

## 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.	2/93/0469/O
Applicant	Mr N R Drewery The Orchards Isle Road Outwell Wisbech	Received	29/03/93
Agent	William H Brown Crescent House 8/9 Market Street Wisbech Cambs PE13 1EX	Location	Adj Charnwood House, Hall Road
		Parish	Outwell
Details	Site for construction of four dwellinghouses		

#### Part II - Particulars of decision

*Appeal Lodged 4.8.93  
APP/02635/A/93/226577  
DWA/MSD 28.10.93*

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 proposed development could not be met within an existing settlement. The proposal is consequently contrary to the provisions of the Structure Plan and prejudicial to County Strategy.
- 2 The proposal constitutes an undesirable consolidation of existing sporadic development along Hall Road, to the detriment of the character and visual amenities of the area and would set a precedent for similar undesirable development in the area.
- 3 Adequate land has been allocated for residential purposes within the approved village guideline for Outwell to meet foreseeable future needs.

*W. H. Brown*  
Borough Planning Officer  
on behalf of the Council  
15/06/93 PR

# 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*

## Planning Permission

*COMMITTEE*

### Part I - Particulars of application

<b>Area</b>	South	<b>Ref. No.</b>	2/93/0468/F
<b>Applicant</b>	Mr and Mrs K Clifford 3b Common Lane Southery Downham Market Norfolk	<b>Received</b>	29-MAR-1993
		<b>Expiring</b>	24-MAY-1993
<b>Agent</b>	Mike Hastings Design Service 15 Sluice Road Denver Downham Market Norfolk PE38 0DY	<b>Location</b>	3b Common Lane
		<b>Parish</b>	Southery
<b>Details</b>	Garage extension and conversion of existing garage into residential annexe		

### Part II - Particulars of decision

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

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

### The Reasons being:-

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To meet the applicant's need for additional accommodation and to ensure the building, which is inappropriately sited as a separate unit of accommodation, is not occupied as such.

Cont .....

COMMITTEE

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

*M. Winter*  
.....  
Borough Planning Officer  
on behalf of the Council  
15-NOV-1993

**This decision notice should be read in conjunction with the Section 106 Planning Obligation dated 9th November 1993.**

## NOTICE OF DECISION

2/93/0467/O - Sheet 2

- 4 Before the occupation of any dwelling hereby permitted sufficient space shall be provided within the curtilage to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 5 Any access gates shall be set back 4.5 m from the nearer edge of the existing carriageway, with any side fences, hedge or wall not to exceed 1 m in height and splayed at an angle of 45 degrees.
- 6 The dwellings hereby permitted shall be erected on a building line to conform with that of the existing properties adjacent to the site.
- 7 The dwellings hereby permitted shall be of two storey construction and shall be designed in sympathy with the existing development adjacent to the site.

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&5 In the interests of highway safety.
- 6&7 In the interests of the street scene.

*M. Winterker*

.....  
Borough Planning Officer  
on behalf of the Council  
15/06/93

## 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	SOUTH	Ref. No.	2/93/0466/CU/F
Applicant	Norfolk County Council County Hall Norwich NR1 2DH	Received	29/03/93
Agent	Director Planning and Property Norfolk County Council County Hall Norwich NR1 2DH	Location	Magdalen CP School, Stow Road
		Parish	Wiggenhall St Mary Magdalen
Details	Change of use of infants school 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 must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 No work shall commence on site until a full scheme for the conversion of the school building has been submitted to, and approved by the Borough Planning Authority.
- 3 Prior to the occupation of the dwelling hereby approved the existing outbuilding adjacent to the main building shall be demolished and all materials removed from the site.

The reasons for the conditions are :

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

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**NOTICE OF DECISION**

2/93/0466/CU/F - Sheet 2

- 2 To enable the occupation of the dwelling hereby approved the existing outbuilding adjacent to the main building shall be demolished and all materials removed from the site.
- 3 In the interests of visual amenity.

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

.....  
Borough Planning Officer  
on behalf of the Council  
15/06/93

## 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.	2/93/0465/O
Applicant	Miss L West The Old General Stores Main Street Welney Wisbech Cambs	Received	29/03/93
Agent	Mackenzie Johnson Architects The Old Barn 2A The Square Sawbridgeworth Herts CM21 9AE	Location	The Old General Stores, Main Street
		Parish	Welney
Details	Site for construction of a pair of semi-detached dwellinghouses and garages after demolition of dwelling and outbuildings		

#### 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 and as amended by letter and drawing received on the 5th March 1990 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.

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**NOTICE OF DECISION**

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- 4 Before the commencement of the development, the existing dwelling/shop shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 5 Any details submitted in respect of Condition No. 2 of the above shall provide for a pair of semi-detached two storey dwellings of a size and sited in accordance with the drawings received on the 5th March 1990 from the former agent Neville Turner under reference 2/89/4284/O.
- 6 Before the commencement of the occupation of the dwellings:
  - (a) the means of access, which shall be paired 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 fences splayed at an angle of forty-five 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 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 To ensure a satisfactory development of the land in the interests of the visual amenities.
- 5 To ensure a satisfactory redevelopment of the site.
- 6 In the interests of public safety.

