
- 5) Operations carried out on the site shall only be carried out during the following times:
24 hours Mon-Fri.
0800-1900 on Saturdays.
No operations shall take place on Sundays or Public Holidays.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2&5) In the interests of the amenities of the occupiers of nearby properties.

Continued\...

2/01/1451/F

- 3) To ensure satisfactory provision of access and car parking for the proposed development in the interests of highway safety.
- 4) In the interests of highway safety.



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Borough Planning Officer
on behalf of the Council
7 December 2001

Checked by: