

# 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*

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## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/96/0381/F
Applicant	D M Poulter 83 Old Hunstanton Road Hunstanton Norfolk	Received	25-MAR-1996
Agent		Location	83 Old Hunstanton Road
		Parish	Hunstanton
Details	Construction of new wall		

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### 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 applicant on the 10th May 1996 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 wall shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing walls to the west. Any other materials of detailing shall previously have been agreed by the Borough Planning Authority.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of the appearance and character of the conservation area.



.....  
Borough Planning Officer  
on behalf of the Council  
24-MAY-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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King's Court, Chapel Street  
King's Lynn, Norfolk PE30 1EX  
Tel: (01553) 692722  
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DX 57825 KING'S LYNN

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## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/96/0380/F
Applicant	Mrs M Goddard Manor Farm House Thornham	Received	25-MAR-1996
Agent	M Gibbons 22 Collins Lane Heacham Kings Lynn	Location	Land adj 41 Chapel Road
		Parish	Dersingham
Details	Construction of end of terrace dwellinghouse and formation of new vehicular access		

### 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 plans from agent received on the 20th May 1996 subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 Prior to the occupation of the existing and proposed dwellings the parking and turning facilities shall be surfaced, laid out and drained and so maintained.
- 3 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), no additional windows shall be constructed above ground floor level on the western and northern elevations of the building permitted without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 4 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.
- 5 Within 12 months of the date of approval, a landscaping scheme shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of planting to afford screening of the property to the north of the site. All planting shall be completed within 12 months of the commencement of development and 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.

Cont .....

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COMMITTEE

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 proper development of the site.
- 3 To prevent overlooking in the interests of the amenities of the occupiers of adjoining property.
- 4 In the interests of visual amenity.
- 5 To ensure that the development is properly landscaped in the interests of visual and residential amenity.



.....  
Borough Planning Officer  
on behalf of the Council  
26-JUL-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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## Conservation Area Consent

### Part I - Particulars of application

<b>Area</b>	North	<b>Ref. No.</b>	2/96/0379/CA
<b>Applicant</b>	Rev. G M Evans 27 St Petersburg Place London W2 4LA	<b>Received</b>	25-MAR-1996
<b>Agent</b>	Malcolm Whittley & Associates 1 London Street Swaffham Norfolk PE37 7DD	<b>Location</b>	St Edmunds Market Place
		<b>Parish</b>	Burnham Market

**Details** Incidental demolition in connection with extension to dwelling

### 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 2/96/0332/F) 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.

Cont .....

- 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.
- 3 To prevent premature demolition in the interests of the appearance of the Conservation Area.



.....  
Borough Planning Officer  
on behalf of the Council  
10-MAY-1996



# NOTICE OF DECISION

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## Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/96/0378/F
Applicant	Mr and Mrs Smith 4 Church Close Pentney Kings Lynn PE32 1JJ	Received	25-MAR-1996
Agent		Location	4 Church Close
		Parish	Pentney

Details          Extension to dwelling

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### 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  
30-APR-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*  
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## Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/96/0377/F
Applicant	Mr R A Batterham 3 Church Close Pentney Kings Lynn PE32 1JJ	Received	25-MAR-1996
Agent		Location	3 Church Close
		Parish	Pentney

Details          Extension to dwelling and replacement of flat roof with pitched roof


### 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      A  
30-APR-1996

# NOTICE OF DECISION

*Agricultural Prior Notification*

*Town & Country Planning Act 1990*

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

*King's Court, Chapel Street*

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## Agricultural Prior Notification - Consent not required


### Part I - Particulars of application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0376/AG
<b>Applicant</b>	Moorland Poultry Ltd The Moor Dalton Thirsk	<b>Received</b>	25-MAR-1996
<b>Agent</b>	Mr R Spooner Moorland Poultry Ltd Ashwicken Road East Winch Kings Lynn	<b>Location</b>	Abbeyfield Farm Abbey Road
		<b>Parish</b>	Pentney
<b>Details</b>	Construction of agricultural barn for storage of straw		

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### 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 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.

  
.....  
Borough Planning Officer  
on behalf of the Council  
18-APR-1996



# NOTICE OF DECISION

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## Planning Permission

### Part I - Particulars of application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0375/F
<b>Applicant</b>	Wilcon Homes Anglia Ltd Falmouth Avenue Newmarket Suffolk CB8 0NB	<b>Received</b>	25-MAR-1996
<b>Agent</b>	Wilcon Development Group Ltd Tenter Road Moulton Park Northampton NN3 6QJ	<b>Location</b>	Plots 112-123 and 184-186 Templemead Reffley Lane
		<b>Parish</b>	Kings Lynn
<b>Details</b>	Construction of 15 dwellings (amended design)		

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### 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 change in dwelling type on plots 184-186 and 112-130 approved under planning consent Reference No. 2/93/0857/F and in all other respects shall be subject to the conditions imposed under that permission.

The Reasons being:-

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



.....  
Borough Planning Officer  
on behalf of the Council  
29-APR-1996

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## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/96/0374/CU
Applicant	Mr and Mrs Stratton 30 Chapel Road Dersingham Kings Lynn	Received	25-MAR-1996
Agent	Jan Maciag Maple Tree Cottage New Road Orton Waterville Peterborough PE2 5EJ	Location	Alma House 31 Alma Road
		Parish	Snettisham
Details	Alterations and change of use from mixed use as bakery and dwelling to dwelling		

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### 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 from agent dated 15th April 1996 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.



.....  
Borough Planning Officer  
on behalf of the Council  
07-MAY-1996

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## Planning Permission

### Part I - Particulars of application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0373/F
<b>Applicant</b>	Wilcon Homes Anglia Ltd Falmouth Avenue Newmarket Suffolk CB8 0NB	<b>Received</b>	25-MAR-1996
<b>Agent</b>	Wilcon Development Group Ltd Tenter Road Moulton Park Northampton NN3 6QJ	<b>Location</b>	Plot 370 Templemead Reffley Lane
		<b>Parish</b>	Kings Lynn

**Details** Construction of dwelling (amended design)

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### 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 change in dwelling type on plot 370 approved under planning consent Reference No's 2/95/1648/F and 2/93/0857/F and in all other respects shall be subject to the conditions imposed under that permission.