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



## 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	SOUTH	Ref. No.	2/93/0464/F
Applicant	Mr D Long Memorial Plot Saxon Way Wormegay King's Lynn	Received	29/03/93
Agent	-	Location	Memorial Plot, Saxon Way
		Parish	Wormegay
Details	Temporary standing of residential caravan during construction of dwelling		

#### Part II - Particulars of decision

The Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been 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 30th April 1994 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 approved caravan shall be removed from the application site
  - (b) the use hereby permitted shall be discontinued
  - (c) there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission

The reasons for the conditions are :

- 1 To enable the Borough Planning Authority to retain control over the development which, if not strictly controlled, could deteriorate and become injurious to the amenities of the locality.

*Wainbarker*

.....  
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)

**AGRICULTURAL PRIOR NOTIFICATION**

**Part I - Particulars of application**

Area	CENTRAL	Ref. No.	2/93/0463/AG
Applicant	Mr A Fitzjohn Broadend Nurseries Broadend Road Walsoken Wisbech Cambs	Received	29/03/93
		Expiring	26/04/93
		Location	Broadend Nurseries, Broadend Road
Agent	English Bros Ltd Salts Road Walton Highway Wisbech Cambs PE14 7DU	Parish	Walsoken
Details	Construction of steel framed general purpose agricultural building		
		Fee Paid	22.00

**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 Order 1988 (as amended) 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.

*Wainbaker*

.....  
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)

### PLANNING PERMISSION

#### Part I - Particulars of application

Area	CENTRAL	Ref. No.	2/93/0462/F
Applicant	Mr M Gant 10 Yoxford Court Extons Road King's Lynn Norfolk	Received	29/03/93
Agent	Sarah Charnley MBIAT 68 North Brink Wisbech Cambs PE13 1LN	Location	10 Yoxford Court, Extons Road
Details	First floor extension to dwelling	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.
- 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 for the conditions are :

- 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.

*Wainbaker*

Borough Planning Officer  
on behalf of the Council  
13/05/93

## **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>	NORTH	<b>Ref. No.</b>	2/93/0461/F
<b>Applicant</b>	T W Suiter & Son Ltd Diamond Terrace King's Lynn Norfolk	<b>Received</b>	29/03/93
<b>Agent</b>	-	<b>Location</b>	Sandringham View, Off Mountbatten Road
		<b>Parish</b>	Dersingham
<b>Details</b>	Construction of 362 dwellings without complying with Condition 5 of reserved matters approval 2/91/2987/D regarding materials and conditions 7 and 11 of planning permission 2/90/1338/O regarding foul and surface water drainage and landscaping		

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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 must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 Prior to the construction of any dwelling, the details of facing materials to be used shall be submitted to and approved in writing by the Borough Planning Authority.
- 3 Prior to the occupation of any dwelling, that dwelling shall be served by foul and surface water drainage to an appropriate point of discharge as agreed on 19th August 1992 (following application No. 2/90/1338/O) or any other amended scheme subsequently submitted to and agreed by the Borough Planning Authority.

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## NOTICE OF DECISION

2/93/0461/F - Sheet 2

- 4 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. Within four months of the date of this decision a scheme of landscaping shall be submitted to and approved by the Borough Planning Authority relating to Phase 1 of the development, and subsequently no other development of the site shall be begun until the Borough Planning Authority has, in writing, expressed its approval to the landscaping scheme. The landscaping schemes so submitted 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 landscaping of the site
  - (iii) The measures which are to be taken to protect new landscape work and this shall include, in the case of trees, adequate staking and guarding to the satisfaction of the Local Planning Authority.

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 interest of visual amenity.
- 3 To ensure a satisfactory method of drainage of the site.
- 4 In order that the development may be satisfactorily integrated into the surrounding landscape in the interests of visual amenity.

*Adrian Parker*

.....  
Borough Planning Officer  
on behalf of the Council  
26/05/93

KW

### Note to Applicant

This consent shall be read in conjunction with outline permission reference 2/90/1338/O and reserved matters approval reference 2/91/2987/D and any conditions not now amended remain effective.

## 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	NORTH	Ref. No.	2/93/0460/F
Applicant	T W Sulter and Son Ltd Diamond Terrace Kings Lynn Norfolk	Received	29/05/93
Agent	-	Location	Adj Plot 13 Mountbatten Estate
		Parish	Dersingham
Details	Construction of a pair of semi-detached bungalows		

#### 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 plans and details from applicant received on the 29th March 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.

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.

*Administered*

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

# 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*  
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*DX 57825 KING'S LYNN*



## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/93/0458/F
Applicant	Mr N C Palmer Wight House 118 Thetford Road Brandon Suffolk IP27 0DF	Received	29-MAR-1993
		Expiring	24-MAY-1993
Agent		Location	51-52 Shepherds Port
		Parish	Snettisham
Details	Retention of two caravans, cloakroom and sunroom		

### 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 20th October 2002 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 Borough Planning Authority:
  - (a) the use hereby permitted shall be discontinued; and
  - (b) the caravans, cloakroom and sunroom 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 20th October 2002
- 2 This permission shall not authorise the occupation of the caravans except during the period from 1st April, or Maundy Thursday, whichever is the sooner, to 31st October in each year.
- 3 This permission shall authorise only two caravans, a sunroom and cloakroom on the site.

### The Reasons being:-

- 1 To enable the Borough Planning Authority to retain control over the development which, if not controlled, is liable to become injurious to the visual amenities of this coastal area.

Cont .....

- 2 To ensure that the use of the site and the occupation of the caravan is restricted to holiday use, for which purpose it is designed, and this permission is granted. Furthermore, the site is situated on the seaward side of the Hunstanton/Wolferton earth bank which is the main line of sea defence.
- 3 To define the terms of consent and in the interests of visual amenity.

  
.....  
Borough Planning Officer  
on behalf of the Council  
08-JUN-1993

**Please see letter from the National Rivers Authority dated 9th May 1993.**



# 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  
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DX 57825 KING'S LYNN



## Planning Permission

### Part I - Particulars of application

Area	North	Ref. No.	2/93/0457/F
Applicant	Mr and Mrs Stratton 2 Dodds Hill Dersingham King's Lynn Norfolk	Received	15-APR-1993
		Expiring	10-JUN-1993
Agent	D H Williams 72 Westgate Hunstanton Norfolk	Location	2 Dodds Hill
		Parish	Dersingham
Details	Extensions to bungalow and retention of 1.8m high roadside boundary fence		


### 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 fax from agent received on the 4th June 1993 subject to compliance with the following conditions :

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.
- 3 The former access shall remain closed by retention of the boundary fence hereby approved unless otherwise approved in writing by the Borough Planning Authority.

The Reasons being:-

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

  
Borough Planning Officer  
on behalf of the Council  
08-JUN-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	NORTH	Ref. No.	2/93/0456/F
Applicant	Mrs A Smith Jaskville 11 Nene Road Hunstanton Norfolk	Received	26/03/93
Agent	-	Location	11 Nene Road
		Parish	Hunstanton
Details	Construction of bay window		

#### 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 and plans from the applicant dated 14th 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 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 for the conditions are :

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

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

# 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

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DX 57825 KING'S LYNN

## Outline Planning Permission

COMMITTEE

### Part I - Particulars of application

Area	North	Ref. No.	2/93/0455/O
Applicant	East Trust Ltd 3 Colegate Norwich NR3 1BN	Received	13-OCT-1993
		Expiring	08-DEC-1993
Agent	T & B Hickman Smith Willow Farm Fen Street Attleborough Norfolk NR17 1AS	Location	Sandringham Chalets Adjacent Lodge Hotel Old Hunstanton Road
		Parish	Hunstanton
Details	Demolition of chalets and construction of 34 dwellings, garages with access road and revised car park to existing Lodge Hotel		

### 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 amended by letter and plans from agent dated 12th October 1993 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 Prior to the commencement of development of the dwellings hereby approved, a new parking layout for the Lodge Hotel shall be implemented in accordance with details to be agreed in writing with the Borough Planning Authority.

COMMITTEE

- 5 No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specification approved by the Borough Planning Authority.
- 6 No dwelling shall be occupied until such time as the base course surfacing of a road and footway has been constructed from the dwelling to the adjoining County road and the foul and surface water drainage systems have been completed to that stage of development.
- 7 The dwellings shall have a mass, scale and design in sympathy with traditional buildings in the area, and reflect the sketch scheme as shown in Drawings T and B Hickman-Smith 416/11A and 12.
- 8 No trees which are the subject of the BC of KL and WN (Hunstanton) Tree Preservation Order 1989 No. 25 shall be lopped, topped or felled without the prior permission of the Borough Planning Authority, and adequate precautions shall be taken to protect the trees during the works of construction to be carried out in connection with the development hereby permitted.
- 9 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 landscaped areas, which shall be further submitted to the Local Planning Authority; and no developing of the site shall be begun until the Local Planning Authority has, in writing, expressed its approval to the landscaping scheme.

The landscaping scheme submitted in compliance with requirements of the above condition 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, and the measures to protect existing trees
- (iii) The measures which are to be taken to protect new landscape work and this shall include, in the case of trees, adequate staking and guarding to the satisfaction of the Local Planning Authority

- 10 Full details of the materials to be used for the parking areas shall be submitted to and approved by the Borough Planning Authority prior to the commencement of the development.

The Reasons being:-

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3 This permission is granted under Article 7 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4 In the interests of highway safety.
- 5 In the interests of the proper development of the site.