

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) 691663

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

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

Ref. No. 2/00/1603/F

Received 27 October 2000

Location 44 St Augustines Way
Parish South Wootton

Applicant Mr and Mrs Gent
44 St Augustines Way
South Wootton
King's Lynn
Norfolk

Details Extension and conversion of garage and 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
07 December 2000

Checked by:

PLANNING PERMISSION

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Agent	Mr S Roberts Robson Construction Unit 3 King John Bank Walpole St Andrew Wisbech, PE14 7JT	Ref. No. 2/00/1602/O Received 27 October 2000 Location 5 Castle Rising Road Parish South Wootton
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Applicant Mr and Mrs Meadows
15 Castle Acre Close
South Wootton
King's Lynn
Norfolk

Details Site for construction of dwelling after demolition of 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 Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2 Before the start of any development on the site, full details of the design and external appearance of any buildings/structure 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 occupation of the dwellinghouse hereby approved the access, parking and turning shall be provided as shown 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

2/00/1602/O

- 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 external appearance of the buildings in the interests of amenity.
- 4 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.



.....
Borough Planning Officer
on behalf of the Council
08 December 2000

Note – Please find attached letter dated 24.11.00 from the Environment Agency.

Checked by:

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Agent	Matt Sturgeon 170 Grimston Road South Wootton King's Lynn Norfolk	Ref. No.	2/00/1601/F
		Received	27 October 2000
		Location	21 and 23 Foxes Lane West Lynn
Applicant	Messrs Riches and Claxton c/o 21 Foxes Lane Westy Lynn King's Lynn Norfolk	Parish	Kings Lynn
Details	Rear extension and re-roofing of garage at 21 and construction of garage at 23		

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

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

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

The Reasons being:

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

.....
Borough Planning Officer
on behalf of the Council
07 December 2000

Checked by:

NOTICE OF DECISION

Agricultural Prior Notification

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

BOROUGH PLANNING

King's Court, Chapel Street

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Tel: (01553) 692722

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Agricultural Prior Notification - Consent not required

Part 1 - Particulars of application

Area	Rural	Ref. No.	2/00/1600/AG
Applicant	T P A Ringer and Co Fox Covert West Rudham King's Lynn Norfolk	Received	27 October 2000
		Location	Fox Covert
Agent	Mr S J Hickling Maxey and Son 4 Limes House Purfleet Street King's Lynn Norfolk	Parish	West Rudham
Details	Construction of general purpose agricultural building and lean-to temporary lambing yard		

Part II - Particulars of decision

The Borough Planning Authority having considered the details submitted with the above application, in accordance with Part 6 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
14 November 2000

Note

The applicant is requested to notify the Borough Planning Authority in writing within 7 days of the development being substantially completed.

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Notice of decision

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

Ref. No. 2/00/1599/F

Received 26-OCT-2000

Location Willow Barns
Fen End

Applicant S J and K A Power
Willow Barns
Fen End
Terrington St John
Wisbech
Cambs, PE14 7SJ

Parish Terrington St John

Details Construction of block of 3 stables and menage for private use

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 stables and menage hereby permitted shall be used only for the applicant's own horses and shall not be used for any commercial riding, breeding or training purposes.
- 3 Adequate precautions shall be taken to ensure the satisfactory suppression of dust and smell and the control of flies and rodents 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 The use of the building and menage for commercial purposes would require further consideration by the Borough Planning Authority.
- 3 In the interests of public health and the amenities of the locality.



