

## ENVIRONMENT AND PLANNING

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Borough Council of  
**King's Lynn &  
West Norfolk**



## NOTICE OF DECISION - CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Mrs Donna Stiles  
c/o Fendraw Designs  
Mr Mark Bonner  
67 Gorefield Road  
Leverington  
Cambs  
PE13 %AJ

Reference No: 22/00742/LDP

Application  
Registered: 29 April 2022

Parish: Walpole

Town and Country Planning Act 1990 Section 192 as amended by Planning and Compensation Act 1991  
Section 10

*Town and Country Planning (General Development Procedure) Order 1995 (Article 24)*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 29 April 2022 the operation described in the First Schedule in respect of the land specified in the Second Schedule and edged on the plan attached to this certificate **would be lawful** within the meaning of Section 192 of the Town and Country Planning Act (as amended) for the following reason:

A mobile home situated within the curtilage of and used incidentally to the main dwelling would not constitute a material change in the use of the land. Therefore, under the definition set out in Section 55, paragraph 2(d) of the Town and Country Planning Act 1990, no development of the land is taken to occur and the siting of the mobile home is considered lawful.

**First Schedule: Lawful Development Certificate: Siting of a mobile home**

**Second Schedule: Homelands Cranny Field Chase Walpole Highway Norfolk PE14 7QW**

### Notes

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

Signed: 

Executive Director, Environment and Planning  
On behalf of the Council  
22 June 2022

### Notes

1. The siting of the mobile home must be in accordance with the definition of a caravan and is only lawful when it is used incidental to the main dwelling at Homelands, Cranny Field Chase, Walpole Highway.

Section 33 and 34 for the Environmental Protection Act 1990 place a duty on developers to ensure that they manage and dispose of waste appropriately, this includes preventing the escape of waste by storing it in containers that are clearly and correctly labelled, suitable for the waste and designed to prevent leakage or

waste being wind blown off site. You should also ensure that you keep waste transfer records and only transfer waste to an authorised person.

For further information and to ensure that you have appropriate permits or exemptions in place visit:

<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>

<https://www.gov.uk/government/collections/waste-exemptions-treating-waste>

In addition, further information is available on <https://www.ccscheme.org.uk/>

The case officer who dealt with this application was Bradley Downes, telephone number 01553 616457.

## Notes relating to decisions on applications for lawful development certificates

This certificate is issued for the purposes of section 191 and 192 of the Town and Country Planning Act 1990 as amended by Section 10 of the Planning and Compensation Act 1991.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

### Appeals Subject to an Enforcement Notice

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

### Other Types of Appeal

- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision on any other type of application you must do so within 6 months of the date of this notice.

