

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 692722

Fax: (01553) 691663

DX 57825 KING'S LYNN

Planning Permission

Part I - Particulars of application

Area	North	Ref. No.	2/97/1050 /F
Applicant	Mr and Mrs Davies The Retreat 8 Castle Acre Road Great Massingham Kings Lynn	Received	09-JUL-1997
Agent	Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE	Location	The Retreat 8 Castle Acre Road
		Parish	Great Massingham
Details	Extension to dwelling		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted subject to compliance with the following conditions :

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

The Reasons being:-

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

Ashwin Parker

Borough Planning Officer
on behalf of the Council
02-SEP-1997

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

Part II - Particulars of decision

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Refusal of Certificate of Lawfulness for Proposed Development

Part I - Particulars of application

Area	North	Ref. No.	2/97/1049 /LD
Applicant	Mr T White The Limes Double Street Spalding Lincs PE11 2AA	Received	09-JUL-1997
Agent	T Faire Stokers Gong Lane Overy Staithe Norfolk PE31 8JG	Location	Holmbush
		Parish	Holme next the Sea
Details	Proposed extensions to dwelling		

The Council hereby give notice that:

By virtue of the overall volume of the extension and outbuildings exceeding 50 m³ and the introduction of dormer windows in an Area of Outstanding Natural Beauty, the proposed development does not fall within the provisions of Classes A & B, Part 1 of the Second Schedule to the Town and Country Planning (General Permitted Development) Order 1995. Planning permission is therefore required and a Certificate of Lawfulness refused.

Wain Parker

.....
Borough Planning Officer
on behalf of the Council
07-AUG-1997

NOTICE OF DECISION

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Conservation Area Consent

Part I - Particulars of application

Area	North	Ref. No.	2/97/1048 /CA
Applicant	M & M Builders Station Garage Burnham Market Kings Lynn Norfolk PE31 8EA	Received	09-JUL-1997
Agent	Brian Salter 15 Digby Drive Fakenham Norfolk NR21 9QZ	Location	Former Goods Shed Station Road
		Parish	Burnham Market
Details	Incidental demolition in connection with conversion		

Part II - Particulars of decision

The Council hereby give notice that conservation area consent has been granted for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted and subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 This permission relates only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse and be incorporated into the building as altered.
- 3 Before the start of any of the works of demolition hereby approved a contract for the completion of the new development proposed (approved under reference 2/97/0978/CU) shall have been entered into and the Borough Planning Authority notified in writing.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.

Continued

- 3 To ensure the protection of those parts of the building to be retained in the interests of the appearance and character of this Listed Building.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
02-SEP-1997

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NOTICE OF DECISION

Committee

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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APP/12635/A/98/2915

Appeal Lodged

16-2-98

Appeal Dismissed
~~12/11/98~~ 22.5.98

Refusal of Planning Permission

Part I - Particulars of application

Area	North	Ref. No.	2/97/1047 /F
Applicant	Mr D H Francis The Old Hall Lowdham Notts NG14 7BQ	Received	09-JUL-1997
Agent		Location	Land rear of Springfield Main Road
		Parish	Brancaster
Details	Construction of tennis court with 10ft high fencing		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reasons:

- 1 The proposal would result in a undesirable intrusion into open countryside forming part of an Area of Outstanding Natural Beauty within an Area of Important Landscape Quality and would be detrimental to the visual amenities of the locality and rural scene.
- 2 The development proposed, if permitted, would result in conditions which would be detrimental to the amenities of residents occupying properties in the vicinity of the site by reason of noise and general disturbance.
- 3 No special need has been advanced which, in the opinion of the Borough Planning Authority, is sufficient to outweigh the policy objections.
- 4 The proposed development, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity.

Adrian Parker

Borough Planning Officer
on behalf of the Council
29-SEP-1997

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Planning Permission

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1046 /F
Applicant	Mr and Mrs S Bright Westcott New Road Tilney St Lawrence Kings Lynn Norfolk	Received	09-JUL-1997
Agent	David Trundle Design Services White House Farm Tilney All Saints Kings Lynn PE34 4RU	Location	Land north of Westcott New Road
		Parish	Tilney St Lawrence
Details	Construction of sand blasting bay for abnormal sized vehicles and equipment		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted **and as modified by letter and drawing number 97-33-1A received on 5 August 1997** 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 No machinery, plant, equipment, materials, goods or waste shall be stacked or stored in the open on the site without the prior written agreement of the Borough Planning Authority.
- 3 The operation of the site for the use hereby approved shall be limited to weekdays between the hours of 8.00 am to 6.00 pm and 8.00 am to 1.00 pm on Saturdays, with no working on Sundays or Bank Holidays.
- 4 The building shall be used for sandblasting only and for no other purpose (including any other purpose within Class B2 of the Schedule of the Town and Country Planning (Use Classes) Order 1995 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
- 5 No sandblasting shall take place on land outside the building which is the subject of this application.

The Reasons being:-

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

Cont ...

- 2 In the interests of the visual and residential amenities of the area.
- 3 In the interests of the amenities enjoyed by neighbouring residents.
- 4 The proposal has been considered on the basis of a specific use. The use of the building for any other purpose within that use class would require the further consideration of the Local Planning Authority.
- 5 In order to protect the visual amenities of the area.


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Borough Planning Officer
on behalf of the Council
15-AUG-1997 

Informative - Please find attached letter dated 14 August 1997 from the Environment Agency.

