

# NOTICE OF DECISION

*Town & Country Planning Act 1990*  
*Town & Country Planning General Development Order 1988 (as amended)*

King's Court, Chapel Street  
King's Lynn, Norfolk PE30 1EX  
Tel: (0553) 692722  
Fax: (0553) 691663  
DX 57825 KING'S LYNN



## Refusal of Planning Permission

### Part I - Particulars of application

Area	South	Ref. No.	2/93/0410/F
Applicant	Mr and Mrs J A Chatwin 10 Downham Road Denver	Received	28-MAY-1993
		Expiring	23-JUL-1993
Agent	David Broker Design Danbrooke House Station Road Wisbech St Mary Cams	Location	Adj.10 Downham Road
		Parish	Denver
Details	Construction of garage and store, and creation of 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 refused for the carrying out of the development referred to in Part I hereof and as amended by letter dated 24th May 1993 and plan received on the 25th May 1993 for the following reasons :

- 1 The siting of the proposed garage/store on this site in close proximity to mature trees covered by Tree Preservation Order (1983 No. 7) would put at risk the health of these trees resulting in a threat to their continued existence, which would ultimately result in a loss of visual amenity to the locality.
- 2 The formation of the visibility splay indicated on the deposited plan would necessitate the felling of one or more of the lime trees on the Downham Road frontage which are subject to Tree Preservation Order No. 7 of 1983.

.....*Wainwright*.....  
Borough Planning Officer  
on behalf of the Council  
23-AUG-1993

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### OUTLINE PLANNING PERMISSION

#### Part I - Particulars of application

Area	SOUTH	Ref. No.	2/93/0409/O
Applicant	Reeves and Wright (Anglia) Ltd Ransomes Industrial Estate Bluestern Road Ipswich	Received	19/03/93
Agent	Gordan Terry 8 Rowanhayes Close Ipswich IP2 9SX	Location	Reeves and Wright (Anglia) Ltd, Southery Road
		Parish	Feltwell
Details	Site for construction of additional wholesale cash and carry warehouse and hardstandings		

#### Part II - Particulars of decision

The Council hereby give notice in pursuance of the provisions 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 hereof in accordance with the application and plans submitted subject to the following conditions :

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates :
  - (a) the expiration of five years from the date of this permission; or
  - (b) the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
- 2 No development whatsoever shall take place until full details of the siting, design, external appearance and means of access of that development have been submitted to and approved by the Local 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 deposited plan (other than that relating to the location and boundaries of the land) unless they have been stated in the application to form an integral part of the application.

Cont ...

NOTICE OF DECISION

2/93/0409/O - Sheet 2

- 4 The warehouse hereby approved shall at all times be held and occupied together with the adjoining commercial premises to the south end it shall not be occupied independently without the prior permission of the Borough Planning Authority.
- 5 This permission shall relate to the use of the building hereby approved as a wholesale warehouse within Class B8 of the Town and Country Planning Use Classes Order 1987 and it shall not be used for direct retail sales to the public.
- 6 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.
- 7 Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

The reasons for the conditions are :

- 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 5 of the above mentioned Order on an outline application and the conditions are imposed to enable the Local Planning Authority to retain control over the siting and external appearance of the buildings, and the means of access, in the interests of amenity and road safety.
- 4 The site lies outside any area allocated for warehousing purposes and the use of the building other than as an extension of the existing commercial premises would require further consideration by the Borough Planning Authority.
- 5 To define the terms of the permission.
- 6 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.
- 7 Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

*W. H. Parker*

.....  
Borough Planning Officer  
on behalf of the Council  
10/05/93

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)  
Town & Country Planning (Control of Advertisements) Regulations 1984

### CONSENT TO DISPLAY ADVERTISEMENTS

#### Part I - Particulars of application

Area	NORTH	Ref. No.	2/93/0387/A
Applicant	Sandringham Country Weekend Estate Office Sandringham King's Lynn Norfolk	Received	18/03/93
Agent	D Symington Garden House Castle Rising King's Lynn Norfolk	Location	Various sites (See attached schedule)
		Parish	Various (see attached schedule)
Details	Sandringham Trial Signs		

#### 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 signs hereby permitted shall be displayed no more than 28 days prior to the event to which they refer and shall be removed from their sites within 7 days of that event.
- 2 Any deviation from the location identified required by reason of crop rotation or other agricultural need shall be notified to and agreed in writing with the Borough Planning Authority prior to implementation.

#### Reasons:

- 1&2 In the interests of visual amenity and to minimise distraction to traffic along the highway.