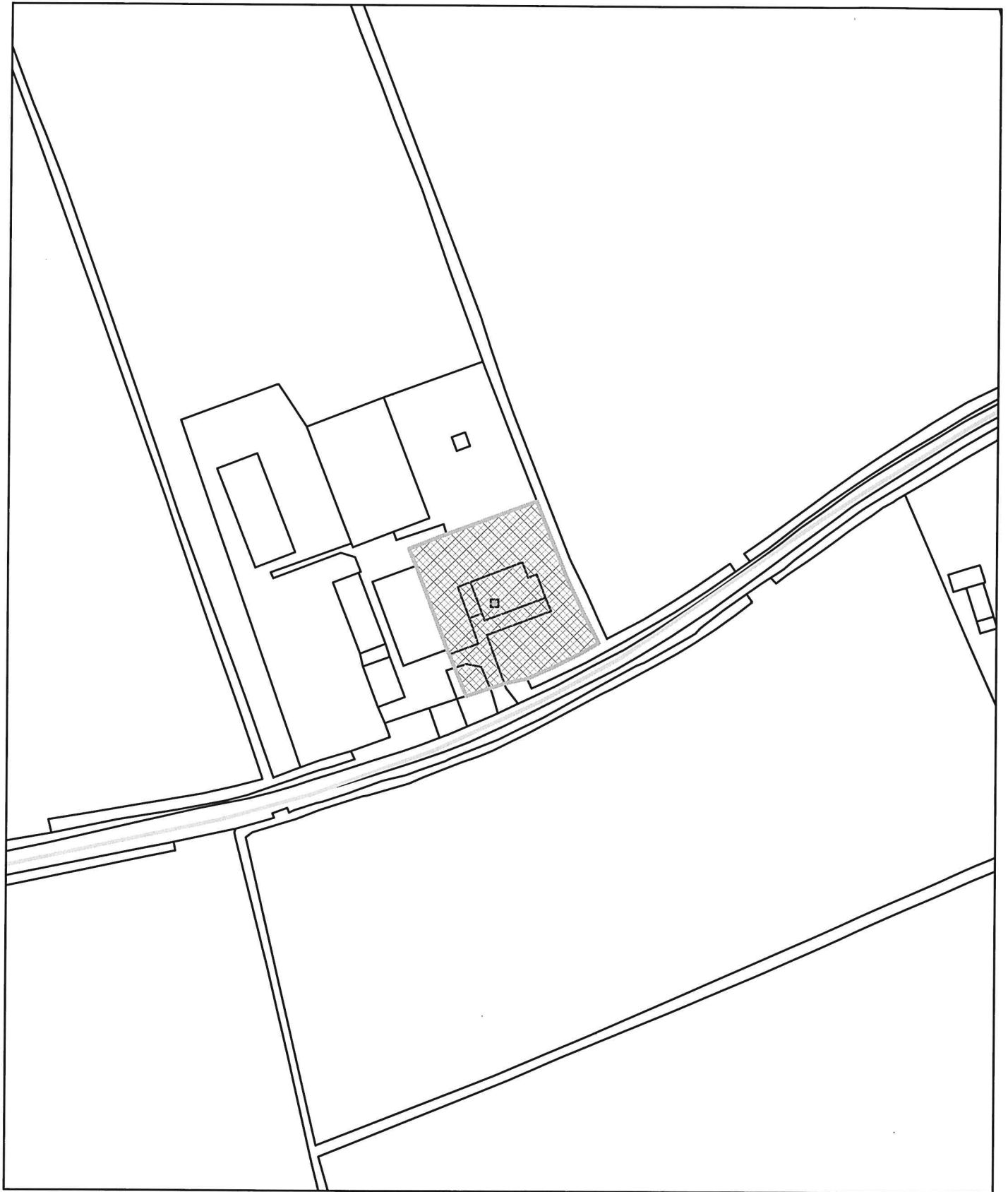
### How to Make an Appeal

- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least **10 days before submitting the appeal**. Further details are on [GOV.UK](http://GOV.UK).

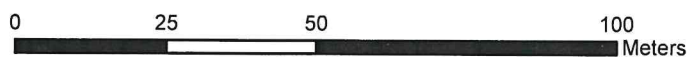


22/00742/LDP

Homelands Cranny Field Chase Walpole Highway PE14 7QW



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Ordnance Survey 100024314



22/06/2022



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Borough Council of  
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West Norfolk**



### NOTICE OF DECISION - CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Mr David Calvert  
c/o Mark Simmonds Planning Services  
Mrs Angela Simmonds  
Mercury House  
Willoughton Drive  
Foxby Lane  
Gainsborough  
DN21 1DY

Reference No: 22/00200/LDP  
Application  
Registered: 31 January 2022  
Parish: King's Lynn

Town and Country Planning Act 1990 Section 192 as amended by Planning and Compensation Act 1991  
Section 10

*Town and Country Planning (General Development Procedure) Order 1995 (Article 24)*

The Borough Council of King's Lynn and West Norfolk hereby certify that on 31 January 2022 the use described in the First Schedule in respect of the land specified in the Second Schedule and edged on the plan attached to this certificate **would be lawful** within the meaning of Section 192 of the Town and Country Planning Act (as amended) for the following reasons:

1. The proposal, based on the information and plans that accompanied the application, would not constitute development that requires planning permission. Therefore, the consent of the LPA is not required and a Lawful Development Certificate can be issued for this proposed development.

**First Schedule: Lawful Development Certificate to site a mobile home/lodge**

**Second Schedule: 1 Reffley Farm Cottages Reffley Lane King's Lynn Norfolk PE30 3EH**

#### Notes

1. This certificate is issued solely for the purposes of Section 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 would be lawful and thus not liable to enforcement action under Section 172 of the 1990 Act.
3. This certificate only applies 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 occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act (as amended) which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operation begun in any of the matters relevant to determining such lawfulness.

Signed: 