The Reasons being:-

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



.....  
Borough Planning Officer  
on behalf of the Council  
29-APR-1996

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0372/CM
<b>Applicant</b>	D J Taylor (Anglia Oils) Middle Farm Chequers Road Grimston Kings Lynn	<b>Received</b>	22-MAR-1996
		<b>Expiring</b>	19-APR-1996
<b>Agent</b>	J A Eagle 12 Horton Road Springwood Kings Lynn PE30 4XU	<b>Location</b>	Lodge Farm Lynn Road
		<b>Parish</b>	Grimston
<b>Details</b>	Change of use from agricultural to purifying of cooking oil for use in animal feedstuffs		
		<b>Fee Paid</b>	£ .00

Withdrawn  
15.5.96

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## Planning Permission

### Part I - Particulars of application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0371/F
<b>Applicant</b>	Mr R Leggett 34 Ranworth Kings Lynn	<b>Received</b>	22-MAR-1996
<b>Agent</b>	The Parsons Partnership All Saints House Barton Bendish Kings Lynn PE33 9DF	<b>Location</b>	Plot west of 6 Chapel Road
		<b>Parish</b>	Grimston
<b>Details</b>	Construction of dwellinghouse and 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 and as modified by letter and plan received on the 9th May 1996 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.
- 3 Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained.
- 4 Prior to the occupation of the dwelling hereby approved a hedge shall be planted along the entire road frontage of the site. The species and line of which shall previously have been agreed by the Borough Planning Authority in writing. Any plants which die shall be replaced in the following planting season.
- 5 Foul drainage from the proposed development shall be discharged to the main foul sewer.

The Reasons being:-

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

Cont .....

- 2 To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4 In the interests of the visual amenities of the locality.
- 5 To prevent pollution of the water environment.

.....*Alan Paterson*.....  
Borough Planning Officer  
on behalf of the Council  
10-MAY-1996

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## Planning Permission

### Part I - Particulars of application

Area	South	Ref. No.	2/96/0370/F
Applicant	Messrs R and J Woodhouse Hill House Farm Walsingham Norfolk	Received	08-MAY-1996
Agent	English Brothers Ltd Salts Road Walton Highway Wisbech Cambs	Location	Poplar Farm Lady Drove
		Parish	Downham West
Details	Construction of general storage agricultural building		

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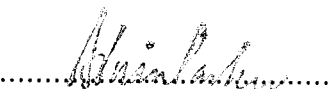
### Part II - Particulars of decision

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 revised by plans received on the 8th May 1996 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 All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Borough Planning Authority.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To prevent pollution of the water environment.

  
Borough Planning Officer  
on behalf of the Council  
06-JUN-1996

Please find enclosed a copy of a letter dated 9th April 1996 from the Internal Drainage Board and letter dated 3rd May 1996 from the Environment Agency.

# NOTICE OF DECISION

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*Town & Country Planning Act 1990*

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## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/96/0369/F
Applicant	Mr A L D Cook Watersfield Cottage Main Road Tilney All Saints	Received	21-MAR-1996
Agent	M Gibbons 22 Collins Lane Heacham Kings Lynn	Location	Green Lane
		Parish	Thornham
Details	Construction of dwellinghouse and detached garage and temporary standing of mobile home		

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### 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 the 3rd May 1996 subject to compliance with the following conditions :

- 1 The dwellinghouse 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 shall include the size, texture and method of coursing by providing a sample panel on site.
- 3 Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, 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.
- 4 Before the occupation of the dwellinghouse hereby permitted the access and any parking area shall be laid out, surfaced and drained.

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- 5 The mobile home shall not be occupied until one month before building operations commence and shall then be removed from the site within 18 months of the date of his decision, or one month from the occupation of the dwelling hereby approved whichever is the sooner.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 3 To ensure that the development is satisfactorily integrated into the surrounding countryside.
- 4 To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 5 To ensure that the caravan which would not normally be permitted to stand on this site is related for the period of the construction of the dwelling.



.....  
Borough Planning Officer  
on behalf of the Council  
13-MAY-1996

Please find attached letter dated 30th April 1996 from the Environment Agency

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Committee

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## Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/96/0368/F
Applicant	Mr C W Burman Threeways Gayton Road East Winch Kings Lynn PE32 1LG	Received	21-MAR-1996
Agent		Location	East Winch Airfield Gayton Road
		Parish	East Winch
Details	Retention of landing strip, portable office and hangar for one crop spraying aircraft and four light aircraft; use of airstrip from sunrise to sunset by one crop spraying aircraft and from 8.00 am - 7.00 pm by four light aircraft and use of hangar for aircraft maintenance		

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### 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 location plan and elevations/floor plans of portable offices received on the 1st May 1996 subject to compliance with the following conditions :

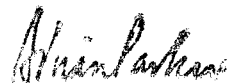
- 1 The airstrip may be used for the landing and taking off of the crop spraying aircraft between sunrise and sunset; however all other types of light aircraft, microlights and helicopters shall use the airstrip only between the hours of 8.00 am and 7.00 pm and at no other times except in an emergency.
- 2 Notwithstanding the provisions of the Town and Country Planning (Use Classes) 1987 and the Town and Country Planning (General Permitted Development Order) 1995 the hangar premises shall not be used other than for the purposes of aircraft maintenance not exceeding M3 inspection report.
- 3 There shall be no storage of materials, containers, plant, oil drums, tyres or waste materials of any description on the open area of the site, except for the storage of fuel for safety purposes.
- 4 Machinery shall only operate between 8.00 am and 5.30 pm Monday to Friday and 8.30 am to 1.00 pm Saturday and at no time on Sundays or Bank Holidays.
- 5 Aircraft shall be parked within the area identified in the applicant's drawing received on the 4th December 1992 and on no other part of the site.

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- 6 The total number of movements shall not exceed seven per day except in an emergency.
- 7 The airstrip hereby permitted shall not be used by any aircraft with an authorised weight exceeding 5700 kg, except in an emergency.

