

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0264/CU**

Submitted :- 21st April 2010

Development at :-

Land adjoining Pumping Station
Back Lane
Rollesby
Great Yarmouth NR29 5EB

For :-

Retrospective application for
change of use from derelict
land to domestic garden &
storage of hobby materials

Agent :-

Mr A Austin
The Hollies
Back Lane
Rollesby
Great Yarmouth

Applicant :-

Mr A Austin
The Hollies
Back Lane
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 constitutes an unacceptable extension of domestic usage into countryside beyond the settlement boundary of the village, i.e. the 'Village Development Limit' as shown on the Proposals Map of the adopted Great Yarmouth Borough-Wide Local Plan. This area is designated as being 'Landscape Important to the Setting of settlements' and as an area of landscape interest where only those proposals that are in keeping with the rural character of the area will be permitted. In this case, the siting of a container for the storage domestic paraphernalia, provision of hard standing for a vehicle or boat and the storage of a car trailer etc., together with the erection of screen fencing would, collectively, be an obtrusive feature in the landscape which would not be in keeping with this rural location.

For the above reasons, the Borough Council considers the the proposal is contrary to national and local policies designed to protect the countryside. In particular, the proposal does not meet the objectives of Policies NNV5 and NNV7 of the adopted Great Yarmoth Borough-Wide Local Plan which are, respectively, "To protect the setting of settlements and prevent urban sprawl" and "Protection of the countryside for its own sake".

Date: 9th July 2010

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 :- **06/10/0283/CU**

Submitted :- 10th May 2010

Development at :-

Land Adj West Cottage
Hemsby Road
Martham
Great Yarmouth NR29 4QH

For :-

C.O.U of agri.land to be incor
into curtilage of garden,to
fruit & veg for personal use &
lawned area,fence 1.8m high

Agent :-

Mrs S Coulthard
West Cottage
Hemsby Road
Martham
Great Yarmouth

Applicant :-

Mrs S Coulthard
West Cottage
Hemsby 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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposed change of use to form a vegetable garden and lawned area would constitute an unacceptable incursion of domestic usage into open countryside remote from any established settlement. This area is designated as being 'Landscape Important to the Broadland Scene' in the adopted Great Yarmouth Borough-Wide Local Plan. Furthermore, the proposal to erect 1.8 metre high close boarded fencing as a means of enclosure would result in the creation of an obtrusive 'hard edge' to the application site which would not be in keeping with this rural location, and would not, as in the case of a hedgerow of native species, provide for wildlife habitat creation.

For the above reasons, the Borough Council considers that the proposal is contrary to national and local policies designed to protect the countryside. In particular, the proposal does not meet the objectives of Policies NNV2 and NNV10 of the Great Yarmouth Borough-Wide Local Plan which are, respectively, "To safeguard the varied character and features of the landscape within and adjoining the Plan Area" and "To enhance the variety and quality of landscapes".

Date: 5th July 2010

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 :- **06/10/0286/A**

Submitted :- 12th May 2010

Development at :-

35 Marine Parade
Gold Rush
Great Yarmouth
Norfolk

For :-

One flat board sign

Agent :-

Mr D Mavroudis
58 Victoria Road
Gorleston
Great Yarmouth
Norfolk

Applicant :-

Mr D Mavroudis
58 Victoria Road
Gorleston
Great Yarmouth
Norfolk

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 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. A minimum vertical clearance of 2.44 metres shall be maintained between the proposed signage and ground level.

The reason for the condition is :-

To ensure highway safety.

3. The level of illumination of the sign hereby approved shall not exceed 800cd/m² and no part of the source of the illumination shall be directly visible to users of the adjacent public highway.

The reason for the condition is :-

In the interests of highway safety.

4. No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is retained such that it will not cause glare beyond the site boundaries.

The reason for the condition is :-

In the interests of highway safety.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies BNV22 & BNV25 as it relates to an advertisement on a commercial building.

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

This development involves a sign that may affect the public highway. The applicant should note that the Norfolk County Council as Highways Authority reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highway Development Control Group based at County Hall in Norwich. Please contact Paul Leared on 0344 800 800 9.

Date: 8th July 2010

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