

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0324/F**

Submitted :- 31st March 2006

Development at :-

The Old Met Station
Ormesby Road
Hemsby
Great Yarmouth

For :-

Erection of 60m guided wind
monitoring mast

Agent :-

SLP Energy
c/o Mr R Harris
Hamilton House
Battery Green Road Lowestoft
Suffolk NR32 1DE

Applicant :-

SLP Energy
c/o Mr R Harris
Hamilton House
Battery Green Road Lowestoft
Suffolk NR32 1DE

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. This permission expires on 4th July 2008 and unless on or before this date application has been made for an extension to the period of permission and such application is approved by the Local Planning Authority the mast and any land anchors or base shall be removed from the site.

The reason for the condition is :-

In the interests of the visual amenities of the locality and in accordance with the terms of the application.

2. Concurrent with the erection of the mast a red warning light, the details of which shall be agreed in writing with the Local Planning Authority, shall be installed at the top of the structure and brought into immediate operation, and the light shall thereafter be maintained in an operable condition.

The reason for the condition is :-

In the interests of aviation safety.

3. **INFORMATIVE NOTE :-** Attention is drawn to the need for compliance with the requirements of the British Pipeline Agency (BPA) as set out in the attached letter, i.e. in view of the close proximity of the application site to an existing BPA fuel pipeline.

4. REASON FOR APPROVAL OF THE APPLICATION :-

To enable, for a limited period, the monitoring of the wind resource.

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

Date: 4th July 2006

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0423/F**

Submitted :- 9th May 2006

Development at :-

Rose Farm
Cess Road
Martham
Great Yarmouth

For :-

Alterations and extension

Agent :-

John Ellis Arch Design
Old Bank House
The Street
Acle
Norwich NR13 3DY

Applicant :-

Mr and Mrs P Mannall
Rose Farm
Cess Road
Martham
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 development hereby permitted shall, as confirmed by the agent in his letter dated 28th June 2006, be carried out incorporating items (1) and (2) in the attached advice from the Environment Agency on "Development and Flood Risk".

The reason for the condition is :-

To ensure mitigation measures are undertaken as the property is located within an area at risk from flooding.

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.

continued on next page :-

Date: 4th July 2006

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/06/0425/D**

Submitted :- 9th May 2006

Development at :-

1 Grove Farm Cottage (land at)
Black Street
Martham
Great Yarmouth

For :-

Bungalow and garage

Agent :-

Architectural Draughting
c/o Mr B Willimott
17 Hall Quay
Great Yarmouth
NR30 1HJ

Applicant :-

Mr M Harper
1 Grove Farm Cottage
Black Street
Martham
Great Yarmouth NR29 4PN

Particulars of planning permission reserving details for approval:- Application No. 06/05/0216/O:-
Division of land to form one dwelling plot with garage at 1 Grove Farm Cottage (adjacent), Black
Street, Martham.

Particulars of details submitted for approval:- Siting, design and external appearance of bungalow
and garage and the landscaping of the site.

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 granted in respect of the details referred to in
Part 1 hereof for the purpose of the conditions imposed on the grant
of planning permission referred to above, subject to the following
conditions:-

1. Prior to the first occupation of the dwelling hereby approved the proposed on-site parking/turning area
shown on the submitted plans, Ref. Nos. 1090.2 and 1090.3, shall be levelled, drained and surfaced,
and retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the permanent availability of the parking/manoeuvring area in the interests of highway
safety.

continued on next page :-

2. 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 existing 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.

3. Prior to the first occupation of the dwelling hereby approved the proposed boundary treatment for the site frontage to Black Street shall be carried out in accordance with the details shown on the submitted plan, Ref. No. 1090.03, and retained as such thereafter.

The reason for the condition is :-

In the interests of highway safety and in the interests of the visual amenities of the locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development under Classes A, B, C, E and G of Part 1 of Schedule 2 to the Order shall be carried out without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In order to retain control over the development in view of the restricted nature of the site and in the interests of both the residential amenities of the occupiers of adjacent property and the visual amenities of the locality.

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

6. 1. The relevant section of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, i.e. including those Classes referred to in condition No. 4 above, is attached for information.

7. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicant/developer(s).