The Reasons being:-

- 1 In the interests of residential amenity.
- 2&4 To ensure the proposal does not become a source of annoyance to nearby residents.
- 3 To ensure that the site does not deteriorate into an untidy condition.
- 5,6  
&7 In the interests of residential amenity.



.....  
Borough Planning Officer  
on behalf of the Council  
11-JUN-1996

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## Planning Permission

### Part I - Particulars of application

Area	South	Ref. No.	2/96/0367/F
Applicant	Mr and Mrs K Arnt 34 Paige Close Watlington Kings Lynn	Received	21-MAR-1996
Agent	Boswell Building Design 4 Mill Lane Cottages West Winch Kings Lynn PE33 0LT	Location	34 Paige Close
		Parish	Watlington
Details	Extension to dwelling		

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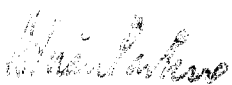
### Part II - Particulars of decision

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  
29-APR-1996

Please find attached letter dated 26th March 1996 from the Internal Drainage Board

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0366/O
<b>Applicant</b>	Mr A D Davis 54 Mill Road Watlington Kings Lynn	<b>Received</b>	21-MAR-1996
		<b>Expiring</b>	16-MAY-1996
<b>Agent</b>	Mr R J Kew 35 Nicholls Avenue Hillingdon Middlesex UB8 3JL	<b>Location</b>	Land north of 54 Mill Road
		<b>Parish</b>	Watlington
<b>Details</b>	Site for construction of dwelling		
		<b>Fee Paid</b>	£ 160.00

*Withdawn*

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DX 57825 KING'S LYNN

COMMITTEE

## Outline Planning Permission

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0365/O
<b>Applicant</b>	Mr and Mrs N Paget Hollycroft House Birds Corner Emneth	<b>Received</b>	21-MAR-1996
<b>Agent</b>	Vawser and Co. 46 West End March Cambs PE15 8DL	<b>Location</b>	Trafford Cottage Outwell Road
		<b>Parish</b>	Emneth

**Details** Site for construction of bungalow after demolition of existing dwelling

### 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 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 bungalow hereby permitted shall not exceed 120 m<sup>2</sup> (external measurement), ground floor space, excluding any detached garage.
- 5 Notwithstanding the provisions of the General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no extensions to the dwelling shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 6 The bungalow hereby permitted shall incorporate a front building line of a minimum distance of 15 m from the highway boundary.

Cont ....

COMMITTEE

- 7 The dwelling hereby approved shall be designed in sympathy with existing buildings in the vicinity using materials similar in colour and texture.
- 8 Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 9 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.
- 10 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.

Reasons :

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3 This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4 It is the practice of the Borough Planning Authority, in implementing Structure Plan Policy, only to permit limited increases in size for replacement dwellings in areas where new dwellings would not normally be permitted.
- 5 To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely affect such development could have on the occupiers of adjacent properties.
- 6&7 In the interests of the street scene.
- 8&9 In the interests of highway safety.
- 10 To prevent pollution of the water environment.

*Alan Parker*

.....  
Borough Planning Officer  
on behalf of the Council  
10-JUL-1996

# 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  
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COMMITTEE

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## Outline Planning Permission

### Part I - Particulars of application

Area	South	Ref. No.	2/96/0364/O
Applicant	St James Methodist Church C/o Rev. Beetham The Manse School Road Terrington St John	Received	21-MAR-1996
Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech PE1 9EJ	Location	Land south of 239 Smeeth Road
		Parish	Marshland St James
Details	Site for construction of Methodist Church		

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### 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 and as modified by plan received on the 9th April 1996 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 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.
- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the use of the building shall be restricted to a place of worship and for no other purposes whatsoever within Use Class D1 (non residential institutions) unless the Borough Planning Authority gives its prior written consent to any variation.

Cont .....



COMMITTEE

- 6 Prior to the implementation of the use of the site, the car parking and turning areas shown on amplifying plan received on the 9th April 1996 shall be levelled, surfaced, drained and marked out to the satisfaction of the Borough Planning Authority.
- 7 Details of the provision to be made for contractor's parking and storage of building materials and plant shall be submitted to and approved by the Borough Planning Authority in writing before work commences. The areas identified on the site for these purposes shall at all times be retained and kept clear of obstruction until construction works have been completed. At no time shall contractors vehicles be parked or materials or plant stored beyond the confines of the site or on the public highway.
- 8 The details of the layout of the site, required to be submitted as reserved matters, shall incorporate a scheme for the landscaping of the development. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority. Any plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the following planting season, with plants of the same species and size.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3 This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4 To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 5 To ensure satisfactory parking provision on site for the use proposed and in the interests of residential amenity.
- 6&7 In the interests of highway safety.
- 8 In the interests of the visual amenities of the area.



.....  
Borough Planning Officer  
on behalf of the Council  
14-MAY-1996

It is considered that the development hereby approved is of a type to which the relevant section of the following apply:

- (a) The Chronically Sick and Disabled Persons Act 1970
- (b) Code of Practice for Access for the Disabled to Buildings (BS 5810 : 1979)
- (c) Design Note 18 'Access for the Physically Disabled to Educational Buildings'

# 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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---

## Outline Planning Permission

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0363/O
<b>Applicant</b>	Mrs C Thompson Gaybriar March Road Welney Wisbech Cambs	<b>Received</b>	20-MAR-1996
<b>Agent</b>		<b>Location</b>	Land south of The Sands March Road
		<b>Parish</b>	Welney

**Details** Site for construction of bungalow (renewal)

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### 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 dwelling hereby permitted shall be erected on a building line to conform with the existing factual building line of the properties adjacent to the site.
- 5 The existing hedgerows along the western and southern boundaries shall be retained except at the point of access.

Cont ....

- 6 Before the commencement of the occupation of the dwelling :
- (a) the means of access shall be laid out and constructed to the satisfaction of the Borough Planning Authority with the gates set back not less than 15 feet from the nearer edge of the existing carriageway of the highway and the side fence splayed at an angle of 45 degrees
  - (b) 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

The Reasons being:-

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3 This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4 To ensure a satisfactory form of development especially with regard to the general street scene.
- 5 In the interests of the visual amenities of the area.
- 6 In the interests of public safety.

.....  
Borough Planning Officer  
on behalf of the Council  
17-APR-1996

# Borough Council of Kings Lynn and West Norfolk

## Register of Application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0362/CU
<b>Applicant</b>	Darby West Dereham Bars Hall Farm West Dereham Kings Lynn PE33 9RP	<b>Received</b>	20-MAR-1996
		<b>Expiring</b>	15-MAY-1996
<b>Agent</b>		<b>Location</b>	Hillside Church Road
		<b>Parish</b>	Wereham
<b>Details</b>	Change of use from residential home for the elderly to hostel for students employed as agricultural workers for applicant		
		<b>Fee Paid</b>	£ 160.00

*Withdrawn*

# 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  
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---

## Planning Permission

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0361/F
<b>Applicant</b>	Bennett Plc Hallmark Bulding Lakenheath Suffolk IP27 9ER	<b>Received</b>	20-MAR-1996
<b>Agent</b>		<b>Location</b>	Plot 396 Parkfields
		<b>Parish</b>	Downham Market

**Details** Construction of detached garage (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 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-APR-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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---

## Planning Permission

### Part I - Particulars of application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0360/F
<b>Applicant</b>	Agrevo Crop Protection East Winch Hall Kings Lynn	<b>Received</b>	20-MAR-1996
<b>Agent</b>	Veltshaw Builders Ltd Pentney Road Narborough Kings Lynn PE32 1TE	<b>Location</b>	East Winch Hall Lynn Road
		<b>Parish</b>	East Winch

**Details** Extensions to create toilet and conference facilities

---


### 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  
17-APR-1996

# 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

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0359/F
<b>Applicant</b>	Miss B S Bowd 43a The Wroe Emneth Nr Wisbech Cambs	<b>Received</b>	19-MAR-1996
<b>Agent</b>	Peter Humphrey Associates 18 Chapel Road Wisbech Cambs PE13 1RF	<b>Location</b>	43a The Wroe
		<b>Parish</b>	Emneth

**Details** Two storey 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 and as modified by plan received on the 16th May 1996 subject to compliance with the following conditions :

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

The Reasons being:-

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



.....  
Borough Planning Officer  
on behalf of the Council  
17-MAY-1996

# 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

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0358/F
<b>Applicant</b>	The Cats Protection League 17-19 Kings Road Horsham West Sussex RH13 5PN	<b>Received</b>	19-MAR-1996
<b>Agent</b>	Peter Williams Associates SM House 26-27 West Street Horsham West Sussex RH12 1PB	<b>Location</b>	Riverside Shelter Wards Chase Stowbridge
		<b>Parish</b>	Stow Bardolph
<b>Details</b>	Construction of building to include offices, pens for 36 cats and replacement of cladding to existing barn		

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### 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 Prior to work commencing, samples of the proposed roofing tiles and coloured woodstain to the shiplap cladding to be used in the construction of the building hereby approved shall be submitted to and approved by the Borough Planning Authority in writing.
- 3 Prior to the commencement of the building hereby approved hedge planting shall be carried out in accordance with details to be submitted to and approved in writing by the Borough Planning Authority in order to provide/reinforce the screening on the site's northern and western boundaries.
- 4 The development hereby approved shall be carried out strictly in accordance with plans received on the 19th March 1996, drawings reference No's 2037/03A and 2037/01A and accompanying details, including the laying out of the landscaping and parking areas.
- 5 The parking and turning areas shown on the approved plans shall be laid out, surfaced and marked out prior to occupation of the buildings hereby approved and shall thereafter be retained unless the Borough Planning Authority gives its written consent to any variations.

Cont .....



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- 6 Full details of the proposed re-cladding (including colour) of the existing barn shall be submitted to and approved by the Borough Planning Authority in writing before work commences
- 7 Within one month of the occupation of the new building, the existing office portacabin shall be permanently removed from the site.

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 area.
- 4 For the avoidance of doubt and to secure a satisfactory form of development.
- 5 To ensure satisfactory parking provision.
- 6 In the interests of the visual amenities of the area.
- 7 In the interests of visual amenity and to ensure satisfactory parking provision on the site.

.....*Alan Parker*.....  
Borough Planning Officer  
on behalf of the Council  
19-APR-1996

Please find enclosed a copy of a letter dated 4th April 1996 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	South	Ref. No.	2/96/0357/F
Applicant	Mr and Mrs R Lakey 49 High Street Kings Lynn Norfolk	Received	19-MAR-1996
Agent	F Munford 36 New Sporle Road Swaffham Norfolk	Location	49 High Street
		Parish	Methwold
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.

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-APR-1996

# 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 Order 1988, Article 26A*

## **BOROUGH PLANNING**

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

---

The Borough Council of King's Lynn and West Norfolk hereby certify that on 17th November 1995 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and coloured red 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:

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



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

Date: 17th November 1995 Reference: 2/94/0356/LD

First Schedule: Continued occupation of the dwelling without complying with condition 3 of permission 2/75/2984/O dated 16th February 1977 re: agricultural occupancy

Second Schedule: Dwelling known as The Rodeo fronting the southern side of Lynn Road, Walsoken

### Notes

- 1 This certificate is issued solely for the purposes of Section 191/192 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.

# 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 Order 1988, Article 26A*

## BOROUGH PLANNING

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

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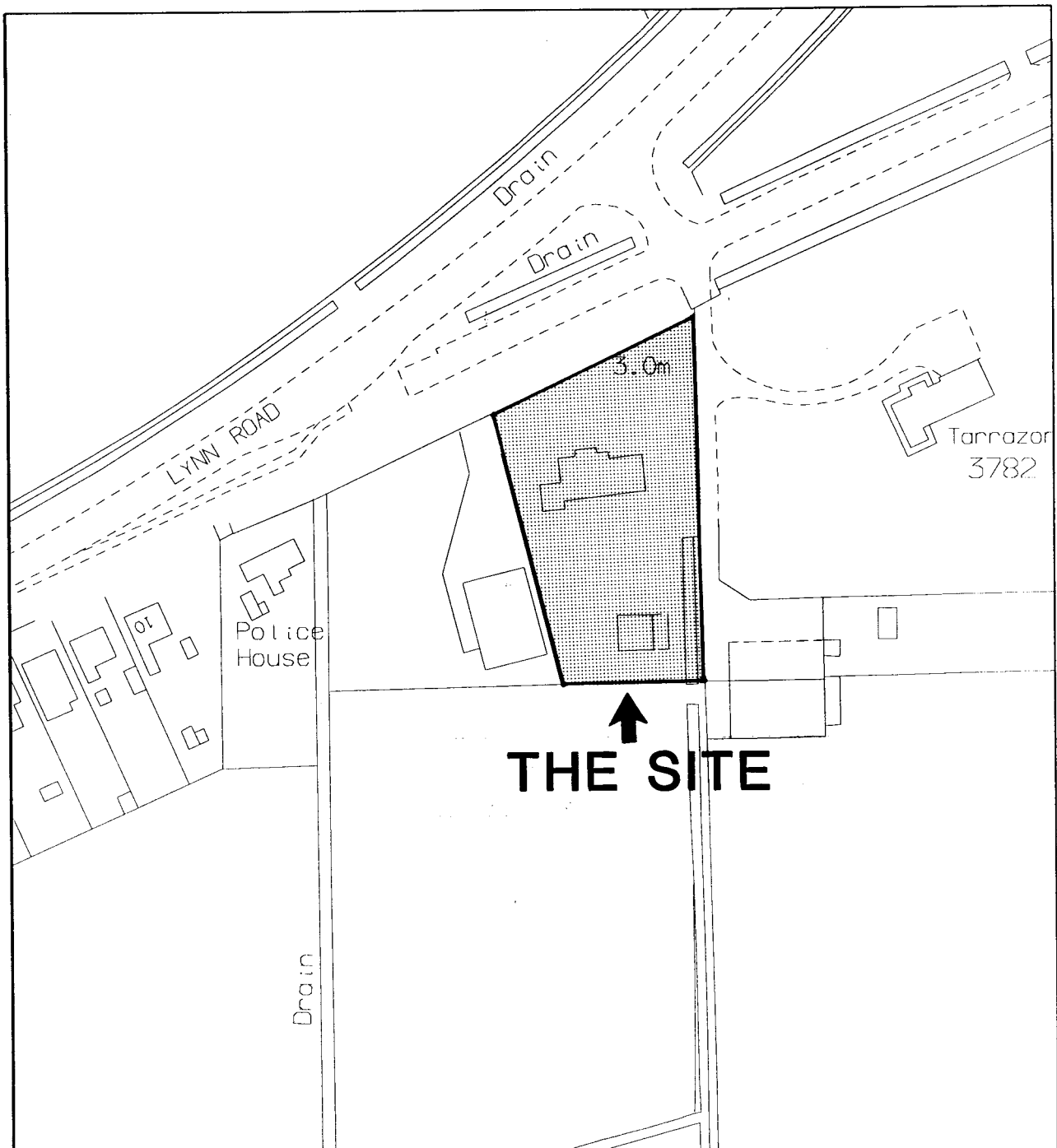
A Plan showing site at: THE RODEO,  
LYNN ROAD, WALSOKE

Ref: 2/94/0356/LD

Traced From: TF 4811

Date: 16-NOV-1995

Scale: 1 : 1250



# 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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## Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/96/0355/F
Applicant	Mr N Martin 20 Willow Road South Wootton Kings Lynn Norfolk	Received	19-MAR-1996
Agent	Peter Godfrey Wormegay Road Blackborough End Kings Lynn Norfolk	Location	44 Sutton Road
		Parish	Terrington St Clement
Details	Construction of bungalow and garage after demolition of shop and store (renewal)		

### 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 commencement of the development the existing buildings shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 3 Before the commencement of the occupation of the bungalow hereby permitted the means of access shown on the deposited plan shall be laid out and constructed to the satisfaction of the Borough Planning Authority.
- 4 Full details of all facing materials shall be submitted to and approved by the Borough Planning Authority before any works are commenced.
- 5 Before the commencement of the occupation of the bungalow hereby permitted, or such longer period as may be agreed in writing with the Borough Planning Authority, the beech hedge shown on the deposited plan shall be planted and thereafter maintained to the satisfaction of the Borough Planning Authority. Any plants which die within a period of three years of their planting shall be replaced in the following planting season.

Cont .....

COMMITTEE

The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure a satisfactory development of the land.
- 3 In the interests of public safety.
- 4 To enable the Borough Planning Authority to give due consideration to such matters.
- 5 To safeguard the amenities and interests of the occupants of the adjoining residential properties.



.....  
Borough Planning Officer  
on behalf of the Council  
14-MAY-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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

*Part II - Particulars of decision*

*King's Court, Chapel Street*

*King's Lynn, Norfolk PE30 1EX*

*Tel: (01553) 692722*

*Fax: (01553) 691663*

*DX 57825 KING'S LYNN*

## Refusal of Certificate of Lawful Use or Development

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0354/LD
<b>Applicant</b>	Mr P A Sykes 24 The Avenue Brookville Thetford Norfolk	<b>Received</b>	18-MAR-1996
<b>Agent</b>		<b>Location</b>	24 The Avenue Brookville
		<b>Parish</b>	Methwold
<b>Details</b>	Determination whether proposed summer house requires planning permission		

It is hereby certified that on the use of the above land more particularly described below and shown in red on the plan attached hereto is NOT lawful within the meaning of Section 191 (3a) of the Town and Country Planning Act 1990.

