

THE BOROUGH OF GREAT YARMOUTH

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Part 1 - Particulars of Application

Reference No :- **06/05/0580/LB**

Submitted :- 26th July 2005

Development at :-

77 Howard Street South
Great Yarmouth

For :-

Change of use from shop &
premises to shop, one unit of
living accommodation & offices

Agent :-

Middleton and George Ltd
7 Queen Street
Great Yarmouth
NR30 2QP

Applicant :-

Techsurv Ltd
Riverside Business Park
Riverside Road
Lowestoft
Suffolk NR33 0TQ

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice that Listed Building Consent has been granted for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

Conditions:-

1. The development must be begun not later than 5 years beginning with the date of this permission.

The reason for the condition is:-

Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development shall be carried out strictly in accordance with the revised plans Drawings No. GW/RM/05.156/P.Rev A and applicants letter dated and received by the Local Planning Authority on 19th September 2005.

The reason for the condition is :-

For the avoidance of doubt and to secure a development that is considered appropriate to the buildings status as a Listed Building.

3. Notwithstanding the submitted drawings, prior to the commencement of development a full schedule of works including materials and internal and external finishes shall be submitted to and agreed in writing by the Local Planning Authority; the development shall then be carried out in accordance with the agreed details and retained in the approved condition thereafter.

The reason for the condition is :-

Because the precise details of materials have not been submitted as part of the application.

4. Notwithstanding the submitted plans prior to the commencement of development details of the new staircase and balustrad (which shall be of timber construction unless otherwise agreed by the Local Planning Authority) in the form of 1-20 drawings shall be submitted to and agreed in writing by the Local Planning Authority.

The reason for the condition is :-

To ensure materials that are compatible with and enhance of this Grade 2 Listed Building.

5. The position, type and method of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing, flue connections and linings), or other appurtenances, shall be specified in advance of any work being carried out , and the prior approval of the Council as Local Planning Authority shall be obtained wherever these works are to be visible, or where ducts or other methods of concealment are proposed. Any works shall be carried out in accordance with such approval.

The reason for the condition is:-

As Condition 3.

6. In the event that any hidden historical features are revealed during the course of the works, work shall be suspended in the relevant area of the building and the Council shall be notified immediately. Provision shall then be made for their retention and/or proper recording as required by the Council. Particular regard shall be paid to the extensions.

The reason for the condition is:-

To ensure an appropriate record is made of any fabric of architectural/historical/archaeological significance in accordance with Policy BNV5 of the Great Yarmouth Local Plan 2001.

7. The Reason for the Approval.

The Local Planning Authority considers that subject to the above conditions that the the proposals comply with the aims of Policy BNV5 of the Great Yarmouth Borough Wide Local Plan 2001.

Date: 3rd October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0005/F**

Submitted :- 6th January 2005

Development at :-

Back Lane
Martham
Great Yarmouth

For :-

Five detached houses with
garages

Agent :-

David Will and Co
c/o Mr M Gale
The Willows
Happisburgh Common
Norwich NR12 0RT

Applicant :-

Mr C R Spinks
9 Charles Close
Acle
Norwich
NR13 3EW

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. The development hereby permitted shall be carried out in accordance with drawing nos. 198/01, *198/03B, *198/04B, 198/05, 198/06, 198/07, 198/8, 198/09, 198/17 and 198/18 (*except where amended by drawing no. 198/18).

The reason for the condition is :-

To ensure the permission relates to the correct documents.

3. No development shall take place until details of the exact type and colour of the external materials to be used in the construction of the dwellings and garages hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In the interests of the visual amenities of the locality as precise details of these materials have not been submitted.

4. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out prior to the occupation of any dwelling hereby permitted, or in accordance with a programme agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of the adjoining property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

5. Details in relation to condition 4 of this permission shall include means of enclosure, all boundary treatment and hard surfacing materials. Soft landscape works shall include planting plans, an implementation programme and details of arrangements for the replacement of any tree or shrub which within a period of five years from the implementation of the planting programme dies, fails to become established, becomes seriously damaged or diseased or for any reason is removed.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of the adjoining property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

6. No development shall take place until details of a scheme for the widening of the existing highway carriageway and the provision of a 1.8 metre wide public footway across the site's roadside frontage as indicated on drawing no. 198/18 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Development shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any dwelling hereby permitted.

