

## Environment & Planning

Borough Council of King's Lynn & West Norfolk  
 King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX  
 T: (01553) 616200 / E: [borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)

### Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="24"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Towler Coaches Ltd"/>
Address Line 1	<input type="text" value="Church Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Norfolk"/>
Town/city	<input type="text" value="Emneth"/>
Postcode	<input type="text" value="PE14 8AA"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="549264"/>	Northing (y)	<input type="text" value="307357"/>
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Description

## Applicant Details

### Name/Company

Title

Mr

First name

B

Surname

Button

Company Name

B J Plant Hire Limited

### Address

Address line 1

Rose Cottage

Address line 2

Rands Drove

Address line 3

Marshland St James

Town/City

Wisbech

County

Cambs.

Country

United Kingdom

Postcode

PE14 8HA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Outline Application proposed residential development with all reserved matters. at  
Towler Coaches Ltd 24 Church Road Emneth Wisbech Norfolk

Reference number

22/01879/O

Date of decision (date must be pre-application submission)

14/02/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

1. Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
7. Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Has the work already started?

- Yes
- No

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Drawing No. 6491/01.

Please list all drawing numbers submitted with this application for approval

292-028  
292-01

If applicable, please state the reasons for any changes to the original drawings

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chris Dawson

Date

17/10/2023