### Part III - Description of Development

Construction of summerhouse

### Part IV - Reason for determination

This proposed building, being substantially larger than the dwelling to which it is supposed or proposed to be incidental, is considered unlikely to be a garden summerhouse in the normally accepted meaning of that expression. The construction of a games room would normally rely on the washing and changing facilities of the main house in order, as a question of fact and degree, to be an incidental structure. In the opinion of the Local Planning Authority the curtilage of the existing dwelling does not extend to the site of the proposed building. The intention to provide the proposed building for purposes of entertaining guests because the accommodation in the existing dwelling, is in the applicant's opinion, unsuitable for such purposes connotes the construction of so fundamental a part of living accommodation normally integral with a dwelling that it ought not to be regarded as incidental to the existing dwelling. As a matter of inference the proposed building is considered to be an attempt to achieve a development through means of the General Development Order for which planning permission was refused under reference 2/93/0911/O.

Appeal lodged  
30/5/97  
Appeal dismissed  
13/2/97

.....  
Borough Planning Officer  
on behalf of the Council  
02-MAY-1996

# 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 Order 1988, Article 26A*



## BOROUGH PLANNING

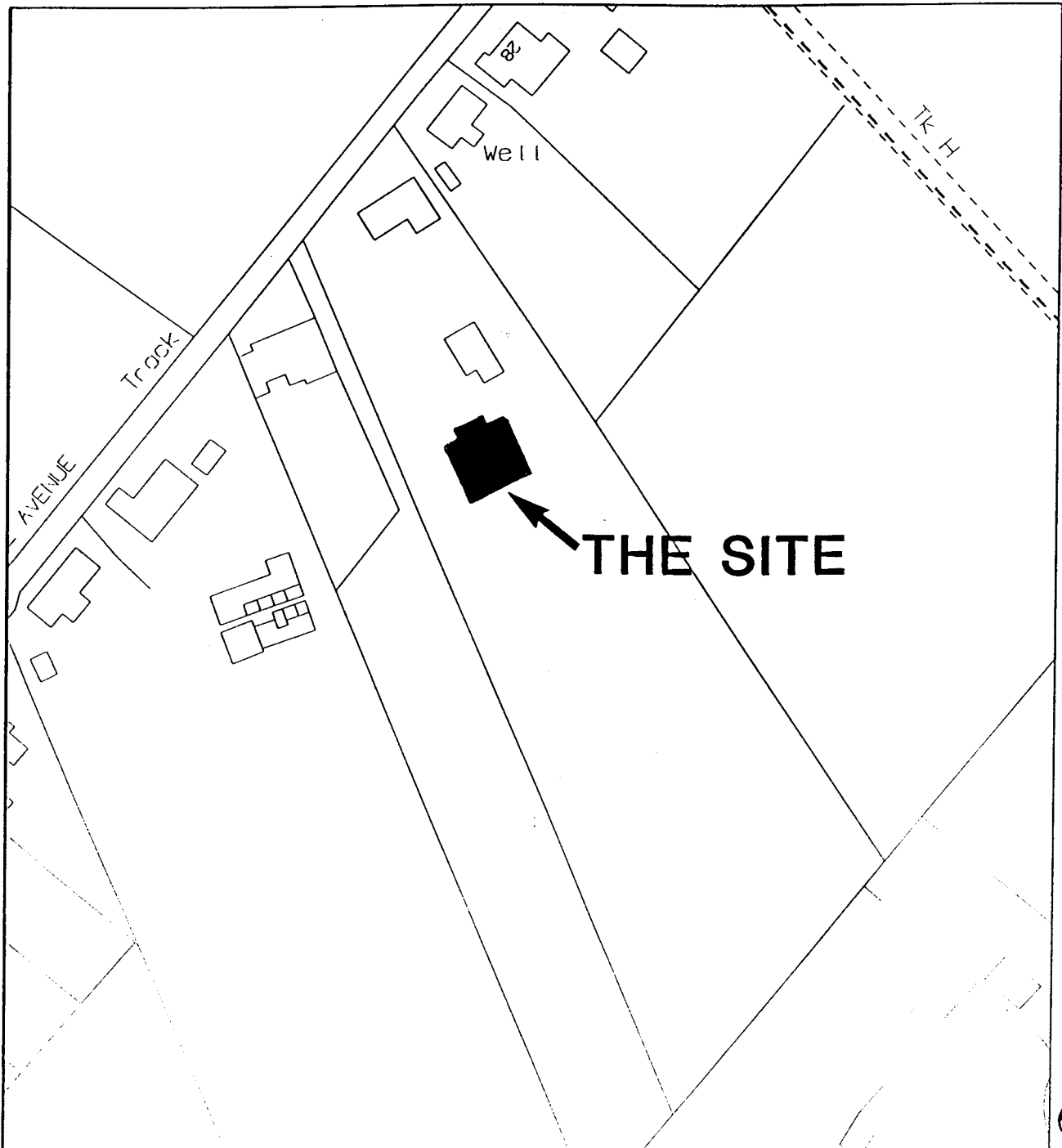
King's Court, Chapel Street  
King's Lynn, Norfolk PE30 1EX  
Tel: (01553) 692722  
Fax: (01553) 691663  
DX57825 KING'S LYNN

A Plan showing site at: 24 THE AVENUE,  
BROOKVILLE, METHWOLD

Ref: 2/96/0354/LD

Traced From: TL 7396

Scale: 1 : 1250





# 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  
King's Lynn, Norfolk PE30 1EX  
Tel: (0553) 692722  
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DX 57825 KING'S LYNN*

---

The Borough Council of King's Lynn and West Norfolk hereby certify that on 18th March 1996 the development 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:

The operational development described in the First Schedule has been substantially completed for a period in excess of ten years