The reason for the condition is :-

In the interests of highway safety.

7. Prior to the first occupation of any dwelling hereby permitted the proposed vehicular access shall be constructed in accordance with Norfolk County Council's residential access construction specification for the first 4.5 metres into the site as measured back from the near edge of the existing highway carriageway, i.e. as indicated on drawing no. 198/18.

The reason for the condition is :-

To ensure satisfactory access into the site.

8. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no gates shall be erected across the proposed vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of highway safety.

9. Prior to the first occupation of any dwelling hereby permitted and a 2.4 metres x site extremity visibility splay shall, as indicated on drawing no. 198/18, be provided to each side of the site access where it meets the highway and such splays shall be kept free from any obstruction in excess of a height of 0.6 metres above the level of the existing highway carriageway, except where varied by condition 6 of this permission.

The reason for the condition is :-

In the interests of highway safety.

10. Prior to the first occupation of any dwelling hereby permitted the proposed private drive and on-site turning area shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter free from any impediment to that specific use. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To provide the residents of the development with a satisfactory highway approach to their property and to ensure the permanent availability of the manoeuvring area in the interests of highway safety.

11. Prior to the first occupation of any dwelling hereby permitted the proposed on-site car parking area to which a dwelling relates shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter free from any impediment to that specific use. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To ensure the permanent availability of the parking areas in the interests of highway safety.

12. The lime and walnut trees indicated on drawing no. 198/04B shall not be felled, lopped or damaged in any way without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

The existing trees represent an important visual amenity which the Local Planning Authority considers should be substantially maintained.

13. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no walls, fences or other means of enclosure shall be erected within the areas lying between the dwellings on plots 1, 2, 3 and 4 and the public highway without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

14. The garages shall only be used for private domestic use in connection with the dwelling to which they relate.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of adjacent property.

15. Notwithstanding the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be constructed above ground floor level in the wall or roof of the north elevation of the dwelling on plot 1 without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of the adjoining property.

16. NOTES - Please read the following notes carefully:-

17. 1. The applicant is advised to contact EDF Energy to ensure compliance with the statutory safety clearance between the dwelling on plot 5 and the existing overhead power line at the rear of the site.
18. 2. The applicant's attention is drawn to the attached letters from the Environment Agency and the need to comply fully with the Agency's requirements.

19. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal satisfies the requirements of Policies HOU7, HOU15 and BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 3rd October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

DISAPPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/05/0583/D**

Submitted :- 26th July 2005

Development at :-

Arcs Site
Mill Lane/Burgh Road
Bradwell
Great Yarmouth

For :-

Erection of 7 linked and 1
detached 2-storey houses with
parking-variation of condition
9 of pp 04/203/O

Agent :-

Paul Robinson Partnership
The Old Vicarage
Church Plain
Great Yarmouth
NR30 1NE

Applicant :-

Cripps Developments Ltd
Dencora House
Blyburgate
Beccles
Suffolk NR34 9TY

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that approval has been refused in respect of the details referred to in Part 1 hereof for the following reasons:-

1. The proposal is considered by the Local Planning Authority to represent overdevelopment of the site resulting in a layout and form of development that would create a poor living environment for the future occupiers of the dwelling because of the relative position and outlook of the dwellings in close proximity to the adjacent retail building which is contrary to the Policy Hou 15 of the Great Yarmouth 2001 which promotes good quality environments for residential developments.
2. The Local Planning Authority considers that the proposed two storey development is out of keeping with the mainly single storey development in the immediate locality which would adversely impact upon the streetscene and the residential amenity of the nearby residential properties as a result of overlooking, therefore the proposal is contrary to Policy HOU7 & 15 of the Great Yarmouth Borough Wide Local Plan 2001 which seek to promote housing design compatible with the locality.

Date: 7th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0625/F**

Submitted :- 11th August 2005

Development at :-

5/6 Middle Market Road
Great Yarmouth

For :-

Divide ground floor into two
to form two shops and new shop
fronts

Agent :-

Mr N Bond
10 Cooper Close
Caister
Great Yarmouth

Applicant :-

Mr N Bond
10 Cooper Close
Caister
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. The development in so far as it relates to the elevations of the building shall be carried out in accordance with the revised plan option 2, showing a flat roof with parapet wall, received by the Local Planning Authority on 29th September 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. Notwithstanding the details of the external finishes shown on the drawing referred to in condition 2 above details of all external finishes, windows and materials to be used shall be submitted to and agreed in writing with the Local Planning Authority, the works shall be carried out in accordance with agreed details.