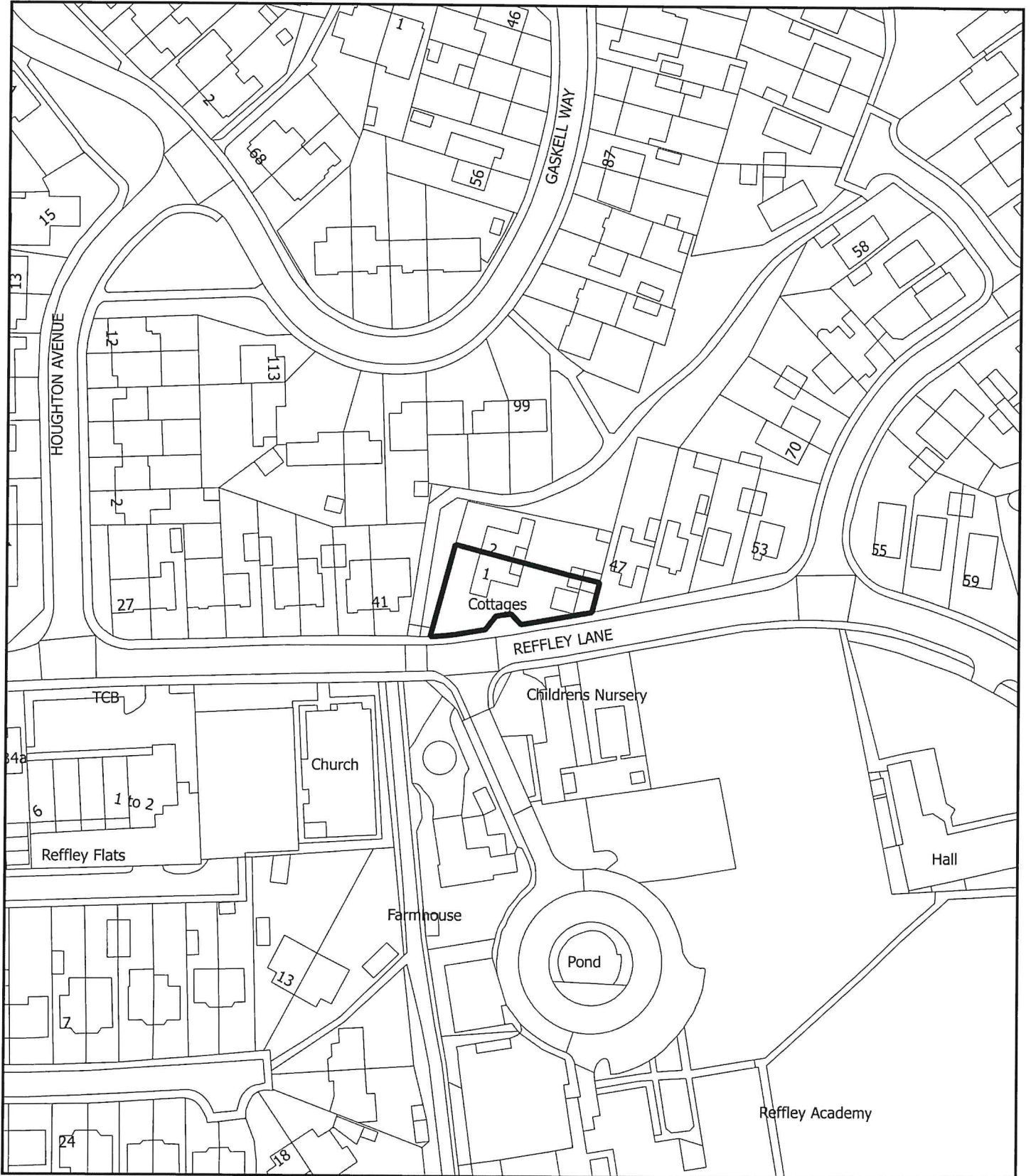
Executive Director, Environment and Planning  
On behalf of the Council  
30 March 2022

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

The case officer who dealt with this application was Connor Smalls, telephone number 01553 616230.

# 22/00200/LDP

1 Reffley Farm Cottages, Reffley Lane, King's Lynn PE30 3EH





## Notes relating to decisions on applications for lawful development certificates

This certificate is issued for the purposes of section 191 and 192 of the Town and Country Planning Act 1990 as amended by Section 10 of the Planning and Compensation Act 1991.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

### Appeals Subject to an Enforcement Notice

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

### Other Types of Appeal

- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision on any other type of application you must do so within 6 months of the date of this notice.

### How to Make an Appeal

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- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least **10 days before submitting the appeal**. Further details are on GOV.UK.



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**NOTICE OF DECISION - CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Mr Stephen Marsh  
c/o SKI Property Management  
Mr Kazimierz Swierdzewski  
9 Park View  
Weeting  
Brandon  
IP27 0QD  
Suffolk

Reference No: 22/00132/LDP  
Application  
Registered: 2 February 2022  
Parish: Wimbotsham

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

The Borough Council of King's Lynn and West Norfolk hereby certify that on 2 February 2022 the use described in the First Schedule in respect of the land specified in the Second Schedule and edged on the plan attached to this certificate **would be lawful** within the meaning of Section 192 of the Town and Country Planning Act (as amended) for the following reasons:


1. The proposal, based on the information and plans that accompanied the application, would not constitute development that requires planning permission. Therefore, the consent of the LPA is not required and a Lawful Development Certificate can be issued for this proposed development.

**First Schedule: Lawful Development Certificate: Temporary siting of mobile home**

**Second Schedule: Mannville 98 West Way Wimbotsham King's Lynn Norfolk**

*Notes*

1. *This certificate is issued solely for the purposes of Section 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 would be lawful and thus not liable to enforcement action under Section 172 of the 1990 Act.*
3. *This certificate only applies 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 occupier liable to enforcement action.*
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Signed: 

Executive Director, Environment and Planning  
On behalf of the Council  
28 April 2022

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.



## Notes relating to decisions on applications for lawful development certificates

This certificate is issued for the purposes of section 191 and 192 of the Town and Country Planning Act 1990 as amended by Section 10 of the Planning and Compensation Act 1991.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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# 22/00132/LDP

Mannsville 98 West Way Wimbotsham