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

Date: 2nd August 1996 Reference: 2/96/0353/LD

First Schedule: Retention of hobby workshop

Second Schedule: Land rear of 65 Smeeth Road

### 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.

# 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 Order 1988, Article 26A*

## BOROUGH PLANNING

King's Court, Chapel Street

King's Lynn, Norfolk PE30 1EX

Tel: (01553) 692722

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DX57825 KING'S LYNN



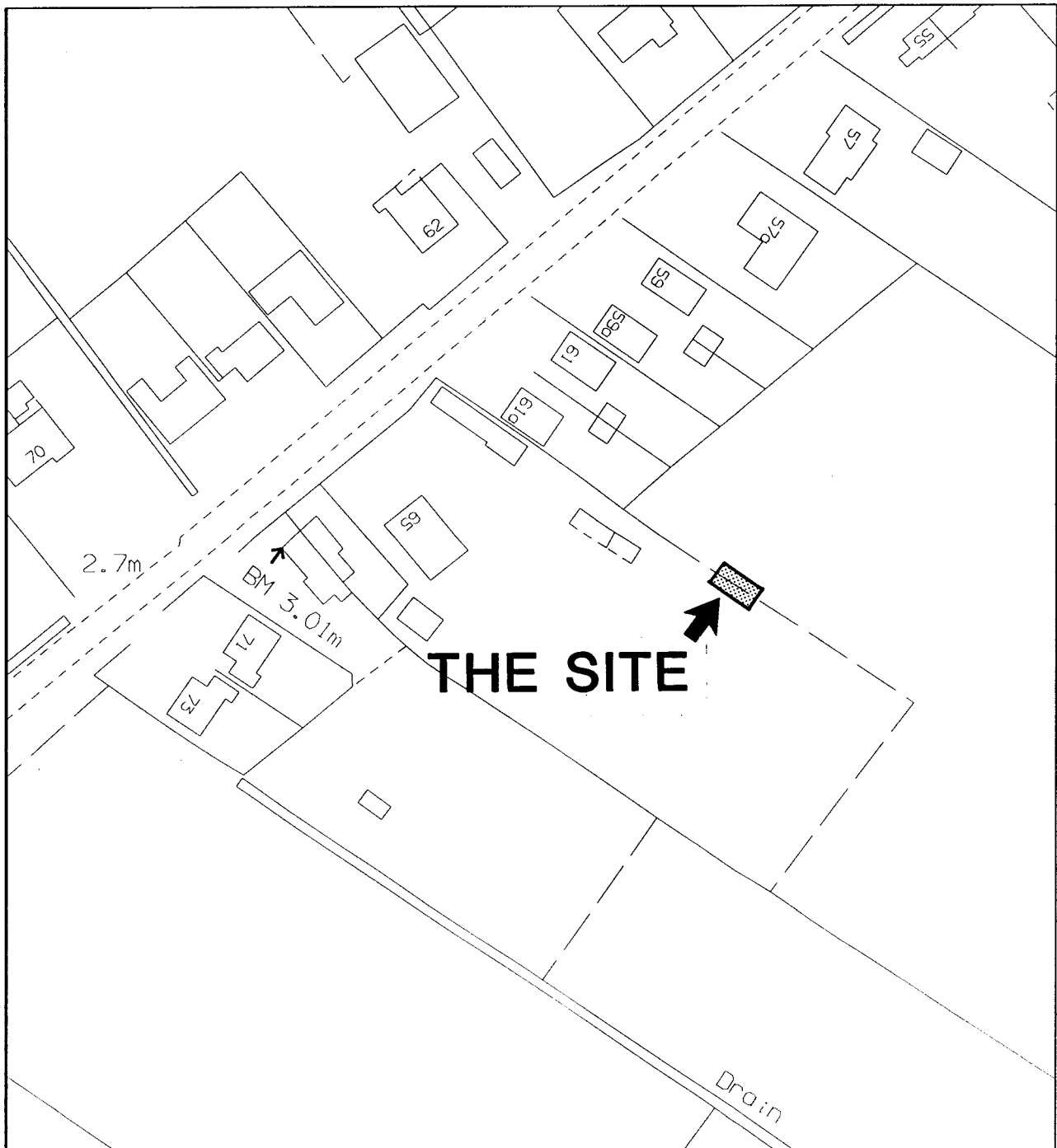
A Plan showing site at: LAND REAR OF 65 SMEETH ROAD,  
MARSHLAND ST JAMES

Ref: 2/96/0353/LD

Traced From: TF 5310

Date: 08-AUG-1996

Scale: 1 : 1250



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# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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

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COMMITTEE

## Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/96/0352/F
Applicant	Mrs C Bibby Burnham Orchard Blunts Drove Walton Highway Wisbech Cambs	Received	18-MAR-1996
Agent	Brian J Belton Architectural Services Chapel Meadow Redgrave Diss Norfolk IP22 1RL	Location	Burnham Orchard Blunts Drove Walton Highway
		Parish	West Walton
Details	Retention of mobile home and day room for a named traveller family (renewal)		

### 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 At no time shall more than one mobile home (with one associated touring caravan) be stationed on the site. This mobile home shall only be occupied by gypsies as defined in Section 24 (8) of the Caravan Sites Act 1960.
- 2 The use hereby permitted shall only be carried on by Mrs C Bibby. When ownership and occupation of the application site by Mrs C Bibby ceases, the use hereby permitted shall cease and the mobile home be removed from the land.
- 3 The occupation of this site shall be for residential purposes only and shall not be used for the running of any trade or business or for the storage of materials, plant or tools in connection with any trade or business.

Reasons :

- 1 To define the terms of the permission and in the interests of visual amenity.

Cont .....

COMMITTEE

- 2 The permission has been granted due to the personal requirements of the applicant and it is important that the long term future of the site is safeguarded.
- 3 In the interests of visual amenities.

*Alan Parker*

.....  
Borough Planning Officer  
on behalf of the Council  
03-JUN-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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## Outline Planning Permission

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/96/0351/O
<b>Applicant</b>	Mrs C MacCallum 323 Smeeth Road Marshland St James Wisbech Cambs	<b>Received</b>	18-MAR-1996
<b>Agent</b>	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs PE14 9EJ	<b>Location</b>	Land to north of 323 Smeeth Road
		<b>Parish</b>	Marshland St James
<b>Details</b>	Site for construction of dwelling		

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### 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 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.
- 5 The dwelling hereby permitted shall be erected on a building line to conform with that of the existing properties adjacent to the site.

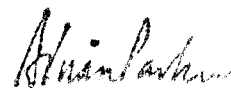
Cont .....

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- 6 The dwelling hereby permitted shall be of two storey construction and shall be designed in sympathy with the existing development adjacent to the site.
- 7 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.
- 8 The existing row of trees to the north eastern boundary of the site shall be protected during building operations and thereafter permanently retained.
- 9 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by and implemented to the reasonable satisfaction of the Borough Planning Authority.

The Reasons being:-

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



.....  
Borough Planning Officer  
on behalf of the Council  
16-APR-1996

Please find enclosed a copy of a letter dated 28th March 1996 from the National Rivers Authority.

# NOTICE OF DECISION

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*COUNCIL*

## Refusal of Planning Permission

### Part I - Particulars of application

<b>Area</b>	Central	<b>Ref. No.</b>	2/96/0350/F
<b>Applicant</b>	Mobil Oil Company Limited c/o Agent	<b>Received</b>	18-MAR-1996
<b>Agent</b>	Brian Barber Associates Ltd 3 Albion Place Northampton NN1 1UD	<b>Location</b>	Land at the junction of A149 and B1145 Gayton Road
		<b>Parish</b>	Bawsey
<b>Details</b>	Construction of restaurant including access (renewal)		

### 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 Norfolk Structure Plan gives high priority to protecting and enhancing the environmental assets of the county, the site lies in an area of high landscape quality on a major approach to King's Lynn. This proposal would therefore constitute an unwarranted and undesirable intrusion to the detriment of the surrounding landscape and the setting of King's Lynn. As such, the proposal is contrary to countryside protection policies and the provisions of the Development Plan.

*Appeal lodged 20/5/95*

*Appeal Dismissed  
11-9-96*

*Decision Quashed*

*Appeal Reheard 3/3/98*

*Dismissed 13/5/98*

*Alvin Parkes*

.....  
Borough Planning Officer  
on behalf of the Council  
14-MAY-1996

# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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

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*CONFIDENTIAL*

## Refusal of Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/96/0349/F
Applicant	Mobil Oil Company Limited Mobile House 500 - 600 Witan Gate Central Milton Keynes MK9 1ES	Received	18-MAR-1996
Agent	Brian Barber Associates Ltd 3 Albion Place Northampton NN1 1UD	Location	Land adjacent A149 and B1145 Gayton Road
		Parish	Bawsey
Details	Construction of petrol filling station and access		

### 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 Norfolk Structure Plan gives high priority to protecting and enhancing the environmental assets of the county, the site lies in an area of high landscape quality on a major approach to King's Lynn. This proposal would therefore constitute an unwarranted and undesirable intrusion to the detriment of the surrounding landscape and the setting of King's Lynn. As such, the proposal is contrary to countryside protection policies and the provisions of the Development Plan.

*Appeal  
lodged 20/5/96  
Appeal dismissed  
17-6-96  
~~2000~~ Decision Quashed  
Appeal Reheard 3/3/98  
Dismissed 13/5/98*

*Michael...*

Borough Planning Officer  
on behalf of the Council  
14-MAY-1996



# NOTICE OF DECISION

*Town & Country Planning Act 1990*

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

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COMMITTEE

## Planning Permission

### Part I - Particulars of application

<b>Area</b>	North	<b>Ref. No.</b>	2/96/0348/F
<b>Applicant</b>	A A Massen Builders The Pines Lynn Road Snettisham Norfolk	<b>Received</b>	31-MAY-1996
<b>Agent</b>	RMRM Design Squirell Lodge Alma Road Snettisham Norfolk	<b>Location</b>	The Old Nurseries Hall Farm Hunstanton Road
		<b>Parish</b>	Heacham

**Details** Construction of 25 dwellings

### 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 plans from the agent received on the 17th June 1996, letter and plan from agent dated 23rd August 1996 and plans received on the 4th November 1996 subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun before 25th August 1998.
- 2 No residential development shall commence until such time as the new road and footway to serve the proposed and existing residential and commercial uses has been constructed to an agreed base course standard. The existing vehicular accesses from the County road to Hall Close and 'Stockdales' shall permanently be closed off (in a manner to be agreed with the Borough Planning Authority) within 12 months of the commencement of the residential development or such other period as may be agreed in writing by the Borough Planning Authority.
- 3 The development hereby permitted shall not be carried out otherwise than in conformity with a scheme for landscaping treatment of the site, including arrangements to be made for the permanent maintenance of the landscape areas, which shall be further submitted to the Borough Planning Authority and no development of the site shall be begun until the Borough Planning Authority has, in writing, expressed its approval to the landscaping scheme.

The landscaping scheme shall be submitted in compliance with requirements of the above shall show:

- (i) Any new trees, shrubs or hedges and grassed areas which are to be planted, together with the species and the method of planting to be adopted
- (ii) Any earthworks which are to be carried out in connection with the landscaping of the site


Cont .....

Committee

- (iii) The measures which are to be taken to protect new landscape work to this shall include, in the case of trees, adequate staking and guarding to the satisfaction of the Borough Planning Authority
  - (iv) The method of protection during construction works of existing trees on site which are to be retained
  - (vi) The extent of trees and hedges to be removed from, and replanted on the roadside opposite the junction of the new access and the County Road
- 4 The approved landscaping scheme shall be implemented within 12 months of the commencement of development in accordance with the details agreed by the Borough Planning Authority, and any trees, plants and shrubs which die within the first three years shall be replaced in the subsequent planting season.
- 5 Except for the new point of access the existing walls north of the neighbouring industrial units shall be retained and maintained.
- 6 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.
- 7 Full details of the means of boundary treatment between properties shall be agreed in writing with the Borough Planning Authority and implemented prior to occupation.

Reasons :

- 1 Required to be imposed to Section 91 of the Town and Country Planning Act 1990 and given the provisions of the impending Local Plan.
- 2 In the interests of the proper development of the site and highway safety.
- 3&4 To ensure a satisfactory form of development in the interests of the character and visual amenities of the area.
- 5&7 In the interests of visual and residential amenities.
- 6 To enable the Borough Planning Authority to consider such details in the interests of visual amenity.

  
.....  
Borough Planning Officer  
on behalf of the Council  
11-NOV-1996