Borough Planning Officer
on behalf of the Council
28-NOV-2000

Checked by:

Note:-

Please find attached copy of letter dated 3rd November 2000 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

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Agent Purcell Miller Tritton
No.3 Colegate
Norwich
Norfolk
NR3 1BN

Ref. No. 2/00/1598/F

Received 21 December 1999

Location The Houghton Estate
Houghton Hall

Applicant The Houghton Estate
Houghton Hall
Houghton
King's Lynn
Norfolk
PE31 6UE

Parish Houghton

Details Subterranean art installation (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 revised by letter and plans from agent dated 23.1.01 and modified by letter and enclosure dated 9.4.01 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) Before excavation work begins, a site for disposal of spoil should be agreed with the Borough Planning Authority. Unless otherwise agreed in writing with the authority, the spoil should be spread to a maximum depth of 300 mm and must not be left as a mounded area within the existing parkland.

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 give consideration to the means of disposal in the interest of visual amenity in this historic parkland.



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

Checked by:

APPROVAL OF RESERVED MATTERS

Notice of decision

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Agent	Sketcher Partnership Ltd First House Quebec Street Dereham Norfolk NR19 2DJ	Ref. No. 2/00/1597/D Received 26-OCT-2000 Location Plot 2 Mill Road Parish Wiggenhall St Mary Magdalen
Applicant	Mr S Wood c/o Sunningdale Park Fen Road Chesterton Cambs CB4 1VW	
Details	Construction of bungalow 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 **subject to compliance with the following additional conditions:**

- 1 Before the start of any development on the site full details of all the external buildings shall be submitted to and approved in writing by the Borough Planning Authority.

The Reasons being:

- 1 To enable the Borough Planning Authority to consider such details in the interests of visual amenity.



.....
Borough Planning Officer
on behalf of the Council
29-NOV-2000

Checked by:

Notes:-

- 1 The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission.
- 2 Please see attached copy of letter dated 17th November 2000 from the Environment Agency.
- 3 Please note that the sites lies close where contamination from landfill gas is possible. The responsibility to ensure that the appropriate tests are carried out prior to the commencement of operations and the safe development and secure occupancy of the site lies with the developer.

PLANNING PERMISSION

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Agent Peter Godfrey
Chelwood House
Sherborne Road
Dersingham
Norfolk

Ref. No. 2/00/1596/F

Received 26 October 2000

Location 10 Wheatfields

Parish Hillington

Applicant Mr and Mrs C Flemming
10 Wheatfields
Hillington
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 The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no window shall be constructed above ground floor level on the southern elevation of the extension hereby 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 ensure that the extended building has a satisfactory appearance.
- 3 To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.



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

Checked by:

Note: - You are advised to make arrangements to safeguard the adjacent boundary hedge roots when installing a drain in the position shown.

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Agent	M Gibbons 22 Collins Lane Heacham Norfolk	Ref. No.	2/00/1595/F
		Received	26 October 2000
Applicant	Ms L Birch c/o Sherwood Sandy Way Ingoldisthorpe Norfolk	Location	Sherwood Sandy Way
		Parish	Ingoldisthorpe
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.
- 3) 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 ensure that the extended building has a satisfactory appearance.
- 3) 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
19 December 2000

Checked by:

OUTLINE PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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King's Lynn,
Norfolk PE30 1EX

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Agent

Ref. No. 2/00/1594/O

Applicant	Mr K Andrews Kenesther Ely Road Hilgay Nr Downham Market Norfolk	Received	26 October 2000
		Location	Land south of Kenesther Ely Road
		Parish	Hilgay

Details Site for construction of bungalow (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 start of any development on site details of the vehicular access arrangements shall be submitted to and agreed in writing by the Borough Planning Authority. Such details shall provide for the access to be paired with the property to the north ('Kenesther')
- 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.
- 6 The dwelling hereby permitted shall be erected on a building line to conform with that of the existing properties adjacent to the site.
- 7 The dwelling hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.

The Reasons being:

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

Cont

2&3 This permission is granted under Article 7 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&7 In the interests of the street scene.