8. 3. Attention is drawn to the need for full compliance with condition Nos. 3, 5 and 6 of the outline planning permission.

9. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal meets the requirements of Policies HOU7, HOU15, HOU17 and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

continued on next page :-

Date: 5th July 2006

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 :- **06/06/0434/F**

Submitted :- 12th May 2006

Development at :-

95 Lawn Avenue
Great Yarmouth
Norfolk
NR30 1QP

For :-

Construction of new garden
wall at east facing boundary

Agent :-

Mrs R Loveland
95 Lawn Avenue
Great Yarmouth
Norfolk
NR30 1QP

Applicant :-

Mrs R Loveland
95 Lawn Avenue
Great Yarmouth
Norfolk
NR30 1QP

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. No part of the proposed fence shall overhang or encroach upon highway boundary and no gate shall open outwards over the public footway.

The reason for the condition is :-

In the interests of highway safety.

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: 3rd July 2006

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 :- **06/06/0435/F**

Submitted :- 12th May 2006

Development at :-

73 Burgh Road
Gorleston
Great Yarmouth, Norfolk

For :-

White UPVC conservatory to
rear

Agent :-

Coastal Conservatories
87 California Avenue
Scratby
Great Yarmouth
Norfolk

Applicant :-

Mr & Mrs D Whitmore
73 Burgh 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. The development hereby permitted shall be carried out incorporating the measures to mitigate the risk from flooding set out in the agent's e-mail of 28th June 2006.

The reason for the condition is :-

To ensure that mitigation measures are undertaken as the property is located within an area at risk from flooding.

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: 4th July 2006

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 :- **06/06/0440/F**

Submitted :- 12th May 2006

Development at :-

26 Black Street
Martham
Great Yarmouth, Norfolk

For :-

Renew pp 06/05/0234/F to
modify occupancy condition
2 of pp 06/01/0075/F to inc.
holiday use/letting

Agent :-

Mr A S R Banner
26 Black Street
Oddfellows Hall
Martham
Great Yarmouth, Norfolk

Applicant :-

Mr A S R Banner
26 Black Street
Oddfellows Hall
Martham
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 annexe shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 26 Black Street/Oddfellows Hall or, if let for holiday use, the accommodation shall not be occupied by any individual or family group for a period in excess of 21 days in any twelve month period.

The reason for the condition is :-

This permission is granted under exceptional circumstances for a form of development not normally permitted by the Local Planning Authority and to enable the Authority to retain control over the use of the site.

2. The existing on-site parking/turning area indicated on Drawing No. 2004.730.02'B shall be kept free of any obstruction and available for that purpose at all times.

The reason for the condition is :-

To ensure off-street parking and turning provision.

continued on next page :-

3. This permission expires on 31st October 2007 and unless on or before this date application has been made for an extension to the period of permission and such application is approved by the Local Planning Authority the use for holiday letting shall be discontinued and the annexe shall revert to ancillary accommodation to the residential use of the dwelling known as 26 Black Street/Oddfellows Hall.

The reason for the condition is:-

In order to retain control over the use of the site until the effects of the proposal have been experienced and in the interest of the amenities of the locality.

4. REASON FOR APPROVAL OF THE APPLICATION :-

Subject to condition No. 1 of this permission, the proposal complies with the requirements of Policy TR16 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 7th July 2006

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 :- **06/06/0441/F**

Submitted :- 12th May 2006

Development at :-

Boating Lake
South of Nelson Gardens
South Beach Parade
Great Yarmouth, Norfolk

For :-

Demolish mock paddle steamer,
install 65m dia ferris wheel,
pay kiosk/shop, "dancing water
jets" & 1.7m high perim fence

Agent :-

Art-Tech Design Services Ltd
Concept Studio, 2nd Floor
Main Cross Building
Main Cross Road
Great Yarmouth

Applicant :-

Pleasure & Leisure Corp plc
The Pleasure Beach
South Beach Parade
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. Prior to any work commencing on the development hereby permitted precise detail of the type and colour of the fencing to enclose the site shall be submitted to and approved in writing by the Local Planning Authority and all works in accordance with such details as may be agreed shall completed before the Ferris Wheel is first brought into use and thereafter maintained in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the appearance of the visual amenities of the locality and the appearance of the Seafront Conservation Area.