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1045 /F
Applicant	Mr T F Cornwell Sunrise Churchgate Street Southery	Received	09-JUL-1997
Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market PE38 ODY	Location	Rear of 22 Churchgate Street
		Parish	Southery
Details	Removal of earth bank and construction of retaining wall		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted **and as modified by letter and plans received 22.7.97.**

Alan Parker

.....
Borough Planning Officer
on behalf of the Council
27-AUG-1997

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Refusal of Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1044 /O
Applicant	Mrs R Kemp Squire Drove House Squires Drove Three Holes Upwell Wisbech	Received	09-JUL-1997
Agent	Peter Humphrey Associates 18 Chapel Road Wisbech Cambs PE13 1RF	Location	Adj Squire Drove House Squires Drove Three Holes
		Parish	Upwell
Details	Site for construction of dwelling		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reasons :

- 1 The Development Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions. The proposal does not meet these criteria and it would consequently be contrary to the provision of the Development Plan and prejudicial to County Strategy.
- 2 The King's Lynn and West Norfolk Local Plan As Modified states that new dwellings in the countryside will not be permitted. Exceptions may be granted subject to specified criteria but in the opinion of the Borough Planning Authority this proposal fails to meet these criteria and would consequently be contrary to the provisions of and prejudicial to the emerging Local Plan.

Admin Parker

.....
Borough Planning Officer
on behalf of the Council
12-AUG-1997

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1043 /F
Applicant	Mrs E Laffeaty-Johns The Old Rectory Stow Bardolph Kings Lynn	Received	09-JUL-1997
Agent		Location	The Old Rectory
		Parish	Stow Bardolph
Details	Siting of mobile classroom		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Notwithstanding the submitted details, the building hereby permitted shall, at the time of its erection, be painted a colour which shall have been previously agreed 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 In the interests of the visual amenities of the locality.

Adrian Parker
.....
Borough Planning Officer
on behalf of the Council
01-SEP-1997

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1042 /F
Applicant	Mr and Mrs J Pina The Corner Lodge Paynes Lane Feltwell Thetford Norfolk	Received	09-JUL-1997
Agent	Sketcher Partnership Ltd First House Quebec Street Dereham Norfolk NR19 2DJ	Location	The Corner Lodge Paynes Lane
		Parish	Feltwell
Details	Extension and conversion of garage to granny annexe		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted and as modified by letter dated 1.8.97 and plan received 4.8.97 subject to compliance with the following conditions :

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

The Reasons being:-

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

Continued

- 3 To ensure that the extended building has a satisfactory appearance.



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Borough Planning Officer
on behalf of the Council
08-AUG-1997

Note - Please find attached letter dated 18.7.97 from the Environment Agency.

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1041 /F
Applicant	Mr and Mrs D Whicker St Christopher House Bexwell Road Downham Market	Received	08-JUL-1997
Agent	Stephen Brown Design Ltd Kimmeridge House Barroway Drove Downham Market Norfolk	Location	St Christopher House Bexwell Road
		Parish	Downham Market
Details	Extensions to dwelling		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted subject to compliance with the following conditions :

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

The Reasons being:-

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



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Borough Planning Officer
on behalf of the Council
28-AUG-1997

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1040 /F
Applicant	Mr and Mrs P Scott The Cottage Low Road Wretton Kings Lynn	Received	08-JUL-1997
Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market PE38 0DY	Location	The Cottage Low Road
		Parish	Wretton
Details	Extension to dwelling		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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
28-AUG-1997

Note - Please find attached letter dated 23.7.97 from the Internal Drainage Board.

NOTICE OF DECISION

Town & Country Planning Act 1990
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Planning Permission

Part I - Particulars of application

Area	North	Ref. No.	2/97/1095/F
Applicant	The Althorp Estate Althorp Northampton NN7 4HQ	Received	17-JUL-1997
Agent	Martin Hall Associates 7A Oak Street Fakenham Kings Lynn NR21 9DX	Location	Land north of 87 Burnham Road
		Parish	North Creake
Details	Construction of 2 dwellinghouses		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted and as modified by letter and plans received on 2.10.97 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. Such details to include size, texture and method of coursing proposed flintwork.
- 3 The existing hedge along the east roadside boundary shall be retained, except where required to be removed in order to gain access to the site as hereby approved, and shall not be reduced below a height of 2 m without the written consent of the Borough Planning Authority.
- 4 Prior to the occupation of the building hereby approved a hedge shall be planted along the west 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 2 m. Any plants which die shall be replaced in the following planting season, with plants of the same species.
- 5 Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained.

Cont ...

- 6 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.
- 7 Before the start of the development hereby permitted, a visibility splay measuring 2.5 m x 70 m shall be provided to each side of the private access where it meets the highway. Such splays shall subsequently be kept free of any obstruction in excess of a height of 0.6 m above the level of the adjoining carriageway.
- 8 Any access gate shall be set back 5.0 m from the boundary of the highway abutting the site, with any side fences, hedge or wall not to exceed 1.0 m in height and splayed at an angle of 45 degrees.

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 In the interests of the visual amenities of the locality.
- 5 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 6-8 In the interests of highway safety.

M. J. Parker

.....
Borough Planning Officer
on behalf of the Council
06-OCT-1997

[Handwritten mark]

Note - Please find attached letter dated 2.9.97 from the Environment Agency.

NOTICE OF DECISION

Town & Country Planning Act 1990

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1094/F
Applicant	Mrs J Nicholls c/o agent	Received	17-JUL-1997

Agent	Building Design & Management Honey Hill House Fen Drayton Cambs CB4 4JX	Location	Phildor Outwell Road
		Parish	Nordelph

Details Construction of bungalow after demolition of existing bungalow

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Notwithstanding the submitted application and plans, full details of all the external building materials 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 enable the Borough Planning Authority to consider such details in the interests of the visual amenities of the locality.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
19-AUG-1997

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Amendment

Borough Council of Kings Lynn and West Norfolk Register of Application

Area	South	Ref. No.	2/97/1093/O
Applicant	Mrs J Palmer Mace The Street Hatfield Peveler Chelmsford Essex CMS 2EH	Received	16-SEP-1997
		Expiring	11-NOV-1997
Agent	Vawser & Co 46 West End March Cams PE15 8DL	Location	Land west of 97 Sluice Road
		Parish	Denver
Details	Site for construction of one dwelling (revised proposal)		
		Fee Paid	£ 180.00

Withdrawn

NOTICE OF DECISION

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Planning Permission

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1092 /CU
Applicant	Mr T Gosling Surf 55 55 St James Street Kings Lynn PE30 5BZ	Received	17-JUL-1997
Agent		Location	123/125 Wootton Road
		Parish	Kings Lynn
Details	Alterations to existing retail unit to provide 2 retail units and ancillary storage to ground floor with ancillary storage and one separate flat to first floor		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted and as modified by drawings received on 16 September 1997 and agent's letter of 12 September 1997 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 any part of the development hereby permitted is brought into use the car parking spaces shown on the approved plans shall be provided.
- 3 No storage shall take place on the areas indicated on the approved plans to be used for car parking.

