

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0920/F**

Submitted :- 28th November 2005

Development at :-

Former Engineering Works
Breydon Road
Cobholm
Great Yarmouth, Norfolk

For :-

Part demolition of existing
stores/workshop and
erection of two, three bedroom
houses

Agent :-

3D Architectural Services
41 Johnson Way
Lowestoft
Suffolk NR32 4WW

Applicant :-

A D Utting Construction Ltd
The Chapel, Richmond Road
Lowestoft
Suffolk

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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No work shall commence until the exact type and colour of the facing bricks and roof tiles have been submitted to and approved by the Local Planning Authority.

The reason for the condition is :-

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no extensions shall be built without the prior consent of the Local Planning Authority.

The reason for the condition is:-

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

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

The reason for the condition is :-

To prevent obstruction of the public highway in the interests of highway safety.

5. The dwelling shall be constructed with minimum finished floor levels set at, or above, 1.70m AOD.

The reason for the condition is :-

To ensure appropriate protection to the development and its users as recommended by the submitted amended information dated 25th September 2006 by David Bullen.

6. Prior to the commencement of any development, a scheme for the provision and implementation of flood proofing techniques shall be submitted to, and agreed in writing with the Local Planning Authority. The works shall be constructed and completed in accordance with ODPM guidance "Preparing for Floods".

The reason for the condition is :-

To minimise the damage to property in the event of flooding, in accordance with the recommendations of the flood risk assessment.

7. Prior to the commencement of the development, a flood response plan shall be submitted to and agreed in writing with the Local Planning Authority. This flood response plan, including information regarding the availability of the Environment Agency's "Floodline" flood warning scheme, should be made available to future occupiers of the site by means of a fixed notice within the dwellings prior to habitation

The reason for the condition is :-

To minimise the risk to the occupants in the event of flooding in accordance with the recommendations of the flood risk assessment.

8. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until a Method Statement detailing how this unsuspected contamination shall be dealt with has been submitted to and agreed in writing with the Local Planning Authority. Works shall then proceed in accordance with the recommendations of the approved Method Statement.

The reason for the condition is :-

To ensure that the development complies with approved details in the interests of protection of controlled waters.

9. Prior to the commencement of any development, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing with the Local Planning Authority. This scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.
- 1) A desktop study identifying all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on the desktop study to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and risk assessment and a method statement based on those results, giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification report on completion of the works set out in the method statement confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

The reason for the condition is:-

To ensure the development does not cause contamination of controlled waters.

10. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7 and HOU15 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 23rd October 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 :- **06/06/0675/F**

Submitted :- 26th July 2006

Development at :-

Back Road (land off)
West Caister
Great Yarmouth

For :-

Construction of stables, tack
room, hardstanding and
paddocks

Agent :-

Reedling Consultants
c/o Mr M Hollowell
The North West Tower
North Quay
Great Yarmouth NR30 1PU

Applicant :-

Miss N Tubby
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. This permission expires on 31st October 2011 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 stables shall be removed from the site.

The reason for the condition is:-

In order to retain control over the building which is constructed of short lived materials and in the interests of the visual amenities of the locality.

2. Prior to any work commencing on the development hereby permitted details of fencing to be installed on the site shall be submitted for the approval of the Local Planning Authority and such works shall be carried out entirely in accordance with such details as agreed and shall thereafter be maintained in the condition as approved.

The reason for the condition is :-

Such details have not been submitted as part of the application and in the interests of the visual amenities of the locality.

3. The stables hereby approved shall be utilised for the applicant's use personal use only and no commercial activities shall be undertaken at the site.

The reason for the condition is :-

In order to safeguard the amenity and character of the area and in the interests of highway safety.

4. The stables hereby permitted shall only be brought into use when the building has been completed in accordance with the details shown on the approved drawing.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

5. Before the development is commenced a scheme of planting and landscaping shall be submitted for the approval of the Local Planning Authority and the planting of trees and shrubs shall be carried out in accordance with the scheme as approved within three months of the approval. Any trees and shrubs so planted which dies within 5 years shall be replaced within one year by the applicants or their successors in title.

The reason for the condition is:-

To enhance the visual amenities of the locality

6. Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters. Only clean uncontaminated surface water should be discharged to any soakaway, wtercourse or surface water sewer.

The reason for the condition is :-

To prevent pollution of the surface water or ground water.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that the proposal would not have a significant adverse effect on the essential open character of the area contrary to Policy NNV2 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 24th October 2006

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 :- **06/06/0693/F**

Submitted :- 4th August 2006

Development at :-

South House Farm
Main Road
Clippesby
Great Yarmouth, Norfolk

For :-

C.O.U from rural buildings to
4 residential units & 2 new
build dwellings in style of
former agricultural building

Agent :-

Acorus Rural Property Services
Old Market Office
10 Risbygate Street
Bury St Edmunds IP33 3AA

Applicant :-

Billockby Farms Limited
Billockby Hall
Fleggburgh
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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal is contrary to Policies HOU11 and BNV21 of the adopted Great Yarmouth Borough-Wide Local Plan in that it is considered that not all the buildings on the site are worthy of retention in terms of landscape and structural integrity, and that the realignment of the wall to achieve a satisfactory highway access compromises a major element of the existing layout on the road frontage. Furthermore, the applicant has failed to provide a survey of protected species (such as barn owls and bats) and provision for their conservation where they occur.
2. Policy HOU10 of the adopted Great Yarmouth Borough-Wide Local Plan states that permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions. Irrespective of the type of development depicted in the application, it is considered that the proposal to provide two new dwellings by way of the 're-creation' of a former barn is contrary to the above policy. No evidence has been put forward in respect of the need for the dwellings in this location to justify a departure from national and local policies designed to protect the countryside, including Policy NNV2 of the Local Plan which seeks to maintain and enhance the landscape quality of the neighbouring Broads area. The proposal is, in this context, also contrary to Policies H.8 and ENV.4 of the Norfolk Structure Plan (Adopted 1999). Furthermore, the proposal is considered to be contrary to Policy BNV16 of the Local Plan in that the conjectural restoration of the former barn is not, in both design and historic terms, considered to be appropriate, nor would it, in view of the visual prominence of the site, result in enhancement of the area.