3. In the event of the Ferris Wheel ceasing to be operational, the use hereby permitted shall cease on the site and the structure and equipment constructed or brought onto the land in connection with the use shall be removed within 3 months of the use ceasing.

The reason for the condition is :-

To ensure in the event of the Ferris Wheel falling out of use that the site is left in a satisfactory condition.

4. Details of any lighting to be installed on or in the Ferris Wheel or the capsules or any advertisements added without the prior consent in writing of the Local Planning Authority and all such lighting as approved shall thereafter be maintained in accordance with the approved details.

The reason for the condition is :-

In the interests of the visual amenities of the area and to ensure any lighting does not compromise navigational safety for vessels at sea.

5. The development in so far as it relates to the extent of the site shall be carried out in accordance with the revised plan received by the Local Planning Authority on 6th June 2006.

The reason for the condition is :-

For the avoidance of doubt.

6. Prior to the development hereby permitted commencing the applicant Shall notify Defence Estates Safeguarding of the following information:-

- a) precise location of development
- b) date of commencement of construction
- c) date of completion of construction
- d) the height above ground level of the tallest structure
- e) the maximum extension height of any construction equipment
- f) details of any illumination of the site

The reason for the condition is :-

To ensure that aeronautical charts and mapping records can be updated.

(Defence Estates Safeguarding) can be contacted at Kingston Road, Sutton Coldfield, West Midlands B75 7RL).

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal reflects the aspirations of policies TR1, TR2, TR3, TR6 and TR8 of the Great Yarmouth Borough-Wide Local Plan for the provision of additional visitor attractions in the seafront area.

Date: 7th July 2006

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 :- **06/06/0451/F**

Submitted :- 18th May 2006

Development at :-

30 Laurel Drive
Bradwell
Great Yarmouth
Norfolk NR31 8PB

For :-

Single storey front extension

Agent :-

Steve Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
Norfolk NR31 8PN

Applicant :-

Mr Lawrence
30 Laurel Drive
Bradwell
Great Yarmouth
Norfolk NR31 8PB

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 development shall be carried out in accordance with the revised plans received by the Local Planning Authority on 4th July 2006.

The reason for the condition is:-

For the avoidance of doubt.

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

Date: 5th July 2006

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 :- **06/06/0465/F**

Submitted :- 23rd May 2006

Development at :-

51 Winifred Way
Caister on Sea
Great Yarmouth, Norfolk

For :-

Extend existing rear extension
and replace flat roof with
pitched roof

Agent :-

K O Brown
2 Winterton Road
Hemsby
Great Yarmouth, Norfolk

Applicant :-

Mr & Mrs O E Fisher
51 Winifred Way
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 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: 5th July 2006

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 :- **06/06/0494/F**

Submitted :- 1st June 2006

Development at :-

44 Primrose Way
Bradwell
Great Yarmouth, Norfolk

For :-

Side extension and removal of
existing garage

Agent :-

Mr P Cornford
44 Primrose Way
Bradwell
Great Yarmouth, Norfolk

Applicant :-

Mr P Cornford
44 Primrose Way
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 are reminded of their responsibilities to the adjoining occupiers at 42 Primrose Way under the Party Wall Act 1996.
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.

Date: 6th July 2006

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 :- **06/06/0495/F**

Submitted :- 30th May 2006

Development at :-

3 Sweetacres
Hemsby
Great Yarmouth
Norfolk NR29 4NR

For :-

Single storey extension to
rear consisting of
kitchen/diner

Agent :-

Mr S Anchor
3 Sweetacres
Hemsby
Great Yarmouth
Norfolk NR29 4NR

Applicant :-

Mr S Anchor
3 Sweetacres
Hemsby
Great Yarmouth
Norfolk NR29 4NR

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: 5th July 2006

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 :- **06/06/0534/F**

Submitted :- 12th June 2006

Development at :-

3 Burgess Close
Caister on Sea
Great Yarmouth, Norfolk

For :-

Erection of conservatory

Agent :-

D J Spencer
Magnum House
Deopham Green
Wymondham NR18 9DQ

Applicant :-

Mr Friar
3 Burgess Close
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 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 July 2006