The reason for the condition is :-

As precise details have not been submitted.

4. No part of the proposed structure shall overhang or encroach upon highway land and no gate / door / ground floor window** shall open outwards over the highway boundary / public footway.**

(**delete as appropriate)

The reason for the condition is :-

In the interests of highway safety.

5. Prior to any work commencing on the scheme hereby permitted detail layout plans of the extended ground and first floor of the premises shall be submitted for the approval of the Local Planning Authority and the works shall be completed in accordance with such details as may be agreed.

The reason for the condition is :-

Such details have not been submitted as part of the application and to ensure the development takes place in a satisfactory manner.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for extensions to shops contained in Policy SHP8 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 6th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0627/F**

Submitted :- 12th August 2005

Development at :-

152 King Street
Great Yarmouth

For :-

Retention of flue to side
of building

Agent :-

Mr C F Gill
Pottles Barn
Pottles Lane
Reedham
NR13 3HL

Applicant :-

Mr C F Gill
Pottles Barn
Pottles Lane
Reedham
NR13 3HL

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy BNV10 and BNV12 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 7th October 2005

Head of Planning & Development

Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0630/F**

Submitted :- 12th August 2005

Development at :-

3 Belle of the East Way
Belton
Great Yarmouth

For :-

Conservatory and tool shed

Agent :-

Mrs J Tedstone
3 Belle of the East Way
Belton
Great Yarmouth

Applicant :-

Mrs J Tedstone
3 Belle of the East Way
Belton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The floor level of the conservatory hereby approved shall be set no lower than the floor level of the existing bungalow.

The reason for the condition is :-

To minimise flood risk to the development.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 5th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0631/F**

Submitted :- 12th August 2005

Development at :-

Meadow House
Hall Farm
Scratby
Great Yarmouth

For :-

Removal of agricultural
occupancy condition (No. 2)
from Planning Permission
No. 6/81/1049/F

Agent :-

Mr P Starling
Meadow House
Hall Farm
Scratby
Great Yarmouth

Applicant :-

Mr P Starling
Meadow House
Hall Farm
Scratby
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The Great Yarmouth Borough-Wide Local 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 permission for the erection of a house and garage on this site was granted under exceptional circumstances to accommodate a person employed in agriculture. The proposal would result in a house and garage in open countryside unassociated with agriculture contrary to the provisions of the Local Plan.

The reasons put forward by the applicant in support of the proposal are insufficient to overcome the policy objection set out above and to justify the unconditional grant of permission for a dwelling in the countryside unassociated with agriculture.

Date: 4th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0633/F**

Submitted :- 15th August 2005

Development at :-

Willow Tree Farm
Tretts Lane
Fleggburgh
Great Yarmouth

For :-

Removal of agricultural
occupancy condition no 3
from planning permission no
06/85/0392/F

Agent :-

Aldreds Chartered Surveyors
17 Hall Quay
Great Yarmouth
NR30 1HJ

Applicant :-

Mr and Mrs H Muttitt
c/o Aldreds
17 Hall Quay
Great Yarmouth
NR30 1HJ

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The existing poultry houses, associated buildings and structures shall be demolished and the waste materials removed from the site within 18 months of the date of this permission, unless planning permission has been granted for their retention in association with a change of use to non-agricultural activity. The site shall thereafter be restored to a condition as may be agreed in writing with the Local Planning Authority and in accordance with an agreed timetable.

The reason for the condition is :-

To secure the removal of redundant buildings and structures and the subsequent restoration of the site in the interests of the visual amenities of the locality.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of criterion ix) of Policy HOU10 of the adopted Great Yarmouth Borough-Wide Local Plan, i.e. in respect of the removal of any occupancy condition.