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Date: 27th October 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 :- **06/06/0745/CU**

Submitted :- 18th August 2006

Development at :-

13a High Mill Road
Cobholm
Great Yarmouth

For :-

Change of use to A1 for use as
a pharmacy

Agent :-

Nathaniel Lichfield & Partners
c/o Ms M Williams
14 Regents Wharf
All Saints Street
London N1 9RL

Applicant :-

National Co-op Chemist
Brook House
Middleton
M24 1HF

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 26th October 2009 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 shall be discontinued.

The reason for the condition is:-

In order to retain control over the future use of the site as permission has been sought on a temporary basis until a new pharmacy has been constructed on nearby land.

2. The use hereby permitted shall not commence until detailed drawings of all external and internal alterations to the building have been submitted to and approved by the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of the occupiers of the adjoining dwellings and the visual amenities of the locality.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy SHP1 of the Great Yarmouth Borough-Wide Local Plan.

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

The applicant's attention is drawn to the attached letter from Norfolk Constabulary giving suggestions for the security of the building.

Date: 26th October 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 :- **06/06/0762/F**

Submitted :- 31st August 2006

Development at :-

55 North Drive
Great Yarmouth
Norfolk

For :-

Ground and first floor
extensions

Agent :-

Mr J Dearn
Apartment 7
Espanade Court, North Drive
Great Yarmouth, Norfolk

Applicant :-

Mr J Dearn
Apartment 7
Espanade Court, North Drive
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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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: 26th October 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 :- **06/06/0771/F**

Submitted :- 4th September 2006

Development at :-

46/47 South Market Road
Great Yarmouth
Norfolk

For :-

Alterations to front elevation
of property & erection of
front boundary wall

Agent :-

Mr A Dionysiou
46 South Market Road
Great Yarmouth
Norfolk

Applicant :-

Mr A Dionysiou
46 South Market 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 three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

The reason for the condition is :-

In the interests of highway safety.

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: 27th October 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 :- **06/06/0785/F**

Submitted :- 8th September 2006

Development at :-

3 Rising Way
Martham
Great Yarmouth
Norfolk NR29 4RN

For :-

Demolition of single-storey
extension and erection of new
two-storey extension to form
kitchen, study & two bedrooms

Agent :-

Mr & Mrs Crabtree
3 Rising Way
Martham
Great Yarmouth
Norfolk NR29 4RN

Applicant :-

Mr & Mrs Crabtree
3 Rising Way
Martham
Great Yarmouth
Norfolk NR29 4RN

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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 windows or other openings shall be constructed above ground floor level in the wall of the north west (side) elevation of the extension hereby permitted 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 adjacent property.

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: 25th October 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 :- **06/06/0805/F**

Submitted :- 19th September 2006

Development at :-

14 Hall Road
Martham
Great Yarmouth, Norfolk

For :-

Sun room extension to front,
garage conversion and car port

Agent :-

Chris Beckett Arch Consultancy
23 Blackbird Close
Bradwell
Great Yarmouth
Norfolk NR31 8RT

Applicant :-

Mr L Dove
c/o 14 Hall Road
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 development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The car port shall only be used for private domestic use in connection with the dwelling to which it relates.

The reason for this condition is :-

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

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.

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Date: 25th October 2006

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990
Advertisements) Regulations 1992

Town and Country Planning (Control of

CONSENT TO DISPLAY ADVERTISEMENTS

Part 1 - Particulars of Application

Reference No :- **06/06/0483/A**

Submitted :- 26th May 2006

Development at :-

1 Cliff Park Cottages
Lowestoft Road
Gorleston
Great Yarmouth NR31 6JL

For :-

Hanging sign in front garden

Agent :-

Ms J A Silom
1 Cliff Park Cottages
Lowestoft Road
Gorleston
Great Yarmouth NR31 6JL

Applicant :-

Ms J A Silom
1 Cliff Park Cottages
Lowestoft Road
Gorleston
Great Yarmouth NR31 6JL

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the above mentioned Regulations that consent has been granted for the display of the advertisements referred to in Part 1 hereof in accordance with the standard conditions 1 to 5 as set out overleaf and to the following additional conditions:-

1. The wording of the sign shall be in accordance with the letter and revised photographs received by the Local Planning Authority on 26th October 2006.

The reason for the condition is :-

For the avoidance of doubt.

2. The sign must be positioned on land under the jurisdiction of the applicant, clear of the highway boundary.

The reason for the condition is :-

In the interests of highway safety.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy BNV22 of the Great Yarmouth Borough-Wide Local Plan.

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

5. The Highway Authority reserves the right under Section 152 of the Highways Act 1980 and under the general provisions of Common Law to remove any sign causing dazzle, obstruction or nuisance.

Date: 27th October 2006

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