The Reasons being:-

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

Cont ...

- 2 To ensure the satisfactory provision of car parking on the site.
- 3 To ensure that the car parking areas are maintained for such a purpose.

Adrian Parker
.....
Borough Planning Officer
on behalf of the Council
21-OCT-1997

NOTICE OF DECISION

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Conservation Area Consent

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1091 /CA
Applicant	Alison Loughlin The Old Red Lion Bailey Street Castle Acre Norfolk PE32 2AG	Received	17-JUL-1997
Agent	David Aldridge 161 College Road Norwich NR2 3JB	Location	4 Bailey Street
		Parish	Castle Acre
Details	Demolition of rear extension and incidental demolition to insert windows on front elevation and rear elevation		



Part II - Particulars of decision

The Council hereby give notice that conservation area consent has been granted for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted and subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 This permission relates only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse and be incorporated into the building as altered.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.


.....
Borough Planning Officer
on behalf of the Council
02-SEP-1997 

NOTICE OF DECISION

Committee

Town & Country Planning Act 1990

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Refusal of Planning Permission

Part I - Particulars of application

Area South **Ref. No.** 2/97/1090 IO

Applicant Mr M Brown
c/o agent **Received** 17-JUL-1997

Agent Geoffrey Collings & Co
17 Blackfriars Street
King's Lynn
Norfolk **Location** Former CP School
Barroway Drove

Parish Stow Bardolph

Details Site for construction of dwelling

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reasons :

- 1 The Structure Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions. The proposal does not meet these criteria and it would consequently be contrary to the provisions of the Structure Plan and prejudicial to County Strategy.
- 2 The King's Lynn and West Norfolk Local Plan As Modified states that new dwellings in the countryside will not be permitted. Exceptions may be granted subject to specified criteria but in the opinion of the Borough Planning Authority this proposal fails to meet these criteria and would consequently be contrary to the provisions of and prejudicial to the emerging Local Plan.
- 3 To permit the development proposed would create an undesirable precedent for similar proposals outside any defined settlement without justification, to the detriment of the character of the locality.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
01-SEP-1997

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Central	Ref. No.	2/97/1089/F
Applicant	Mr A G Burman Joyces Farm 65 School Road Tilney St Lawrence King's Lynn Norfolk PE34 4Q2	Received	17-JUL-1997
Agent		Expiring	11-SEP-1997
		Location	95 School Road
		Parish	Tilney St Lawrence
Details	Construction of dwelling after demolition of existing dwelling		
		Fee Paid	£ 180.00

Withdrawn 24/2/00

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Outline Planning Permission

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1088 /O
Applicant	B.C.K.L.W.N. Property Services Manager Kings Court Chapel Street Kings Lynn	Received	16-JUL-1997
Agent		Location	Land between 8 & 9 Chequers Close
		Parish	Grimston
Details	Site for construction of 1 dwelling (renewal)		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that outline planning permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted 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 application to form an integral part of the application.
- 4 An adequate turning area, levelled, hardened and otherwise constructed to the satisfaction of the Borough Planning Authority shall be provided within the curtilage of the site to enable vehicles to be turned round so as to re-enter the highway in forward gear.
- 5 The access gates shall be set back fifteen feet from the nearer edge of the existing carriageways with the side fences splayed at an angle of forty-five degrees.

Continued

- 6 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.
- 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 In the interests of public safety.
- 5 In the interests of the residential amenities at present enjoyed by the adjacent occupants of the site.
- 6 In the interests of the visual amenities of the area.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
02-SEP-1997

AP

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

9

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 692722

Fax: (01553) 691663

DX 57825 KING'S LYNN

Planning Permission

Appeal lodged - 10/11/97

APP/12635/A/97/287703

Appeal withdrawn
7/1/98

Part I - Particulars of application

Area	South	Ref. No.	2/97/1087 /F
Applicant	Newl Oakes Ltd 6A Highlands Road Barton On Sea New Milton	Received	16-JUL-1997
Agent	Bryan Tomlinson & Associates 5 Woodacre Gardens Ferndown Dorset BH22 8LD	Location	Plots 3 & 4 Site adj Holy Trinity Church
		Parish	Nordelph
Details	Construction of 2 dwellinghouses (amended design)		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted subject to compliance with the following conditions :


- 1 The development hereby permitted shall be begun by 8.11.97, and after that date this permission shall expire.
- 2 Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1: 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development, die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season, with plants of same species and size.
- 3 Prior to development commencing, samples of the facing materials proposed for the dwellings hereby approved shall be submitted to and approved by the Borough Planning Authority in writing.

Continued

- 4 The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by, for trees, the erection of fencing positioned at the furthest extent of the canopy plus 1 m or half the height of the tree whichever is the greater and for hedges by the erection of a fence 2 m from the centre line of the hedge or spread, whichever is the greater or such other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:
- (a) 1.2 m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2 m high timber posts driven firmly into the ground
 - (b) 2.4 m high heavy duty hoarding securely mounted on scaffold poles
 - (c) some other means which shall previously have been agreed in writing by the Borough Planning Authority
- At no time shall the area within the fence be used for storage of any sort or have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Officer.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no development permitted under Classes A, B, C and D of Schedule 2, Part 1 shall be carried out without the prior written consent of the Borough Planning Authority.
- 6 Before the commencement of the occupation of the dwellings:
- a) the means of access, which should be paired, shall be laid out and constructed to the satisfaction of the Borough Planning Authority, with any gates set back not less than 4.5 m from the nearer edge of the existing carriageway of the highway, and side fences splayed at an angle of 45°.
 - b) an adequate turning area, levelled and surfaced to the satisfaction of the Borough Planning Authority shall be provided within the curtilage of the site to enable vehicles to be turned round so as to re-enter the highway in forward gear.
- 7 Prior to the commencement of development, full details of the boundary treatments proposed 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.
- 2 To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 3 To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 4 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.
- 5 To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene.
- 6 In the interests of highway safety.
- 7 In the interests of the visual amenities of the area.


.....
Borough Planning Officer
on behalf of the Council
05-SEP-1997

Note 1 - See attached letter dated 14 August 1997 from the Environment Agency.
Note 2 - See attached letter dated 30 July 1997 from the Middle Level Commissioners.

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Conservation Area Consent

Part I - Particulars of application

Area	North	Ref. No.	2/97/1086 /CA
Applicant	Mr & Mrs M Smith 11 Station Road Great Massingham King's Lynn Norfolk PE32 2EX	Received	15-JUL-1997
Agent	Taverham Conservatories 8 Alston Road Hellesdon Park Ind Est Norwich NR6 5DS	Location	11 Station Road
		Parish	Great Massingham
Details	Demolition of conservatory		



Part II - Particulars of decision

The Council hereby give notice that conservation area consent has been granted for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted and subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 This permission relates only to the demolition of those areas clearly indicated to be demolished on the approved plan. All other parts of the building shall be adequately supported before and during the works to prevent collapse and be incorporated into the building as altered.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 To define the terms of the consent and in the interests of the amenities of the area and the contribution which the building makes to those amenities.


.....
Borough Planning Officer 
on behalf of the Council
02-SEP-1997

NOTICE OF DECISION

Committee

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

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DX 57825 KING'S LYNN

Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1085 /F
Applicant	Mercury Personal Communication Unit 3, Maxwell Road Borehamwood Herts WD6 1EA	Received	22-JUL-1997
Agent	C G Bone Associates Heath House 156a Sandbridge Road St Albans Herts AL1 4AP	Location	The Shrubbery Broadland Farm Off Squires Hill
		Parish	Marham
Details	Construction of a radio base station comprising the erection of a 25m lattice tower with associated aerial equipment and an equipment cabin with ancillary fencing (revised proposal)		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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 trees shown on the approved plan to be retained shall be protected from damage before and during construction works by, the erection of fencing positioned at the furthest extent of the canopy plus 1 m 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. This fence shall either be:
 - (a) 1.2 m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2 m high timber posts driven firmly into the ground
 - (b) 2.4 m high heavy duty hoarding securely mounted on scaffold poles
 - (c) some other means which shall previously have been agreed in writing by the Borough Planning Authority

At no time shall the area within the fence be used for storage of any sort or have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Officer.

The Reasons being:-

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

Continued

- 2 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.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
29-SEP-1997

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1084 /F
Applicant	British Sugar Plc Wissington Factory Stoke Ferry King's Lynn Norfolk PE33 9QG	Received	15-JUL-1997
Agent	Stirling Maynard & Partners Stirling House Rightwell Bretton Peterborough PE3 8DJ	Location	British Sugar Plc Wissington Factory Stoke Ferry
		Parish	Methwold
Details	Construction of additional 35,000 tonnes capacity sugar juice tank within existing spillage containment bunded area		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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 the external finish and colour shall be submitted to and approved 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 In the interests of the visual amenities of the area.

Adrian Kishin

.....
Borough Planning Officer
on behalf of the Council
13-AUG-1997

Note - Please find attached letter dated 8.8.97 from the Internal Drainage Board.

NOTICE OF DECISION

Telecommunications Code System Operators

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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Prior Notification Consent not required

Part I - Particulars of application

Area	North	Ref. No.	2/97/1083 /PN
Applicant	Cellnet 1 Brunel Way Slough Berks SL1 1XL	Received	15-JUL-1997
Agent	Chris Bone Associates Heath House 156a Sandridge Road St Albans AL1 4AP	Location	Lower Farm
		Parish	Harpley
Details	Provision of radio base station		

Part II - Particulars of decision

The Borough Planning Authority having considered the details submitted with the above application, in accordance with Part 24 of Schedule 2 to the Town and Country Planning (General Development Procedure) Order 1995 hereby give 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 this notice.

Adrian Parker
.....
Borough Planning Officer
on behalf of the Council
26-AUG-1997 

NOTICE OF DECISION

A

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1082 /CU
Applicant	Mr M Grady Archdale Farmhouse Stow Road Magdalen King's Lynn Norfolk	Received	15-JUL-1997
Agent		Location	Archdale Farmhouse Stow Road
		Parish	Wiggenhall St Mary Magdalen
Details	Change of use from agricultural to garden		



Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class E, no development in this class shall take place, without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3 Within a period of three months from the date of this permission, the northern and western boundaries of the site shall be screened, in accordance with a scheme previously submitted to and agreed 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 enable the Borough Planning Authority to give full consideration to such proposals, in view of the size and shape of the curtilage and the likely affect such development could have on the occupiers of nearby properties.
- 3 In the interests of the visual amenities of the locality.


.....
Borough Planning Officer 
on behalf of the Council
22-AUG-1997

Committee

NOTICE OF DECISION

*Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995*

*King's Court, Chapel Street
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Refusal of Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1081 /O
Applicant	Mrs L Pike Rose Cottage March Road Tipps End Welney Wisbech	Received	15-JUL-1997
Agent		Location	Rose Cottage March Road Tipps End
		Parish	Welney

Details Site for construction of bungalow

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reasons :

- 1 The Structure Plan seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions. The proposal does not meet these criteria and it would consequently be contrary to the provisions of the Structure Plan and prejudicial to County Strategy.
- 2 The King's Lynn and West Norfolk Local Plan As Modified states that new dwellings in the countryside will not be permitted. Exceptions may be granted subject to specified criteria but in the opinion of the Borough Planning Authority this proposal fails to meet these criteria and would consequently be contrary to the provisions of and prejudicial to the emerging Local Plan.
- 3 The special need advanced is, in the opinion of the Borough Planning Authority, insufficient to outweigh the policy objections to the proposal.
- 4 To permit the development proposed would create an undesirable precedent for similar proposals outside any defined settlement without justification, to the detriment of the character of the locality.

Alan Parker

 Borough Planning Officer
 on behalf of the Council
 01-SEP-1997

2

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1080 /CU
Applicant	Upesi Ltd 23 Pier Road St Helier Jersey JE4 0YW	Received	15-JUL-1997
Agent	Global Consultants Ltd Eurocentre North River Road Great Yarmouth Norfolk NR30 1SU	Location	Blackfriars Cafe 11 Wellesley Street
		Parish	Kings Lynn
Details	Change of use from cafe to office		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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 an office, and no material alterations to the external appearance of the building shall be carried out until planning permission has been granted for such works.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 Because no detailed plans have been submitted with this application.

Admin Parker

.....
Borough Planning Officer
on behalf of the Council
29-AUG-1997

NOTICE OF DECISION

Town & Country Planning Act 1990
 Town & Country Planning (General Development Procedure) Order 1995

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 King's Lynn, Norfolk PE30 1EX
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Planning Permission

Part I - Particulars of application

Area	Applicant	Location	Parish	Agent	Details
Central	Upesi Ltd 23 Pier Road St Helier Jersey JE4 0YW	Blacktrars Cafe 11 Wellesley Street	Kings Lynn	Global Consultants Ltd Eurocentre North River Road Great Yarmouth Norfolk NR30 1SU	Conversion of outbuildings to office extension

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted and as modified by letter from Ian Cable Architectural Design dated 10 December 1997 and plan (drawing number 014-01A) received 15 December 1997 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 proposed window shall match in style, external finish, reveal and cill and header treatment, the existing windows in the buildings.
 - 3 Before the start of any development on the site full details of the proposed roofing 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&3 In the interests of the visual amenities of the Conservation Area.

M. J. ...

Borough Planning Officer
 on behalf of the Council
 23-DEC-1997

NOTICE OF DECISION

CA

*Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995*

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Conservation Area Consent

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1078 /CA
Applicant	Upesi Ltd 23 Pier Road St Helier Jersey JE4 0YW	Received	15-JUL-1997
Agent	Global Consultants Ltd Eurocentre North River Road Great Yarmouth Norfolk NR30 1SU	Location	Blackfriars Cafe 11 Wellesley Street
		Parish	Kings Lynn
Details	Demolition of outbuildings		


Part II - Particulars of decision

The Council hereby give notice that conservation area consent has been granted for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted and subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Before the start of any of the works of demolition hereby approved a contract for the completion of the new development proposed (approved under reference 2/97/1079/CU) shall have been entered into and the Borough Planning Authority notified in writing.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 To prevent premature demolition in the interests of the appearance of the Conservation Area.


Borough Planning Officer
on behalf of the Council
29-AUG-1997

2

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1077 IF
Applicant	Marmont Priory Farm Trustees Marmont Priory Farm March Riverside Upwell PE14 9AR	Received	15-JUL-1997
Agent	Dr M H J Keenan Marmont Priory Farm March Riverside Upwell PE14 9AR	Location	Marmont Priory Farm March Riverside
		Parish	Upwell
Details	Construction of garage block		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted **and as modified by the letter dated 4 August 1997 from the applicants 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 No development shall take place within the site until the applicant, or their agents or successors in title, 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 in writing by the Local Planning Authority.
- 3 The use of the development hereby permitted shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 4 Before the start of the development hereby permitted, a visibility splay 2 m x 30 m shall be provided to each side of the access where it meets the highway. Such splays shall be subsequently be kept free of any obstruction in excess of a height of 0.6 m above the level of the adjoining carriageway.

The Reasons being:-

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

Continued

- 2 To enable a proper archaeological survey of the site to be carried out and items or features of interest recorded.
- 3 The buildings are inappropriately located for business or commercial purposes and their use for any other purposes would require further consideration by the Borough Planning Authority.
- 4 In the interests of highway safety.

Kevin Parker *KS*
.....
Borough Planning Officer *2*
on behalf of the Council
02-SEP-1997

Note - Please see attached copies of letters dated 29 and 30 July 1997 from Norfolk Landscape Archaeology and Middle Level Commissioners respectively.

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1076 /F
Applicant	Mr and Mrs R Amor 46 Paige Close Watlington Kings Lynn	Received	14-JUL-1997
Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market PE38 ODY	Location	46 Paige Close
		Parish	Watlington
Details	Erection of attached garage		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
08-AUG-1997

NOTICE OF DECISION

*Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995*

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1075/F
Applicant	Mr and Mrs Rust 18 Beaupre Avenue Outwell Wisbech Cambs	Received	14-JUL-1997
Agent	Grahame Seaton 67 St Peter's Road Upwell Wisbech Cambs PE14 9EJ	Location	18 Beaupre Avenue
		Parish	Outwell
Details	Construction of dormer window in rear elevation		


Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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
19-AUG-1997

NOTICE OF DECISION

Committee

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

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Outline Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1074 /O
Applicant	Norfolk County Council County Hall Martineau Lane Norwich Norfolk NR1 2DH	Received	14-JUL-1997
Agent	Director of Property NPS County Hall Norwich Norfolk NR1 2SF	Location	Wash Farm Barroway Drove
		Parish	Stow Bardolph
Details	Site for construction of 2 dwellings (renewal)		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that outline planning permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted 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 application to form an integral part of the application.
- 4 The dwellings hereby permitted shall be of single storey construction and shall be designed in sympathy with the existing development adjacent to the site.
- 5 The gates of the proposed access shall be grouped together and set back not less than 4.5 m from the near edge of the carriageway abutting the site with the side fences splayed at an angle of 45 degrees.

Continued

- 6 Before the occupation of the dwellings hereby permitted sufficient space shall be provided within each plot to enable vehicles to turn and re-enter the highway in forward gear and these areas shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 7 The septic tank and associated soakaway system shall not be sited within 10 m of any ditch, pond or watercourse or within 50 m of any well or borehole.

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 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 To ensure that the development is in keeping with the scale and character of adjoining development.
- 5&6 In the interests of highway safety.
- 7 To prevent pollution of the water environment.



.....
Borough Planning Officer
on behalf of the Council
01-SEP-1997

Note - Please see attached copy of letters dated 24 July 1997 from Environment Agency, and undated letter from Downham and Stow Bardolph Internal Drainage Board.

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1073 /CU
Applicant	Mr & Mrs R Harper 19 Tennyson Avenue King's Lynn Norfolk	Received	14-JUL-1997
Agent		Location	19 Tennyson Avenue
		Parish	Kings Lynn
Details	Change of use from bed and breakfast accommodation to single dwellinghouse		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
27-AUG-1997

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 692722

Fax: (01553) 691663

DX 57825 KING'S LYNN

Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1072/F
Applicant	Mr A J Lawrence 15 Munson's Place Feltwell Thetford Norfolk	Received	14-JUL-1997
Agent	Mr F Munford 36 New Sporle Road Swaffham Norfolk	Location	Muriel's Farm Old Methwold Road
		Parish	Feltwell
Details	Extension and alteration to dwelling		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
19-AUG-1997

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1071/F
Applicant	Orange PCS Ltd Tudor House The Royals 55 Victoria Road London NW10 6ND	Received	14-JUL-1997
Agent	Wastell & Porter Architects Troopers Yard 23 Bancroft Hitchen Herts SG5 1JW	Location	EEB Sub Station Edge Bank
		Parish	Outwell
Details	Installation of 30 m telecoms mast with associated antennas and equipment cabin		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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 Redundant telecommunications equipment shall be removed from the tower within two months of its cessation of use.

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.

Adrian Parker

.....
Borough Planning Officer
on behalf of the Council
17-SEP-1997

2

Withdrawn

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	Central	Ref. No.	2/97/1070/F
Applicant	Mr D Shepperson 100 Marsh Road Terrington St Clement King's Lynn Norfolk	Received	14-JUL-1997
		Expiring	08-SEP-1997
Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Location	3 Churchbank
		Parish	Terrington St Clement
Details	Extension and alterations to dwelling (amended design)		
		Fee Paid	£ .00

Amended

Borough Council of Kings Lynn and West Norfolk

Register of Application

Area	South	Ref. No.	2/97/1069/CA
Applicant	Mr & Mrs J Barford The Ivy Silt Road Nordelph Downham Market Norfolk	Received	31-JUL-1997
Agent	Calvert Brain & Fraulo 3 Portland Street King's Lynn Norfolk	Expiring	25-SEP-1997
		Location	The Ivy Silt Road
		Parish	Nordelph
Details	Demolition in connection with extension to dwelling (revised proposal)		
		Fee Paid	£ .00

Withdrawn

NOTICE OF DECISION

Town & Country Planning Act 1990
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Planning Permission

Part I - Particulars of application

Area	Applicant	Received	Ref. No.	Location	Parish	Details
South	Mr & Mrs J Barford The Ivy Silt Road Nordeph Downham Market Norfolk	31-JUL-1997	2/97/1068 /F	The Ivy Silt Road	Nordeph	Construction of extension after demolition of existing extension(revised proposal)

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I above in accordance with the application and plans submitted and as modified by plan received on 29 September 1997 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.

M. J. ...

Borough Planning Officer
 on behalf of the Council
 23-OCT-1997

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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DX 57825 KING'S LYNN

Consent to Display Advertisements

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1067 IA
Applicant	Esso Petroleum Co Ltd Esso House Ermyrn Way Leatherhead	Received	14-JUL-1997
Agent	Gregory Pead PO Box 5796 Basildon Essex SS16 6TA	Location	Lynn Service Station Littleport Street
		Parish	Kings Lynn
Details	Illuminated additional price/facility bar fixed to existing I/D sign		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the above-mentioned Regulations that consent has been granted for the display of advertisements referred to in Part I hereof in accordance with the application and plans submitted subject to compliance with the Standard Conditions set out overleaf, and to the following additional conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 The maximum luminance of the sign hereby approved shall not exceed the luminance of the existing signage.

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 and visual amenity.

Adrian Parker

 Borough Planning Officer
 on behalf of the Council
 20-AUG-1997

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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Refusal of Planning Permission


Part I - Particulars of application

Area	North	Ref. No.	2/97/1066 /F
Applicant	Orange PCS Ltd Tudor House The Royals 55 Victoria Road London NW10 6ND	Received	14-JUL-1997
Agent	Heritage Planning 120 Eastwood Drive Highwoods Colchester Essex CO4 4SL	Location	Beacon Hill
		Parish	Burnham Market
Details	Installation of 25 m high telecommunication mast and associated development		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof **and as revised by letter and plan received 17 July 1997** for the following reasons :

- 1 To permit the development proposed would be contrary to the provisions of the Norfolk Structure Plan which states that development which would be detrimental to the character of Areas of Outstanding Natural Beauty will not be permitted.
- 2 The proposal, because of its siting and design, would result in an undesirable intrusion into open countryside forming part of an Area of Outstanding Natural Beauty and would be detrimental to the visual amenities of the locality and rural scene. As such the proposal is contrary to the provision of the King's Lynn and West Norfolk Local Plan.


Borough Planning Officer
on behalf of the Council
28-OCT-1997

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Refusal of Planning Permission

Part I - Particulars of application

Area	North	Ref. No.	2/97/1065 /F
Applicant	Orange PCS Ltd Tudor House The Royals 55 Victoria Road London NW10 6ND	Received	14-JUL-1997
Agent	Heritage Planning 120 Eastwood Drive Highwoods Colchester Essex CO4 4SL	Location	Beacon Hill
		Parish	Burnham Market
Details	Installation of 25 m high telecommunication mast and associated development		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof **and as revised by letter and plan received 17 July 1997** for the following reasons :

- 1 To permit the development proposed would be contrary to the provisions of the Norfolk Structure Plan which states that development which would be detrimental to the character of Areas of Outstanding Natural Beauty will not be permitted.
- 2 The proposal, because of its siting and design, would result in an undesirable intrusion into open countryside forming part of an Area of Outstanding Natural Beauty and would be detrimental to the visual amenities of the locality and rural scene. As such the proposal is contrary to the provision of the King's Lynn and West Norfolk Local Plan.



Borough Planning Officer
on behalf of the Council

28-OCT-1997

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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Appeal lodged 3/10/97
APP/V2636/A197/286238

Appeal dismissed
22/12/97

Refusal of Planning Permission

Part I - Particulars of application

Area	South	Ref. No.	2/97/1064 /F
Applicant	Mrs V C Kent 31 Fen Road Watlington King's Lynn Norfolk	Received	14-JUL-1997
Agent	Mike Hastings Building Design 58 Sluice Road Denver Downham Market Norfolk PE38 0DY	Location	27 Fen Road
		Parish	Watlington
Details	Construction of bungalow		

Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the development referred to in Part I hereof for the following reasons :

- 1 The Local Planning Authority consider that the proposed dwelling is unacceptable as it would result in a visually cramped form of development which would not enhance the form and character of the village. As such it is contrary to Policy H5 of the Norfolk Structure Plan and Policy 4/18 of the King's Lynn and West Norfolk Draft Local Plan.
- 2 The proposed dwelling would likely cause an unacceptable loss of sunlight to the occupiers of the neighbouring property at No.25 to the detriment of the residential amenities of the occupiers thereof.

Adrian Parker


.....
Borough Planning Officer 2
on behalf of the Council
02-SEP-1997

- 7 The septic tank and associated soakaway system shall not be sited within 10 m of any ditch, pond or watercourse or within 50 m of any well or borehole.

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 The use of the premises for any other purpose would lead to a greater demand for parking and increased traffic movements, which would be detrimental to highway safety.
- 4 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5&6 In the interests of highway safety.
- 7 To prevent pollution of the water environment.

Adrian Parker

.....
Borough Planning Officer 
on behalf of the Council
29-SEP-1997

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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Planning Permission

Part I - Particulars of application

Area	North	Ref. No.	2/97/1121 /F
Applicant	Mr and Mrs S DeMontmorency 1 Old Roman Walk Brancaster Norfolk	Received	22-JUL-1997
Agent	M Gibbons 22 Collins Lane Heacham Kings Lynn	Location	1 Old Roman Walk
		Parish	Brancaster
Details	Extension to dwelling		


Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I 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 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
05-SEP-1997

NOTICE OF DECISION

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

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Permitted Development

Part I - Particulars of application

Area	Central	Ref. No.	2/97/1120 /F
Applicant	Mr and Mrs J Moore 52 Castle Rising Road South Wootton Kings Lynn	Received	22-JUL-1997
Agent	Peter Godfrey Chelwood House Shernborne Road Dersingham Kings Lynn	Location	52 Castle Rising Road
		Parish	South Wootton
Details	Extension and alterations to dwelling and garage		

Part II - Particulars of decision

The Council hereby give notice that whereas the development proposed by you on the plan(s) and/or particulars deposited with the Council on the above-mentioned date, is development of a class specified in the Second Schedule to the Town and Country Planning (General Development Procedure) Order 1995, the said development is permitted by the said or Order and may be undertaken without the permission of the Planning Authority.

Ann Parker
.....
Borough Planning Officer *DS*
on behalf of the Council
01-AUG-1997

Certificate of Lawful Use or Development

*Town & Country Planning Act 1990: Section 191 and 192
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town & Country Planning (General Development Procedure) Order 1995,
Article 24*

BOROUGH PLANNING

*King's Court, Chapel Street
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Tel: (0553) 692722
Fax: (0553) 691663
DX 57825 KING'S LYNN*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 03-SEP-1996 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shaded on the plan attached to this certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The use described in the First Schedule has been in operation for a period in excess of ten years

Signed Adrian Parker Borough Planning Officer e
On behalf of the Borough Council of King's Lynn and West Norfolk

Date: 02-OCT-1997

Reference: 2/96/1118/LD

First Schedule: Use of land for the repair of lawnmowers and garden machinery and the servicing and repair of motor vehicles, comprising a fuel tank, a gas container compound, one building for servicing and repair work with buildings surrounding for ancillary storage, outside storage, a vehicle parking and manoeuvring area, and one hydraulic lift.