Date: 7th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0635/F**

Submitted :- 15th August 2005

Development at :-

Hales House
King Street
Winterton
Great Yarmouth

For :-

Four semi detached properties

Agent :-

Paul Robinson Partnership
The Old Vicarage
Church Plain
Great Yarmouth
NR30 1NE

Applicant :-

Mr P Hammond
Bulb Farm
West Caister
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal is, in principle, contrary to Policy HOU8 of the adopted Great Yarmouth Borough-Wide Local Plan in that within the "Village Development Limit" for Winterton only individual dwellings or small groups of dwellings may be permitted. A small group in this instance is defined as being "developments generally comprising not more than 5 dwellings". Moreover, it is considered that the increase in the number of proposed dwellings over that for which approval has previously been given would, in view of the scale and massing of the semi-detached houses, constitute an overdevelopment of the site. The resultant effect would be that the proposal would be significantly detrimental to the form, character and setting of the settlement, particularly the part comprising the Winterton Conservation Area within which the site is located, and that there would be an appreciable reduction in the quality of environment to be created contrary to criterion (A) of Policy HOU7 and Policies HOU15 and BNV10 of the Local Plan.

Date: 5th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0637/F**

Submitted :- 16th August 2005

Development at :-

13 Heather Road
Belton
Great Yarmouth

For :-

Extension to lounge and
conversion of garage to
sitting room

Agent :-

Mr B Baker
63 Mill Road
Cobholm
Great Yarmouth
NR31 0BA

Applicant :-

Mr R Pettingill
13 Heather Road
Belton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The materials used in the construction of the external surfaces of the extension hereby approved shall match those used in the existing building in colour and texture.

The reason for the condition is:-

In the interests of the appearance of the development and the locality in accordance with Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

3. NOTES - Please read the following notes carefully:-

4. If it transpires that any part of the proposed extension/pitched roof, including rainwater goods, would encroach upon or overhang the adjoining property, the consent of the owner(s) of that property must first be obtained.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 5th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0642/F**

Submitted :- 17th August 2005

Development at :-

2 Blyth Road
Caister on Sea
Great Yarmouth, Norfolk

For :-

Single storey extension to side and rear, to improve facilities for registered disabled person.

Agent :-

G D Moore
Stone End Cottage
Broomhill
East Runton
Cromer, Norfolk NR27 9PF

Applicant :-

Mr & Mrs T Crane
2 Blyth Road
Caister on Sea
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. Prior to the commencement of the development a site investigation shall be carried out to assess whether the land is contaminated, with the meaning of part 11A of the Environmental Protection Act 1990. It is recommended that investigation shall include details regarding possible contamination from Kerosine. If contamination is found or suspected to exist, a scheme to remediate the site to a standard suitable for its proposed use shall be forwarded to and approved by the Local Planning Authority in consultation with the Head of Environmental Health.

The reason for the condition is :-

In order to deal with any potential contamination of the site from a previous leak of domestic heating

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 7th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0643/O**

Submitted :- 17th August 2005

Development at :-

Oak Farm (Land at)
Narrowgate Corner
Rollesby
Great Yarmouth

For :-

Residential dwelling

Agent :-

Mr S Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
NR31 8PN

Applicant :-

Mr K Benjafield
Oak Farm
Narrowgate Corner
Rollesby
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal is contrary to the provisions of Policy HOU10 of the Great Yarmouth Borough-Wide Local Plan in that the application site is outside the "Village Development Limit", as defined in the Plan, and that no evidence has been put forward to the effect that the dwelling is required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.
2. The proposal is contrary to the provisions of Policy HOU20 of the Great Yarmouth Borough-Wide Local Plan in that, subject to other criteria, replacement dwellings in the countryside (outside the urban areas of the Borough and village development limits shown on the Proposals Map) will be permitted only if "the existing dwelling is habitable". No dwelling currently exists on the site.
3. The proposal is contrary to the provisions of Policy NNV2 of the Great Yarmouth Borough-Wide Local Plan in that the erection of a dwelling between the existing cluster of houses to the west and Oak Farm would be unacceptably damaging to the rural character and appearance of this part of the countryside.

Date: 4th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0648/F**

Submitted :- 19th August 2005

Development at :-

The Cookhouse Cafe
Manor Road
Caister on Sea
Great Yarmouth, Norfolk

For :-

Replacement of windows and
part enclosure of front porch.
Change of use to cafe.

Agent :-

Mr L Boath
5 Reginald Court
Estcourt Road
Great Yarmouth, Norfolk

Applicant :-

Mr L Boath
5 Reginald Court
Estcourt Road
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. Notwithstanding the provisions of Class A3 of the Town and Country Planning Use Classes (Amendment) Order 2005 (or any Order revoking or re-enacting that Order) the premises shall only be used for a cafe

The reason for the condition is:-

In the interests of the residential amenities of the occupiers of nearby properties.