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

THE BROADS AUTHORITY

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0358/BF**

Submitted :- 12th April 2006

Development at :-

Riverside
Cess Road
Martham
Great Yarmouth

For :-

New workshop and office and
removal of existing building

Agent :-

Hale-Sutton Architects
c/o Mr R Hale-Sutton
The Old Pump House
Horning Road
Hoveton St John NR12 8JW

Applicant :-

Martham Boat Bdg Dev Co Ltd
Valley Works
Cess Road
Martham
Great Yarmouth

Part 2 - Particulars of Decision

The Broads Authority 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 development shall be carried out in accordance with Drawings Nos.RB05/715 and site plan both received by the local planning authority on 16th April 2006 and the detail thereon.

The reason for the condition is :-

For the avoidance of doubt and in accordance with the submitted application.

3. Prior to the new office and workshop first being brought into use the existing building shall be demolished and removed from the site and the ground made good in accordance with details to be submitted to and agreed by the local planning authority prior to the development approved by this permission commencing.

The reason for the condition is :-

In accordance with the terms of the application and to ensure that the land and building is cleared without detriment to the Broadland landscape.

4. Prior to commencement of any development details of the colour and profile of the external walls and roof, doors and windows of the building shall be submitted to and agreed in writing by the local planning authority.

The reason for the condition is :-

Because the precise details have not been submitted and agreed.

5. No external floodlights shall be erected on the exterior of the building without the prior written consent of the local planning authority.

The reason for the condition is :-

The site is located in a sensitive area within the Broads Authority.

6. Details of the surfacing of the access road and parking areas shall be agreed by the Local Planning Authority before any work commences on the site.

Reason for the condition is:-

To ensure that the development is satisfactorily completed.

7. A scheme of landscaping comprising native species shall be implemented south of the building hereby approved, the details of which shall be submitted to and agreed in writing by the local planning authority prior to the development commencing and the scheme shall be completed prior to the first occupation of any of the building unless otherwise agreed in writing by the local planning authority. Any trees or shrubs which die, are removed, become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species, unless the Local Planning Authority agree in writing to any variation.

The reason for the condition is:-

In the interests of the visual amenities of the locality

8. The development shall be constructed with a minimum finished floor level of 1.8m AOD.

The reason for the condition is :-

To ensure that the flood risk to the development and occupants in accordance with the submitted Flood Risk Assessment, ref:5376 dated April 2006.

9. Prior to the commencement of development, a scheme for the provision and implementation of flood proofing techniques shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in their entirety before the development is first occupied and constructed and completed in accordance with the approved plan and in line with the ODPM publication 'Preparing for Floods'. As a minimum the recommendations of paragraph 9.1 of the submitted Flood Risk Assessment, ref 5376 dated April 2006 should be incorporated into the design

The reason for the condition is :-

To minimise the damage to the development in the event of flooding and enable a faster recovery once waters have subsided.

10. A flood evacuation plan shall be submitted and agreed, in writing with the local planning authority before occupancy of any part of the proposed development.

The reason for the condition is :-

To minimise the risk to occupants in the event of flooding.

11. Flood warning notices shall be erected in numbers, positions and wording to be agreed in writing with the local planning authority. The notices shall be kept legible and clear of obstruction.

The reason for the condition is :-

To minimise the risk to staff and visitors to the site in the event of flooding.

12. The Reason for the Approval.

The Local Planning Authority considers that the proposal complies with Policy C8 and INF2 of the Broads Local Plan 1997.

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

a) Please note that any works in, under, over or within 9 metres of the Rivers edge or designated Flood Defence will also require the written consent of the Environment Agency under the terms of the Water Resources Act 1991. Further Information of this process can be obtained from John Abraham, Development Control Engineer, on (01473) 706545.

The existing building is shown as being on land owned by the Environment Agency. Before any works may take place, including demolition works of existing buildings, formal written agreement may be required under the terms of the lease. Please write to George Shelton, Regional Estates Manager, at Environment Agency, Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, Cambridgeshire, PE2 5ZR with details and location of the proposed works.

b) The Broads navigation officer should be contacted prior to any works commencing as this notice grants planning consent only for the works.

Date: 3rd July 2006

Head of Planning & Development
on behalf of the Broads Authority