Second Schedule: 44 Downham Road
Watlington

Notes

- 1 This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining lawfulness.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Town & Country Planning Act 1990: Section 191 and 192
(as amended by section 10 of the Planning & Compensation Act 1991)
Town & Country Planning (General Development Procedure) Order 1995



BOROUGH PLANNING

King's Court, Chapel Street
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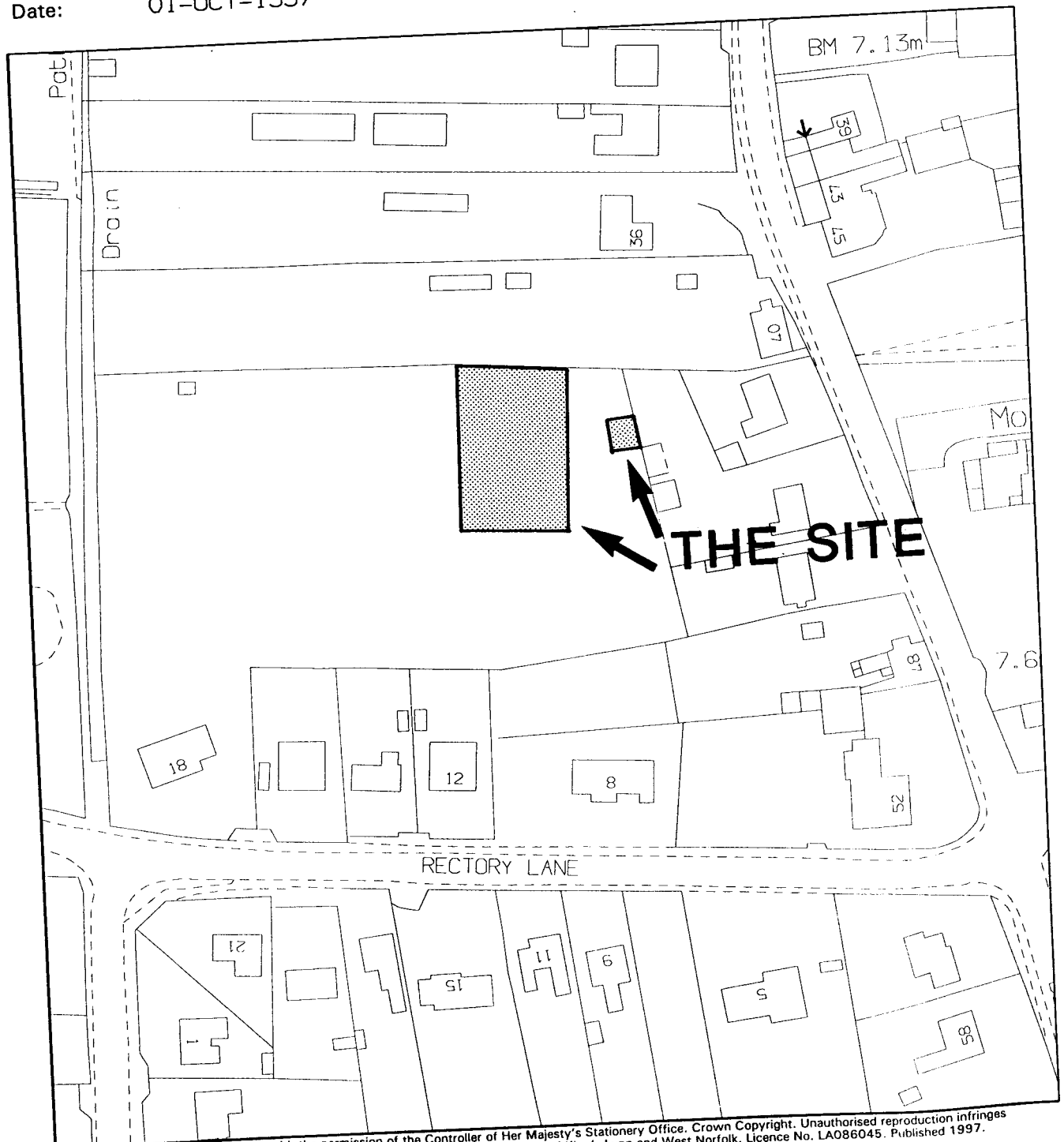
A Plan showing site at: REAR OF 44 DOWNHAM ROAD,
WATLINGTON

Ref: 2/96/1118/LD

Traced From: TF 6110

Date: 01-OCT-1997

Scale: 1 : 1250



NOTICE OF DECISION

Committee

Town & Country Planning Act 1990
Town & Country Planning (General Development Procedure) Order 1995

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King's Lynn, Norfolk PE30 1EX
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Minicom: (01553) 692138
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Approval of Reserved Matters

Part I - Particulars of application

Area	South	Ref. No.	2/97/1119 /D
Applicant	Mr E Wootton C/o Agent	Received	18-JUL-1997
Agent	Phillips Planning Services Ltd 1 Hassett Street Bedford MK40 1HA	Location	Land off Bexwell Road
		Parish	Crimplisham
Details	Construction of hotel/golf clubhouse, formation of 18 hole golf course, associated highways and parking		

Part II - Particulars of decision

The Council hereby gives notice that **approval has been granted** in respect of the details referred to in Part I hereof **and as modified by letter and plans received 15/4/98, letter received 23/4/98 and plan received 18.5.98** (for the purpose of the conditions imposed on the grant of outline planning permission reference):

- 1 Prior to the commencement of any works or the site details of the lighting of the car parking area, roadways and the exterior of the building together with details of the surfacing of footpaths leading from the car park area to the building shall be submitted to and approved by the Borough Planning Authority and the development shall accord with the approved details.

The Reasons being:-

Continued

- 1 In the interests of amenity and to ensure proper access for the disabled.

M. A. Parker

.....
Borough Planning Officer
on behalf of the Council
19-MAY-1998

Notes

1. The applicant is advised that a Management Plan for the golf course is required by the Section 106 agreement dated 8.7.93 and remains outstanding.
2. The applicant is advised that a legal agreement with County Planning & Transportation is required to be entered into regarding the works indicated within the highway.
3. Please find attached letter dated 5.5.98 from the Environment Agency.