*Wainbaker*  
Borough Planning Officer  
on behalf of the Council  
10/05/93

## SANDRINGHAM TRIAL SIGNS

### Schedule of Sites

Site	1	)		A47 Constitution Hill
	2	)	North Runcton	Hardwick Farm
	3	)		Hardwick Roundabout
	4		Tottenhill (2 signs)	Oakwood Corner
	5		West Dereham	Nr Gravel Pit
	6		Tilney All Saints	War Bank
	7		Terrington St Clement	Fence Bank
	8		King's Lynn	Stone Tunnel Farm
	9		Clenchwarton	Whitecross Lane
	10		Tilney St Lawrence	Grays Hall
	11		Castle Rising	Rising Lodge
	12		Hillington (W)	Gatton Water
	13		Hillington (E)	Field Farm
	15		Sandringham	Cats Bottom
	16	)	Dersingham	B1440/A149 Roundabout
	17	)		By pass
	18		Heacham	Gravelpit Belt
	19		Hunstanton	Nr Lighthouse Lane
	20		East Winch	East of Garage
	23		Southery	Home Fen Farm
	24		Walsoken	Nr The Limes
	25		Wimbotsham (2 Signs)	Lynn Road
	24 signs - Total			

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## Planning Permission

### Part I - Particulars of application

Area	Central	Ref. No.	2/93/0386/CU
Applicant	T and T Catering 111 Sycamore Cottage Elm High Road Wisbech	Received	09-JUL-1993
		Expiring	03-SEP-1993
Agent	J A Eagle 12 Horton Road Springwood Kings Lynn PE30 4XU	Location	St Dominics Square
		Parish	Kings Lynn
Details	Change of use of land for site for hot dog stand		

### 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 amended by letter from agent dated 7 July 1993 subject to compliance with the following condition :

- 1 This permission shall expire on 31 August 1996, and unless on or before that date application is made for an extension of the period of permission and such application is approved
  - (a) the use hereby permitted shall be discontinued
  - (b) there shall be carried out any work necessary to reinstate the application site to its condition before prior to the implementation of this temporary permission.

The Reason being:-

- 1 To enable the Borough Planning Authority to retain control over the development in the wider interests of the future development of the area.

.....  
Borough Planning Officer  
on behalf of the Council  
05-AUG-1993

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### REFUSAL OF PLANNING PERMISSION

#### Part I - Particulars of application

Area	CENTRAL	Ref. No.	2/93/0385/O
Applicant	Mr and Mrs C Tunmore Osborne House Massingham Road Grimston King's Lynn, Norfolk	Received	17/03/93
Agent	-	Location	Land rear of Osborne House, Massingham Road
		Parish	Grimston
Details	Site for construction of dwelling and garage		

*Appeal Lodged 25.8.93  
APP/02625/A/93/227460*

#### 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 states that permission may be given for individual or small groups of dwellings which will enhance the form and character of the village. Although the site of this proposal is within the village, it is not considered that its development would enhance the form and character of the village. The proposal is consequently contrary to the provisions of the Structure Plan and the Village Development Guidelines.
- 2 The proposed development would be a conspicuous and incongruous element and would have a detrimental effect upon the setting of the village and is thus contrary to the provision of Policy E2 of the Norfolk Structure Plan.
- 3 The County Road fronting the site access is narrow, lacks footway and verge and the development, if approved, would encourage persons walking into the village to the detriment and safety of themselves and other road users.

*Appeal Dismissed  
7/12/93*

*Wainwright*

.....  
Borough Planning Officer  
on behalf of the Council  
21/04/93

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### REFUSAL OF PLANNING PERMISSION

#### Part I - Particulars of application

Area	SOUTH	Ref. No.	2/93/0384/O
Applicant	Mr and Mrs B Harford Ju-biway 250 Outwell Road Emneth Wisbech Cambs	Received	16/03/93
		Location	Land adj 250 Outwell Road
Agent	William H Brown Crescent House 8/9 Market Street Wisbech Cambs PE13 1EX	Parish	Emneth
Details	Site for construction of one bungalow		

*Appeal Lodged 22-6-93*

*App/2025/A/93/225121*

*Appeal Dismissed 24-8-93*

#### 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 seeks to limit housing development outside towns and villages to those dwellings essential to agriculture, forestry, organised recreation or the expansion of existing institutions, where it can be demonstrated that the need for the proposed development could not be met within an existing settlement. The proposal does not meet these criteria and would, consequently, be contrary to the provisions of the Structure Plan and prejudicial to County Strategy.
- 2 To permit the development proposed would tend to consolidate an isolated and sporadic group of dwellings away from the village centre and create a precedent for similar proposals.
- 3 The proposed plot is not of sufficient depth satisfactorily to accommodate development of a standard comparable with the existing development in the area. The development would, in consequence, be out of keeping with and detrimental to the character and amenities of the area.

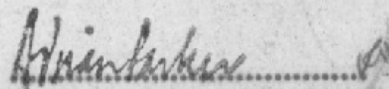
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**NOTICE OF DECISION**

2/93/0384/O - Sheet 2

- 4 The site is located within close proximity to a landfill site which has the potential to produce large quantities of gas and it has not been demonstrated to the satisfaction of the Borough Planning Authority that any development of the site could be carried out without danger to the future occupants of the proposed bungalow.

  
Borough Planning Officer  
on behalf of the Council  
07/05/93

Please see attached copy of letter dated 20th April 1993 from the Norfolk County Council Planning and Transportation

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## Planning Permission

COMMITTEE

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/93/0383/F
<b>Applicant</b>	Mr and Mrs M Stimson Land adj The Bungalow New Bridge Road Upwell	<b>Received</b>	16-JUN-1993
		<b>Expiring</b>	11-AUG-1993
<b>Agent</b>	Grahame Seaton 67 St Peters Road Upwell Wisbech Cams	<b>Location</b>	Land adj The Bungalow New Bridge Road
		<b>Parish</b>	Upwell
<b>Details</b>	Demolition of existing wooden bungalow and erection of replacement 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 access and turning area associated with this development shall be constructed and be fully operational prior to the occupation of the bungalow hereby approved.
- 3 The existing timber bungalow to the rear of the site shall be completely demolished and all materials removed from the site within twenty four months (2 years) of the date of this permission or one month from the occupation of the new dwelling, whichever is the longer period.

#### Reasons:

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

Cont .....

COMMITTEE

- 2 In the interests of highway safety.
- 3 To ensure a satisfactory layout of land and to define the terms of the permission.

*W. H. Barker*

.....  
Borough Planning Officer  
on behalf of the Council  
27-JUL-1993

## **NOTICE OF DECISION**

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### **PLANNING PERMISSION**

#### **Part I - Particulars of application**

<b>Area</b>	SOUTH	<b>Ref. No.</b>	2/93/0382/F
<b>Applicant</b>	Mr and Mrs M Burrell c/o 1 Mountbatten Road Dersingham King's Lynn PE31 6YE	<b>Received</b>	16/03/93
<b>Agent</b>	-	<b>Location</b>	The Row
		<b>Parish</b>	West Dereham

**Details** Temporary standing of mobile home during 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 **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 This permission shall expire on the 16th April 1994 or on completion of the dwelling approved under reference 2/87/3715/F whichever is the sooner and unless on or before that date application is made for an extension of the period of permission and such application is approved by the Local Planning Authority:
  - (a) the use hereby permitted shall be discontinued; and
  - (b) the caravan shall be removed from the land which is the subject of this permission; and
  - (c) there shall be carried out any work necessary for the reinstatement of the said land to its condition before the start of the development hereby permitted; and
  - (d) the said land shall be left free from rubbish and litter; on or before 16th April 1994

Cont ...

## NOTICE OF DECISION

2/93/0382/F - Sheet 2

The reasons for the conditions are :

- 1 Planning permission has been granted to meet the special need of the applicants whilst their dwelling is being constructed. The more permanent standing of a mobile home would require the further consideration of the Local Planning Authority.

*W. H. H. H. H.*

.....  
Borough Planning Officer  
on behalf of the Council  
26/04/93

# NOTICE OF DECISION

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## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/93/0381/F
Applicant	Miss P Lasham Oddfellows Broomsthorpe Road East Rudham Kings Lynn	Received	23-JUN-1993
		Expiring	18-AUG-1993
Agent	W Read Station House East Rudham Kings Lynn	Location	Site Of Old Oddfellows Arms Broomsthorpe Road
		Parish	East Rudham
Details	Construction of 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 and as amended by letter dated 17 June 1993 and plans received 23 June 1993 from agent subject to compliance with the following conditions :

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

Details of the flint facing materials including the size, texture and method of coursing shall be agreed in writing with the Borough Planning Authority before work commences.

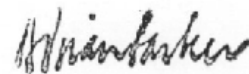
No trees other than those on the line of the road or the site of a house or garage shall be lopped, topped or felled without the prior permission of the Borough Planning Authority. The trees to be retained shall be protected from damage before and during construction works by the erection of fencing not less than 5 m from each trunk or by some other arrangement which shall previously have been agreed in writing by the Borough Planning Authority. The fencing shall be retained in situ until the works are completed.

All roofs shall be constructed with red clay pantiles.

Prior to the commencement of building operations detailed drawings shall be submitted to and approved by the Borough Planning Authority in respect of dentil courses, brick corbelling, treatment of cheeks to dormer windows together with fascia-boards and details of all window and door frames.

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.
- 3 In the interests of visual amenity and to ensure the retention of trees and hedgerows which make a significant contribution to the local environment and which will enhance the appearance of the development.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.



.....  
Borough Planning Officer  
on behalf of the Council  
04-AUG-1993

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### PLANNING PERMISSION

#### Part I - Particulars of application

Area	CENTRAL	Ref. No.	2/93/0380/F
Applicant	Ms J Lawrence 44 Lynn Road Tottenhill King's Lynn Norfolk	Received	19/04/93
Agent	Peter Godfrey Wormegay Road Blackborough End King's Lynn Norfolk	Location	Braemore, Main Road
		Parish	East Winch
Details	Extension and alterations 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 amended by drawing received on the 16th April 1993 subject to compliance with the following conditions :

- 1 The development must be begun not later than the expiration of five years beginning with 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 sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 4 Prior to the occupation of the extension hereby approved the existing vehicular access to Station Road shall be stopped up and there shall be no vehicular access of any sort from Station Road.

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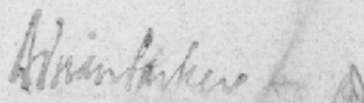


**NOTICE OF DECISION**

2/93/0380/F - Sheet 2

The reasons for the conditions are :

- 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 In the interests of highway safety.
- 4 In the interests of highway safety.

  
.....  
Borough Planning Officer  
on behalf of the Council  
18/05/93

# NOTICE OF DECISION

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Town & Country Planning General Development Order 1988(as amended)



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## Part I - Particulars of application

Area	Central	Ref. No.	2/93/0379/F
Applicant	Mr and Mrs Halton 108 School Road West Walton Wisbech	Received	16-MAR-1993
		Expiring	11-MAY-1993
Agent	Grahame Seaton 67 St.Peters Road Upwell Wisbech Cams	Location	108 School Road
		Parish	West Walton
Details	Extension to bungalow		
		Fee Paid	£ 60.00

## 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 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  
14-APR-1993

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### PLANNING PERMISSION

#### Part I - Particulars of application

Area	CENTRAL	Ref. No.	2/93/0378/F
Applicant	Master Foods Hansa Road King's Lynn Norfolk	Received	16/03/93
Agent	Michael Nobbs Viking House 39 Friars Street King's Lynn Norfolk	Location	Hansa Road
Details	Construction of compressor house and two cold stores		
	Parish	King's Lynn	

#### 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 must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are :

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

*M. Hainbarker*

.....  
Borough Planning Officer  
on behalf of the Council  
10/05/93

Please see attached copy letter from the National Rivers Authority dated 19th April 1993.

## NOTICE OF DECISION

Town & Country Planning Act 1990  
Town & Country Planning General Development Order 1988 (as amended)

### REFUSAL OF PLANNING PERMISSION

#### Part I - Particulars of application

Area	SOUTH	Ref. No.	2/93/0377/F
Applicant	Mr R E Hawkins 2 River Drove Stoke Ferry King's Lynn Norfolk	Received	15/03/93
Agent	-	Location	Rear of Hill House Stoke Road
		Parish	Boughton
Details	Retention of temporary structure to be used for the storage of light agricultural and other 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 refused** for the carrying out of the development referred to in Part I hereof for the following reasons :

1. The Norfolk Structure Plan in Policy R4 gives high priority to protecting and enhancing the environmental assets of the County including amongst others the landscape setting of settlements, areas of Important Landscape Quality and attractive rural villages. Policy Cl.(2) states that development which would be detrimental to the character of areas of Important Landscape Quality will not normally be permitted. In this instance it is considered that the development is detrimental to the visual quality and character of this rural area which forms a part of the landscape setting for the attractive rural village of Boughton and which is also shown on the Structure Plan as being within an Area of Important Landscape Quality.
2. The Norfolk Structure Plan in Policy BE.1 (1) states that the quality of the built environment will be maintained and improved by safeguarding open spaces which make up the form and character of villages, and by protecting and enhancing conservation areas. In this instance the development represents a visual intrusion in an area of open countryside which forms the setting to and contributes to the quality of the Boughton Conservation Area.

Cont ....