3. The use of the premises shall not take place outside of the following hours 07.00 to 21.00hrs Monday to Saturday and 12.00hrs(Midday) to 21.00hrs on Sundays.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of nearby property.

4. No part of the structure shall overhang or encroach upon the highway boundary and no door or window shall open outwards over the public footway.

The reason for the condition is :-

In the interests of highway safety

5. No flue vents or extractors shall be installed in the premises with the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interests of the residential and visual amenities of the locality.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for the change of use to cafe as set out in Policy SHP4 & SHP15 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 7th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0651/SU**

Submitted :- 22nd August 2005

Development at :-

1-21 Herris Close
42,44,46,48,50 & 52 George Street
25,27,29,31 Howard Street North
Great Yarmouth, Norfolk

For :-

Infill stairs with screens/ent
door; porches to 1/4/7/10/13/
16/19 Herries Close, 42/44/46
George St, 25/29 Howard St N

Agent :-

DCN Frowde
Greyfriars House
Greyfriars Way
Great Yarmouth, Norfolk

Applicant :-

Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy BNV15 and BNV19 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 7th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0655/F**

Submitted :- 23rd August 2005

Development at :-

19 Whimbrel Drive
Bradwell
Great Yarmouth
Norfolk

For :-

Rear extension.

Agent :-

Ron Sampson
'The Lilacs'
Black Street
Gisleham
Lowestoft

Applicant :-

Mr A Yan
19 Whimbrel Drive
Bradwell
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

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

2. NOTES - Please read the following notes carefully:-
3. The applicant's attention is drawn to the attached letter from the Environment Agency (Anglian Region) and the need to comply fully with their requirements.
4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan and would not be prejudicial to the aims of Policy EMP14 of the plan.

Date: 6th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0656/F**

Submitted :- 24th August 2005

Development at :-

Gapton Hall Road
Gapton Hall Industrial Estate
Bradwell
Great Yarmouth, Norfolk

For :-

Erection of storage building
with RC pad area and gantry
for test area.

Agent :-

Michael Andrews
16 Hillside Avenue
Worlingham
Beccles
Suffolk NR34 7AJ

Applicant :-

Lion Engineering Services Ltd
Gapton Hall Road
Gapton Hall Industrial Estate
Bradwell
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. NOTES - Please read the following notes carefully:-
3. The applicant's attention is drawn to the attached letters from the Environment Agency (Anglian Region) and the need to comply fully with their requirements.
4. The applicant's attention is drawn to the attached letter from E D F Energy and the need to comply fully with their requirements.
5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of policies EMP1 and EMP8 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 6th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0657/F**

Submitted :- 24th August 2005

Development at :-

All Seasons Hotel
55/56 Clarence Road
Gorleston
Great Yarmouth, Norfolk

For :-

Extension to existing general
storage outbuilding.

Agent :-

Mr B Baker
63 Mill Road
Great Yarmouth
Norfolk
NR31 0BA

Applicant :-

Mr W Wright
All Seasons Hotel
55/56 Clarence Road
Gorleston
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy TR13 of the Great Yarmouth Borough-Wide Local Plan.

Date: 4th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0672/F**

Submitted :- 31st August 2005

Development at :-

5 Spencer Avenue
Gorleston
Great Yarmouth
Norfolk NR31 7BH

For :-

Extension to rear

Agent :-

Mrs L B Yates
5 Spencer Avenue
Gorleston
Great Yarmouth
Norfolk NR31 7BH

Applicant :-

Mrs L B Yates
5 Spencer Avenue
Gorleston
Great Yarmouth
Norfolk NR31 7BH

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 6th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0678/F**

Submitted :- 6th September 2005

Development at :-

3 Priory Road
St Olaves
Great Yarmouth, Norfolk

For :-

Demolition of single storey extension, construction of front bay, kitchen extension and loft conversion.

Agent :-

Mr A K Newson
3 Priory Road
St Olaves
Great Yarmouth, Norfolk

Applicant :-

Mr A K Newson
3 Priory Road
St Olaves
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. NOTES - Please read the following notes carefully:-
3. If it transpires that any part of the proposed extension/pitched roof, including rainwater goods, would encroach upon or overhang the adjoining property, the consent of the owner(s) of that property must first be obtained.

Date: 3rd October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth