

**Additional information relating to planning application for installation of solar panels at 4 Church Farm Barns, Back Lane, Great Bircham PE31 6XJ**

When the property was originally granted planning permission some permitted development rights were removed (see attached). From this it is unclear as to whether this relates to the installation of solar panels and as such we are unsure as to whether we require planning permission or not.

We wish to install the panels for a number of reasons the foremost of which is the urgent need to develop sources of sustainable energy in order to protect the planet for future generations.

We have discussed the scheme with the Sandringham Estate and have their approval.

The system we are planning will have back up battery storage which will enable us to make maximum use of the energy generated 24 hours a day and not just during daylight hours. This will maximise the electricity saved from non-renewable sources.

David and Kathryn Noon (owners of 4 Church Farm Barns).

# NOTICE OF DECISION

## DEVELOPMENT SERVICES

King's Court, Chapel Street  
King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

Minicom: (01553) 616705

DX: 57825 KING'S LYNN

e-mail: [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)

## GRANT OF PLANNING PERMISSION

Avada Country Homes  
11 Brundenell Avenue  
Canford Cliffs  
Poole  
Dorset

Reference No: 05/01840/F

Validated: 20 September 2005

Parish: Bircham

Details: **Construction of 2 dwellings at Church Farm Crow Lane Bircham King's Lynn Norfolk**

Town and Country Planning Act 1990

*Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three 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, including samples, shall be submitted to and approved by the Local Planning Authority.
3. The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
4. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order), no development as permitted by Schedule 2, Part 1, Classes A,B,C,D and E (extensions, alterations, outbuildings, porches) shall be carried out without the prior permission of the Borough Planning Authority having been granted on a specific application.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no overhead electricity or telephone service lines shall be erected or placed above ground on the site without the prior written consent of the Borough Planning Authority.
6. 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 other such 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.
7. Should contamination be encountered during ground works or construction, this must be brought to the attention of the Local Planning Service immediately. A suitable remediation strategy must be provided in writing. Once submitted and agreed by the Borough Planning Authority, the authorised remediation works may commence.

8. Prior to the first occupation of the development hereby permitted the proposed access, parking and turning areas shall be laid out, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
9. Before the start of any development on the site, full details of the boundary treatment, including any to the eastern boundary, shall be submitted to and approved in writing by the Local Planning Authority and the development shall conform to such approved details.
10. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order), no walls or other means of enclosure shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.

The Reasons being:

1. To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. To enable the Borough Planning Authority to consider such details in the interests of visual amenity and the street scene, in accordance with Policies 4/21 and 9/29 of the Local Plan.
3. To safeguard the amenities and interests of the occupiers of nearby property, in accordance with Policy 9/29 of the Local Plan.
4. 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, in accordance with Policy 9/29 of the Local Plan.
5. In the interests of visual amenity, in accordance with Policy 9/29 of the Local Plan.
6. To ensure that the development is properly landscaped in the interests of visual amenity of the locality, in accordance with Policies 4/7 and 9/29 of the Local Plan.
7. To protect the amenity of future occupiers of the site.
8. In the interests of highway safety, in accordance with Policy 9/29 of the Local Plan.
9. In the interests of visual amenity, in accordance with Policy 9/29 of the Local Plan.
10. In the interests of visual amenity, in accordance with Policy 9/29 of the Local Plan.

**NOTE:**

The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Norfolk Structure Plan, 1999 and the King's Lynn and West Norfolk Local Plan, 1998 so far as they are material to the application, and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

In approving the application the relevant Development Plan Policies were identified as follows:

**Structure Plan**

Policy H7: Housing in 'other' villages  
 Policy ENV12: Design

**Local Plan**

Policy 4/21: Built Environment Areas  
 Policy 8/1: New housing in villages  
 Policy 9/29: Planning applications: general considerations

*Jeffrey Clarke*

Head of Development  
On behalf of the Council  
25 November 2005

Checked by: .....

The case officer who dealt with this application was Mrs K Lawty, telephone number 01553 616403.