.....
Borough Planning Officer
on behalf of the Council
12 December 2000

Checked by:

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

Agent Swaffham Architectural Ltd
Thurne House
Shouldham Lane
Swaffham
Norfolk

Ref. No. 2/00/1593/F

Received 26 October 2000

Location 7 St Edmunds Avenue

Parish Hunstanton

Applicant Mr P Bishopp
7 St Edmunds Avenue
Hunstanton
Norfolk

Details Two storey extension to dwelling (amended design)

Town and Country Planning Act 1990

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

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter and plans from agent received 28.11.00 and 29.11.00 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 garage doors shall be of the roller-shutter type or non-protruding type as stated on the submitted plans. Any other type of doors shall previously have been agreed in writing by the Borough Planning Authority.
- 3) The external materials to be used in the construction of the extension shall match as closely as possible those on the existing dwelling. The method of construction, in terms of bonding techniques, coursing and other detailing shall match as closely as possible those on the existing dwelling.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that adequate parking space is available in front of the garages in the interests of highway safety.
- 3) In the interests of the external appearance of the building, and the visual amenity and character of the Conservation Area.



.....
Borough Planning Officer
on behalf of the Council
19 December 2000

Checked by:

PLANNING PERMISSION

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Agent		Ref. No.	2/00/1592/F
Applicant	Norwich Diocesan Board of Finance Ltd Diocesan House 109 Dereham Road Easton Norwich	Received	26 October 2000
		Location	St John's Vicarage Blackfriars Road
		Parish	Kings Lynn
Details	Construction of double garage to replace existing		

*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 construction of the garage hereby approved a sample panel of the facing brick proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour; a sample of the roof slates to be used shall also be available at that time. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment and the works shall be carried out accordingly.

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 detail in the interests of the appearance and character of the Conservation Area.



.....
Borough Planning Officer
on behalf of the Council
08 December 2000

Checked by:

PLANNING PERMISSION

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Agent	Duncan Scott Scott Design 6 Millwright Way Flitwick Beds MK45 1BL	Ref. No.	2/00/1591/F
		Received	25-OCT-2000
		Location	Chicago Rock Cafe 39 Norfolk Street
		Parish	Kings Lynn
Applicant	Luminar Leisure Ltd 41 King Street Luton LU1 2DW		
Details	Retention and completion of new shop front, fire escape and air conditioning unit with enclosure		

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

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

.....
Borough Planning Officer
on behalf of the Council
26-JAN-2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

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Appeal Lodged 5/7/01
REF: APP/V2635/A/01
1068610
Appeal allowed
23/10/01

Agent CAM Architects
80 St George Street
Norwich
NR3 1DA

Ref. No. 2/00/1590/O

Received 25 October 2000

Applicant Mr J Powling
The Rosery
Bexwell Road
Downham Market

Location Land rear of The Rosery
Off Rabbit Lane
Parish Downham Market

Details Site for construction of 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 Rabbit Lane is a private cul de sac road (classified as Bridlepath CRF 15) which serves a significant amount of residential development and a former business use, but provides poor road access in terms of Bexwell Road junction visibility, the Lane's layout and width, unmade surface, lacking drainage, footways and lighting. The Local Plan policy 9/29 seeks (inter-alia) to ensure that additional development should be served by an adequate and safe means of access. Rabbit Lane in its present form does not meet these criteria and further development which will result in increased traffic movements conflicting with existing and increasing pedestrian flow will be resisted.
- 2 The proposed plot is in the northwest corner of a large curtilage within the Downham Market built up area; and the development potential of this land ownership including consideration of safe and sufficient access should be assessed overall and not in isolated individual plot applications, and should take account of Local Plan policies 9/3 and 9/25 and the Government's objectives for 'brownfield' land in PPG3.



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

Checked by:

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Agent	Mr N Hurrell 18 Piasset Drive Attleborough Norfolk	Ref. No.	2/00/1589/F
		Received	25 October 2000
Applicant	Mr A Custerson 2 Cowlishaws Terrace High Street Methwold Norfolk	Location	2 Cowlishaws Terrace High Street
		Parish	Methwold
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
07 December 2000

Checked by: