

THE BOROUGH OF GREAT YARMOUTH

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Part 1 - Particulars of Application

Reference No :- **06/09/0704/LB**

Submitted :- 2nd November 2009

Development at :-

50 - 51 Marine Parade
Great Yarmouth
Norfolk
NR30 2EJ

For :-

Remove 3 sets of steps to 3
access points. Terrace approx.
450mm above footpath level
with steps. Iron railings-wall

Agent :-

Mr D Phillips
David Phillips Architectural
Beacon Innovation Centre
Beacon Park
Gorleston Great Yarmouth

Applicant :-

Mr R Chowdhury
50 Marine Parade
Great Yarmouth
Norfolk

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 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 development shall take place until details, including samples where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

The reason for the condition is :-

to enable the local planning authority to control the colour, tone, texture and appearance of the materials used on the Listed Building and its impact on the surrounding Conservation Area.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies BNV5, BNV6, BNV7, BNV10 and BNV18 as the development relates to the alteration of a Grade II Listed building within a Conservation Area.

Date: 16th December 2009

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 :- **06/08/0561/F**

Submitted :- 28th July 2008

Development at :-

Former Nursery Site
Lowestoft Road
Hopton-on-Sea
Great Yarmouth

For :-

Proposed sixty bed, two storey
care facility & ten two bedroom
individual living units. Assoc.
carparking & garden amenities

Agent :-

Mr G Young
Gelder and Kitchen
Rosner Studios
28A Market Place Richmond
North Yorkshire DL10 4QG

Applicant :-

Mr K Mackenzie
Barchester Healthcare
Suite 201 The Chambers
Chelsea Harbour
London SW10 0XF

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 development shall take place until details, including samples where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

The reason for the condition is :-

In the interests of the visual amenities of the area and to enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used.

3. No development shall commence on site until a scheme has been submitted for the provision of sufficient fire hydrants (served by mains water supply) in connection with the Development and no part of the building or independent living unit shall be occupied until the Applicant has provided the hydrant(s) in accordance with the scheme as approved to the satisfaction of the Council in consultation with the Norfolk Fire Service.

The reason for the condition is :-

To ensure access to fire safety equipment in the event of an emergency.

4. Prior to the first occupation of the development hereby permitted the proposed vehicular access shall be constructed in accordance with N.C.C. residential access specification, and additionally to accord with details to be approved in writing by the Local Planning Authority, for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the commencement of the use hereby approved the proposed on-site parking area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking and turning facilities for the development.

6. Prior to the first occupation of the development hereby permitted a visibility splay measuring 4.5 metres x 90 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained free of any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

7. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highways Authority.

The reason for the condition is :-

To prevent extraneous material being deposited on the highway.

8. No works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on drawing number D32C have been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

9. Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 8 shall be completed to the written satisfaction of the local planning authority in consultation with the Highway Authority.

The reason for the condition is :-

To ensure that the highway network is adequate to cater for the development proposed.

10. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (Surface Water Drainage Design, updated November 2009) and the following mitigation measures detailed within the FRA:

Surface water generated from the development site shall be managed, within the hydrological and hydrogeological context of the site, for rainfall events up to and including the 1 in 100 year rainfall event, incorporating an allowance of 30% for the potential impacts of climate change, as detailed in drawing number 07/309/SE-002B and supporting calculations.

The reason for the condition is :-

To prevent flooding by ensuring the satisfactory management of surface water from the site.

11. No development shall take place until full 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 as approved. These details shall include:

- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- other vehicles and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play/therapy equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g drainage, power, communication cables, pipelines etc, indicating manholes, supports etc);
- retained historical landscape features and proposals for restoration, where relevant.

Soft landscaping works shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, (or becomes in the opinion of the local planning authority, seriously damaged or defective) another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

The reason for the condition is :-

In the interests of the satisfactory appearance of the development.

12. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted and agreed in writing with the Local Planning Authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

The reason for the condition is :-

In the interests of the amenities of the locality and to minimise light pollution to adjacent residents and highway users.

13. A travel plan must be submitted, approved and signed off by Great Yarmouth Borough Council, in consultation with The Highways Agency and Norfolk County Council prior to the commencement of development on the site.

The reason for the condition is :-

To ensure that the A12 at the Hopton roundabout remains free of congestion and that the impact of the development does not harm the safe and free flow of traffic through Hopton village.

14. No development shall take place until there has been submitted to and approved in writing by the local planning authority, a plan, indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In the interests of the satisfactory appearance of the development.

15. No works or development shall take place until all existing trees have been protected by the erection of a one-metre high chestnut pale fence to be positioned beneath the extremities of the crown spread, to the satisfaction of the local planning authority, or in the case of fastigate trees in a position to be agreed with the local planning authority. All such fencing shall be retained and maintained in good condition for the duration of the construction period.

during the construction period:

- (a) the storage of vehicles, fuel, materials, site huts or other buildings or ancillary equipment will not take place within the fenced areas;
- (b) the existing ground levels within the fenced areas will not be raised or lowered;
- (c) no services shall be laid within the fenced areas;
- (d) no trees shall be lopped, topped or felled without the prior written consent of the local planning authority.

The reason for the condition is :-

To ensure existing trees are protected during site works in the interests of the visual amenity of the area and the satisfactory appearance of the development.

16. The independant living units hereby permitted shall be used solely for the care of users/clients in conjunction with the main care facility and at no time shall the units be sold, leased or occupied independantly from the main building, nor shall common ownership or occupation of the units and main care facility be severed.

The reason for the condition is :-

To enable the local planning authority to retain control over the development and to ensure it remains a cohesive unit contained within the boundaries of the site.

17. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and in particular, policies HOU21 and TCM11.

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

Norfolk County Highways:

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 which are also obtained from the County Council. Advice on this matter can be obtained from Richard Smith on 01603 638010.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Please find additional notes from Norfolk Constabulary attached to this permission.

Date: 22nd December 2009

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 :- **06/08/0866/F**

Submitted :- 1st December 2008

Development at :-

Martham Road/Common Road
Hemsby
Great Yarmouth
Norfolk

For :-

Variation of Condition 3 of PP
06/05/0869/O replace Drawing
NHHY2/111B with Revised
Drawing NHHY2/111C

Agent :-

Les Brown Associates
1A Church Field
Attlebridge
Norwich

Applicant :-

Norfolk Homes Ltd
Weybourne Road Industrial Est
Weybourne Road
Sheringham
NR26 8WB

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 development shall be carried out in accordance with the site location plan NHHY2/161B and junction drawing NHHY2/111C.

The reason for the condition is :-

To ensure the formation of a satisfactory access to the proposed development.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policy HOU15 of the adopted Great Yarmouth Borough-wide Local Plan insofar as it relates to the provision of an improved vehicular access.

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

EDF Energy advise a low voltage underground cable exists in the vicinity of Common Road and a high voltage underground cable exists in the vicinity of Martham Road footway which appears to be unaffected by the proposals, however care should be taken in accordance with HS(G)47 , Avoiding danger from underground services when excavating in the vicinity of these cables.

Date: 14th December 2009

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 :- **06/09/0342/F**

Submitted :- 22nd May 2009

Development at :-

The Elms
34 Elmgrove Road
Gorleston
Great Yarmouth

For :-

Enlarge dining room on grd flr
add.common rm on 1st flr in
main hse.Demo.common rm,office
& shwr rm.Add 4 brm,bthrms,etc

Agent :-

Mr C Lambert
Lambert Bardsley Reeve
1 High Bungay Road
Loddon Norfolk

Applicant :-

Mr P Godfrey
3 Reubens Road
Hutton
Brentwood
Essex

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 development shall be carried out in accordance with the plan 6.163 (P)30 rev B, elevational treatment received by the Local Planning Authority on 12th November 2009 and ground floor plan 6.163 (P) 20F rev A together with roof plan 6.163 (P)21R rev A received by the Local Planning Authority on 16th October 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. Prior to any part of the premises as extended first being brought into use the parking area shown on the extract of drawing 6.613 (P)12, shall be formed in accordance with the submitted details and include the provision of measures to prevent the discharge of surface water onto the highway, received by the Local Planning Authority on 10th July 2009. The area shall thereafter be kept available for the parking of staff and visitors cars.

The reason for the condition is :-

To ensure the provision of parking to serve the proposed development.

4. Prior to any work commencing on the development hereby permitted details of all materials to be used in the construction of the external surfaces of the building works hereby permitted shall be submitted for the approval of the Local Planning Authority and all works carried out in accordance with such details as may be agreed.

The reason for the condition is :-

Precise details have not been submitted as a part of the application.

5. The glazing to the first floor office window in the western elevation shall be obscure glazed and thereafter maintained in this condition.

The reason for the condition is :-

In the interests of the residential amenity of the occupiers of nearby property

6. Prior to any part of the extension first being brought into use the amenity area/patio shall be laid out in accordance with the details shown on the amended ground floor plan.

The reason for the condition is :-

In order to ensure the provision of an adequate amenity area to serve the proposed development.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy HOU21 of the Great Yarmouth Borough-Wide Local Plan with regard to the improvements proposed to the Care Home

Date: 2nd December 2009

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 :- **06/09/0517/CU**

Submitted :- 4th August 2009

Development at :-

219 Northgate Street
Great Yarmouth
Norfolk
NR30 1DH

For :-

Conversion of a four storey
house into three flats

Agent :-

Mr L Knell
219 Northgate Street
Great Yarmouth
Norfolk

Applicant :-

Mr L Knell
219 Northgate Street
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. Insufficient information has been submitted to enable the local planning authority to adequately assess the merits of the scheme. In particular, given, the lack of clarity of the plans, lack of elevational drawings showing any new openings and general scarcity of detail it is not possible to fully assess the impact of the development on the adjacent occupiers and surrounding area.
2. Notwithstanding the above the accommodatioin available within the proposed flats are cramped and would lead to unacceptable living conditions, which fail to meet the standards required by law for residential properties.

Date: 16th December 2009

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 :- **06/09/0589/F**

Submitted :- 7th September 2009

Development at :-

384 The Glebe
Hemsby
Great Yarmouth
NR29 4JA

For :-

Single storey dwelling and
ancillary works

Agent :-

Paul Robinson Partnership
The Old Vicarage
Church Plain
Great Yarmouth
Norfolk

Applicant :-

Geoffrey Watling (Norwich) Ltd
8 Ber Street
Norwich
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 development hereby permitted shall be carried out in accordance with the revised plans, drawing nos. 6662/01B, 6662/02B and 6662/03B, received by the Local Planning Authority on 16th November 2009.

The reason for the condition is :-

To ensure the permission relates to the correct documents.

3. Notwithstanding the notes on drawing nos. 6662/01B and 6662/02B, no development shall take place until details of the height and materials (where appropriate) of the boundary treatment to be erected have been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling hereby permitted is first occupied. Development shall be carried out in accordance with the details as agreed.

The reason for the condition is :-

In the interests of (a) the amenities of adjoining residents and the future occupants of the dwelling hereby permitted, (b) the satisfactory appearance of the development, and (c) highway safety.

4. The dwelling hereby permitted shall not be occupied until the proposed car parking area has been constructed in accordance with the details shown on drawing no. 6662/02B and that area shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

The reason for the condition is :-

To ensure off-street parking provision.

5. Construction works shall not take place outside 07.30 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays.

The reason for the condition is :-

In the interests of the amenities of adjoining and nearby residents.

6. 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 extensions or ancillary buildings as defined in Classes A, B and E of Part 1 of Schedule 2 to that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the development in view of the restricted nature of the site and in the interests of both the satisfactory appearance of the development and the amenities of adjoining residents.

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

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. 6 of this permission, is attached for information.

2. Attention is drawn to the attached 'memorandum' from the Borough Council's Environmental Health Department and the need to comply fully with the requirements stated therein.

8. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for development involving residential and/or holiday accommodation in this area as set out in Policy TR20 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 23rd December 2009

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 :- **06/09/0592/F**

Submitted :- 8th September 2009

Development at :-

Ormesby Road
(Land to East & West)
Hemsby
Great Yarmouth Norfolk

For :-

Cons & operation of wind farm
consisting of 4 wind turbine
generators, switchhouse, access
tracks, hardstanding & cabling

Agent :-

Mr P Smith
Sea & Land Power and Energy Lt
Commercial Road
Lowestoft
Suffolk

Applicant :-

Mr P Smith
Sea & Land Power and Energy Lt
Commercial 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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The application site is located in an area identified in the Great Yarmouth Borough Wide Local Plan 2001 as 'Landscape Important to the Broadland Scene'(Policy NNV2), 'Landscape Important to the Coastal Scene'(Policy NNV3) and 'Landscape Important to the Setting of Settlements'(Policy NNV5) and the open countryside(Policy NNV7) where development is only permitted if it will not;

1) have a significant adverse impact upon the landscape character and traditional built form of the area,
2) destroy or damage features of landscape importance which contribute to the character of the area, will not significantly detract from the open character of the area and is in keeping with the rural character of the area;

The windturbines because of their scale and height, character and appearance are considered to be contrary to the aims of these policies and would have a detrimental visual impact upon the nearby nationally designated Broads area which has been confirmed by Government as having the highest status of protection in relation to landscape and the rural nature of the area and the setting of the nearby villages.

2. The application site lies within the local landscape character area G3: Ormesby and Filby Settled Farmland (Great Yarmouth Landscape Character Assessment April 2008) which is considered by the local planning authority to be an area which has a high sensitivity and is in close proximity to Broads(National Park); the local planning authority in assessing the application and supporting information in the context of Planning Policy 22 and its companion guide along with its own commissioned landscape character assessment, considers that the key characteristics of the landscape are fragile and would be adversely affected by wind turbine development and one which would have an adverse impact upon landscape settings of views in the siting of the wind turbines adjacent to and very near to designated landscapes.

3. The application site lies within close proximity to Broadland Special Conservation Area/ Ramsar Site and the local planning authority, having due regard to its obligations under Regulation 48(1) of the Conservation(Natural Habitats,&c.) Regulations,as amended(The Habitats Regulations), cannot conclude on the basis of the information submitted that the integrity of the site would not be compromised - with particular regard to the impact on pink footed geese and marsh harrier qualifying features of the Special Conservation Area- and that the proposal would not have a significant adverse effect on the site as required by the regulations and Planning Policy Statement 9 and Planning Policy Statement 22 nor can it be concluded that there are no alternative solutions or imperative reasons of overriding public interest including those of a social or economic nature for doing so.

Date: 23rd December 2009

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 :- **06/09/0593/D**

Submitted :- 15th September 2009

Development at :-

Martham Road/Common Road
Hemsby
Great Yarmouth
Norfolk

For :-

Residential development, 49
dwellings, alterations to site
levels and access from Martham
Road and Common Road

Agent :-

Mr D Stead
Stead Mutton Associates
43 Church Street
Sheringham
Norfolk

Applicant :-

Norfolk Homes Ltd
Weybourne Road Industrial Esta
Weybourne Road
Sheringham
Norfolk

Particulars of planning permission reserving details for approval:- Application No.:- 06/05/0869/O
Residential development , alteration to site levels and accesses from Martham Road and Common
Road

Particulars of details submitted for approval:- Siting, design, external appearance and landscaping of
the development

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. The development shall be carried out in accordance with the following documents

Drawings 05.2148.100 PL02, PL03, PL04, PL06, PL07, PL08, PL10, PL11, PL12, PL13, PL14,
PL15, PL16, PL18, PL19, PL20, PL21, PL22, PL23 RevA, PL24, PL25, PL26, PL27, PL28, PL30,
PL31 Rev A, PL32 Rev B, PL33 RevB, PL34, PL35, PL36, PL37, PL38, PL39, PL42, PL43, PL44,
PL44 and PL45 received by the Local Planning Authority on 16th September 2009 and drawings
NHHY2-B10-IB/09, NHHY2/70A, NHHY2-B/20A/09, materials schedule 05.2148.100-01 Rev E,
05.2148.100-02 Rev E, 05.2148.100 - PL46, 05.2148.100 - PL04 Rev A and 05.2148.100 - PL47
received by the Local Planning Authority 9th November 2009. With respect to the details shown on
drawing NHHY2-B/20A/09 approval relates to the maximum slab levels of the dwellings and does not
purport to convey any consent for the drainage details.

The reason for the condition is :-

For the avoidance of doubt.

2. Prior to commencement of any work on the site details of the siting of any works compound and associated storage containers, together with details of any lighting shall be submitted for the approval of the Local Planning Authority and all works shall be carried out entirely in accordance with such details as may be agreed and thereafter maintained in accordance with these details.

The reason for the condition is :-

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

3. Prior to the occupation of the dwellings on plots 42 to 45 a 1.8 metre high close boarded fence shall be erected on the eastern site boundary adjacent to the ditch and thereafter maintained in accordance with the approved details.

The reason for the condition is :-

To ensure that the new residential development does not adversely impact on the neighbouring drainage ditch which is outside the application site.

4. No gates, doors or other means of enclosure shall be erected across the entrances to the car ports proposed on the development without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interests of the appearance of the development to ensure the appearance of the development is maintained in the manner contemplated by the Local Planning authority on the grant of this permission.

5. No deliveries shall be taken at the construction site outside the following hours:-

08:00 to 18:00 Monday to Friday

09:00 to 13:00 Saturday

and no deliveries shall take place on Sundays or Bank Holidays.

The reason for the condition is :-

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

6. The screen walls and fences indicated on the submitted plan shall be completed before the dwellings to which they relate are occupied.

The reason for the condition is:-

In the interests of the visual amenities of the locality

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the dwellings on plots 3 to 16, 21 to 28 and 42 to 46 shall not be extended in any way without the prior consent of the Local Planning Authority.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over any extensions to the dwellings in the interests of residential amenity.

8. 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 in the roofs of the dwellings 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.

9. The drainage ditch adjacent to the rear of the properties fronting Common Road shall be maintained and kept clear of obstruction for surface water drainage purposes unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

To ensure no adverse impact on surface water drainage in the locality.

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

The applicant is reminded to comply fully with the requirements of conditions:- 3, 4, 5, 6, 13, 14 and 15 of the outline planning permission 06/05/0869/O.

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

Date: 16th December 2009

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/09/0608/F**

Submitted :- 18th September 2009

Development at :-

14 South Beach Parade
Great Yarmouth
Norfolk
NR30 3EQ

For :-

Proposed rear single storey
extension, 2 storey front bay
window extension and detached
garage to rear

Agent :-

Andrew Middleton
1 Clarence Road
Gorleston on Sea
Great Yarmouth
Norfolk

Applicant :-

Mr Lowe
26 Walpole 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. The materials to be used in the external finishes of the extensions and alterations hereby approved shall match those used in the existing building.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

3. No development shall take place until the precise location of the garage has been submitted to and agreed in writing with the local planning authority.

The reason for the condition is :-

In order to maintain highway safety and to ensure satisfactory visibility from the site.

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: 10th December 2009

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 :- **06/09/0617/F**

Submitted :- 17th September 2009

Development at :-

Arable field off Main Road
Ormesby St Michael
Great Yarmouth
Norfolk

For :-

Engineering works to create a temporary lagoon system, with bund walls, site fencing to be erected for duration of works

Agent :-

Dr D Hoare
Broads Authority
Dragonfly House
2 Gilders Way
Norwich

Applicant :-

Dr D Hoare
Broads Authority
Dragonfly House
2 Gilders Way
Norwich

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 30th November 2010 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 and the site restored in accordance with the schedule accompanying the submitted application.

The reason for the condition is:-

In order to retain control over the use of the site and in the interest of the amenities of the locality.

2. No construction work to form the lagoon system or materials deposited in the lagoons shall be carried on the site outside the following times :-

Monday to Friday 07.30 to 18.00 hrs and Saturday 08.00 to 13.00 hrs, with no work on Sundays or Bank Holidays.

The reason for the condition is :-

In the interests of the residential amenities of the area.

3. The applicant shall fully reinstate any damage caused to the public highway by construction traffic to and from the application site, to the satisfaction of the highway authority, during and on completion of the proposed works.

The reason for the condition is:-

In the interests of highway safety.

4. The parking area/hardstanding area indicated on drawing OEA 04 shall be laid out in accordance with the submitted details and shall be maintained for the duration of the works on the site.

The reason for the condition is :-

To ensure the availability of parking and manoeuvring area to serve the proposed use of the site.

5. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological mitigatory work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority, which programme shall (for the avoidance of doubt) include (if considered by the LPA to be necessary) post excavation assessment, analysis, archiving and publication of results to the satisfaction of the LPA.

The programme of work in this instance will comprise an archaeological 'strip, map and sample' excavation of the area of the proposed lagoons.

The reason for the condition is :-

In order to enable investigation and recording of the site of archaeological interest to take place during the period of building or engineering works.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is considered to be acceptable on a temporary basis given the overall environmental improvements that will be forthcoming as a result of the mudpumping and the associated improvements to the farmland on the application site.

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

Norfolk Landscape Archaeology advise in this instance will comprise an archaeological 'strip, map and sample' excavation of the proposed lagoons. A copy of the brief for the Archaeological work is attached.

Date: 18th December 2009

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 :- **06/09/0633/F**

Submitted :- 24th September 2009

Development at :-

The Cart Shed
Clarkes Farm
Martham
Great Yarmouth NR29 4PT

For :-

Renewal of PP 06/06/0732/F to
permit use of office as other
than ancillary premises for
existing farm enterprise

Agent :-

S W Chapman & Partners
The Cart Shed
Clarkes Farm
Martham
Great Yarmouth

Applicant :-

S W Chapman & Partners
The Cart Shed
Clarkes Farm
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. This permission expires on 18th December 2012 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 and the office shall thereafter revert to use ancillary to the existing farming enterprise approved under planning permission No. 06/05/0431/F.

The reason for the condition is :-

To ensure the use of the premises is compatible with its surroundings and does not lead to an intensification of of traffic movements or any material adverse effect on the amenities of nearby property.

2. The areas marked for car parking on the submitted plan ("H.M. Registry") shall not be used for any purpose other than the parking of vehicles for staff and visitors in connection with the use of the premises as an office.

The reason for the condition is :-

To ensure off-street parking provision.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy EMP17 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 18th December 2009

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 :- **06/09/0641/F**

Submitted :- 29th September 2009

Development at :-

Gorleston Medical Centre
Stuart Close
Gorleston
Great Yarmouth

For :-

New frontage to Stuart Close
and modular single storey
extension to rear

Agent :-

LSI Architects LLP
23a Cattle Market Street
Norwich
Norfolk

Applicant :-

Gorleston Medical Centre
Stuart Close
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 :-

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 development shall be carried out in accordance with the revised plans 2772/109 Rev A, 2772/110 Rev C and 2772/111 Rev B, received by the Local Planning Authority on 18th November 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. The extensions hereby approved shall not be brought into use until the proposed vehicular access has been constructed in accordance with Norfolk County Council's residential access specification from the front boundary of the site to the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

4. The extensions hereby approved shall not be brought into use until the proposed on-site accessible parking space has been laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking facilities for the development.

5. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

The reason for the condition is :-

To prevent extraneous material being deposited on the highway.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

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

8. The development involves works within the public highway that may be carried out by Norfolk County Council as Highway Authority. A quotation for the works to be carried out within the Highway can be sent to you in due course. It is an offence to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Advice on this matter can be obtained from the County Council's Highway Development Control Group.

N.B. If required, street furniture shall be repositioned at the applicant's expense.

Date: 7th December 2009

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 :- **06/09/0647/F**

Submitted :- 1st October 2009

Development at :-

Communication Centre
Rollesby Road
Martham
Great Yarmouth NR29 4RU

For :-

Alterations to existing fire
exit door, increasing height
of opening and forming
external landing and steps

Agent :-

Mr C Burton
Paul Robinson Partnership (UK)
The Old Vicarage
Church Plain
Great Yarmouth

Applicant :-

Mr T Jennis
Comm-Tech Data Solutions
Communications Centre
Rollesby 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 :-

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 provides improved access within the building whilst having minimal effect on the external appearance.

Date: 8th December 2009

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 :- **06/09/0650/F**

Submitted :- 5th October 2009

Development at :-

23/24 Mill Road
Cobholm
Great Yarmouth
NR31 0AA

For :-

Change of use and first floor
extension of existing betting
shop to take away only pizza
outlet

Agent :-

Mr J Stephenson
19 Ashby House
Broomhill
Downham Market
Norfolk

Applicant :-

Mr C Salamone
23 Thompson Close
Swanton Morley
East Dereham
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 first floor extension to the premises would be contrary to criterion (C) of Policy SHP8 of the Great Yarmouth Borough-Wide Local Plan in that its height and proximity to the nearby dwellings would have an overbearing and dominating effect on those properties resulting in a significant adverse effect on the occupiers of the dwellings.

In addition, the proposed use would be contrary to criteria (B) and (E) of Policy SHP15 of the Local Plan, in that the likely consequences of an additional hot food outlet in this location would be the generation of noise, general disturbance and smell or fumes, especially in the evenings, which would have a significant adverse effect on the character of the area and the occupiers of nearby dwellings.

Date: 7th December 2009

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 :- **06/09/0653/F**

Submitted :- 8th October 2009

Development at :-

Lower Wood Farm
Mautby
Great Yarmouth
NR29 3JQ

For :-

New fully accessible holiday
cottage and new games room and
guests sitting/meeting room

Agent :-

Mr Michael Haslam
Woodcote
Cargate Lane
Norwich
Norfolk

Applicant :-

Ms J Nicholls
Lower Wood Farm
Mautby
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 holiday cottage hereby approved shall be used for holiday purposes only.

The reason for the condition is :-

To ensure the cottage is not used as permanent residential accommodation.

3. The holiday cottage hereby approved shall not be occupied as a person's sole or main place of residence.

The reason for the condition is :-

To ensure the cottage is not used as permanent residential accommodation.

4. The owner of the site shall maintain an up-to-date register of the names and home addresses of all of the occupiers of the holiday cottage and shall make this available at all reasonable times for inspection by the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the cottage.

5. The development hereby permitted shall not be commenced until such time as a scheme for surface water disposal has been submitted to, and approved in writing by, the Local Planning Authority.

The reason for the condition is :-

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

6. 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 one year of the approval. Any trees and shrubs so planted which die within 3 years shall be replaced within one year by the applicant or her successors in title.

The reason for the condition is:-

To enhance the visual amenities of the locality.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policies TR1, TR2 and TR10 of the Great Yarmouth Borough-Wide Local Plan.

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

9. The applicant's attention is drawn to the attached letter from the Environment Agency and the need to comply fully with their requirements.

Date: 2nd December 2009

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 :- **06/09/0656/CU**

Submitted :- 8th October 2009

Development at :-

33 Thurne Rise
Martham
Great Yarmouth
NR29 4PU

For :-

C of u - to allow part of
garage to be used to store
garden bird seed in connection
with home delivery business

Agent :-

Mr P Riley
33 Thurne Rise
Martham
Great Yarmouth
Norfolk

Applicant :-

Mr P Riley
33 Thurne Rise
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. This permission expires on 3rd December 2010 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 use of the premises until the effects of the proposal have been experienced and in the interest of the amenities of the locality.

2. The use hereby permitted shall be carried on only by Mr P Riley.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the premises by ensuring the permission enures only for the named person.

3. The number of deliveries of garden bird seed taken at the premises shall not exceed six within the period of this permission.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

4. No deliveries of garden bird seed shall be taken or dispatched from the premises outside the hours of 08.00 to 18.00, nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

5. The storage of garden bird seed shall not occupy an area in excess of one third of the floorspace of the garage.

The reason for the condition is :-

To ensure there is no intensification of the use of the premises beyond that stated in applicant's submission and in the interests of the amenities of adjoining residents.

6. NOTE :- The applicant's attention is drawn to the attached memorandum from the Borough Council's Environmental Health Department and the need to follow the advice contained therein.

7. REASON FOR APPROVAL OF THE APPLICATION :-

On the basis of the information provided, the Borough Council considers that the proposal would not significantly impact on the amenities of adjoining residents and, as such, is consistent with Policy EMP19 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 3rd December 2009

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 :- **06/09/0657/F**

Submitted :- 8th October 2009

Development at :-

9 Kent Square
Great Yarmouth
Norfolk
NR30 2EX

For :-

Change of use from Hostel
(Category D) housing (11
units) to 7 residential flats

Agent :-

Chris Beckett Arch Consultancy
23 Blackbird Close
Bradwell
Great Yarmouth
Norfolk

Applicant :-

Mr M Walker
9 Kent Square
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 development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended by drawing ref 609/A as received on 10th December 2009.

The reason for the condition is :-

For the avoidance of doubt and to ensure the satisfactory development of the site.

3. The three bedsits shown to the rear of the building on the ground, first and second floors on the submitted plans, shall be used solely for occupancy by one person only. This shall apply notwithstanding any other information or details indicated on the submitted plans.

The reason for the condition is :-

As the rooms fall short of the space required for occupancy by two people under Environmental Health regulations.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies HOU7, HOU15 and HOU23.

5. NOTES - Please read the attached notes from Norfolk Constabulary carefully.

Date: 16th December 2009

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 :- **06/09/0658/F**

Submitted :- 9th October 2009

Development at :-

41 Blake Road
Great Yarmouth
Norfolk
NR30 4LT

For :-

White pvcu conservatory with
600mm dwarf wall glazed frames
and glass roof

Agent :-

Mr G Arbon
Prostar Windows
156A Burgh Road
Gorleston
Great Yarmouth

Applicant :-

Mr J Vale
41 Blake 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. 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 December 2009

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 :- **06/09/0659/F**

Submitted :- 12th October 2009

Development at :-

Regent Bowl
92 Regent Road
Great Yarmouth
NR30 2AH

For :-

Proposed roof terrace accessed
from bar area

Agent :-

Glenn Parrott
11A Swallow Close
Bradwell
Great Yarmouth
Norfolk

Applicant :-

Miss C Melton
c/o Pex Properties Ltd
92 Regent 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. The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended by letter and drawing (Ref: 926-002) submitted on 13th November 2009.

The reason for the condition is :-

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

3. No loud speakers, amplifiers, relay or other audio equipment shall be used or installed outside the building or on the roof terrace.

The reason for the condition is :-

In the interests of the amenities of adjacent residents and avoid undue noise levels in a residential area.

4. The roof terrace hereby permitted shall not be utilised as and additional seating area and no tables and chairs are to be placed on the roof.

The reason for the condition is :-

To maintain the amenities of adjacent occupiers and avoid undue noise levels in a residential area.

5. The roof terrace hereby permitted shall not be used after 22:00 hours.

The reason for the condition is :-

In order to maintain the amenities of the nearby residential area.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policy BNV18, as it relates to an alteration to an existing leisure facility.

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

It is advised that in order to maintain the amenities of adjacent residential occupiers that a notice be posted requesting users of the terrace to respect the proximity of the adjacent dwelling and keep noise to a minimum. In addition no glasses or bottles should be allowed to be taken onto the roof.

Date: 2nd December 2009

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 :- **06/09/0660/CU**

Submitted :- 9th October 2009

Development at :-

Unit 1 Memorial Green
Ormesby St Margaret
Great Yarmouth
NR29 3JY

For :-

Proposed change of use of
commercial bakery to hot food
indian take-away

Agent :-

Graham Brown Architectural Ser
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Mr S Rackham
Rackhams Butchers
2 Wapping
Ormesby St Margaret
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 would, by virtue of the likely consequence of noise, general disturbance and smell or fumes, have a significant adverse effect on the occupiers of adjacent and nearby dwellings. In particular, activity outside the front of the premises is likely to disturb neighbours, especially in the evenings when vehicles are arriving, parking and departing outside or near to the premises. It is considered, therefore, that the proposal would run contrary to the objectives of criterion (b) of Policy SHP15 of the Borough-Wide Local Plan (adopted by the Borough Council on 23rd February 2001) which seeks, in relation to the provision of hot food outlets, to safeguard the amenities of the area.
2. The premises are located within the Ormesby St Margaret Conservation Area wherein there is an obligation to preserve its character and appearance. In the light of the conflict that would arise with the adjacent and nearby dwellings, the proposed takeaway would not, in view of its setting, succeed in preserving the character of the Conservation Area.

Date: 3rd December 2009

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 :- **06/09/0661/F**

Submitted :- 12th October 2009

Development at :-

Manships Farm Barn
Main Road
Ormesby St Michael
Great Yarmouth NR29 3LN

For :-

Retention of building and
change of use of land and
building B for storage of
builders materials

Agent :-

Mr M Haslam
Woodcote
Cargate Lane
Norwich
Norfolk

Applicant :-

Mr D Tyson
Barn 4, Manor Farm Barns
Back Lane
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. This permission expires on 4th December 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 use shall be discontinued.

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.

2. The use hereby permitted shall be carried on only by Mr D Tyson.

The reason for this condition is :-

To enable the Local Planning Authority to retain control over the use of the premises by ensuring the permission enures only for the named person.

3. Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council's industrial access construction specification for the first 5 metres into the site as measured back from the near edge of the adjacent highway carriageway.

The reason for the condition is :-

To ensure satisfactory access into the site.

4. Prior to commencement of the use hereby permitted any access gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjacent highway carriageway. Any side walls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the gateposts to the front boundary of the site.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the commencement of the use hereby permitted 2.4 metre x site extremity visibility splays shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained free from all planting/obstructions exceeding 0.6 metres above ground level.

The reason for the condition is :-

In the interests of highway safety.

6. Prior to the commencement of the use hereby permitted the proposed private drive and on-site parking/turning area shall be laid out in accordance with drawing no. MFB_03 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.

7. 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 in accordance with a programme agreed with the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

8. Details in relation to condition 7 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 between the implementation of the planting programme and the expiration of this permission dies, fails to be established, becomes seriously damaged or diseased or for any reason is removed.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

9. Building "C" and the remains of the barn shown on drawing no. MFB_03 shall be demolished and the waste materials removed from the site within three months of the date of this permission.

The reason for the condition is :-

To ensure the development progresses in an orderly manner and in the interests of the visual amenities of the locality.

10. Building "B" on drawing no. MFB_03 shall not be used for any purpose other than the storage of builder's materials.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

11. No external storage/stacking/depositing of any materials shall at any time take place outside buildings "A" and "B" on the application site except within the "hard surfaced yard" shown on drawing no. MFB_03.

The reason for the condition is :-

In the interests of visual amenity.

12. At no time shall any materials stored, stacked or deposited on the "hard surfaced yard" exceed 1.8 metres in height above ground level.

The reason for the condition is :-

In the interests of visual amenity.

13. At no time shall any powered machinery be operated within the site and no deliveries shall be taken or dispatched from the site outside the hours of 07.30 to 18.00 on Mondays to Fridays or 08.00 to 13.00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

14. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the Local Planning Authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

The reason for the condition is :-

In the interests of the amenities of local residents and to minimise light pollution.

15. No more than three people shall be employed on the site at any one time.

The reason for the condition is :-

To ensure the level of activity is kept to a minimum in the interests of the amenities of adjoining residents.

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

17. 1. The development involves works within the public highway that may be carried out by Norfolk County Council as Highway Authority. A quotation for the works to be carried out within the highway can be sent to the applicant in due course. It is an offence to carry out works within the public highway, which includes a public right of way, without the permission of the Highway Authority.

Advice on this matter can be obtained from the County Council's Highway Development Control Group.

18. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicant.

19. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the conditions of this permission, the proposal is consistent with Policies EMP17, NNV2 and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 4th December 2009

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 :- **06/09/0663/F**

Submitted :- 13th October 2009

Development at :-

52 Marine Parade
Gorleston
Great Yarmouth
NR31 6EY

For :-

Alts & extns inc conservatory
dormer on front new garden
shed new roof windows to side
elevation railings on wall

Agent :-

Mr L Seabert
Olley & Haward
5 Queen Street
Great Yarmouth
Norfolk

Applicant :-

Mr R Manthorpe
Castle House
Church Road
Burgh Castle
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 :-

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 development shall be carried out in accordance with drawing no. 2009.0923.02 received on 14th October 2009 and the revised drawing no. 2009.0923.03A received by the Local Planning Authority on 10th November 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. The roof windows to the south elevation shall be obscure glazed prior to the extension being brought into use and shall be retained as such thereafter.

The reason for the condition is :-

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

4. The lowest part of the roof windows to the en-suites on the south elevation shall be not less than 1.7m above the floor level of those rooms.

The reason for the condition is :-

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no windows or other openings (except those shown on the approved plans) shall be inserted into the roof of the dwelling 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 nearby dwellings.

6. No work shall commence until details of the design of the railing to the front boundary wall has 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.

7. No part of the proposed structure shall overhang or encroach upon the highway boundary and no gate, if installed, 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.

8. 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: 9th December 2009

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 :- **06/09/0665/F**

Submitted :- 12th October 2009

Development at :-

2 & 4 Old Church Cottage
Station Road
Hopton-on-Sea
Great Yarmouth, NR31 9BE

For :-

Convert bakery building to
cottage & removal of
extensions in connection with
bakery

Agent :-

Miss J Clark
2 & 4 Old Church Cottage
Station Road
Hopton-on-Sea
Great Yarmouth

Applicant :-

Miss J Clark
2 & 4 Old Church Cottage
Station Road
Hopton-on-Sea
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 :-

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 development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 15th December 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. Notwithstanding the details of the railing to the flat roof further details shall be submitted for the approval of the Local Planning Authority the provision of a 1.8 metre high screen at the southern end of the roof adjacent to the boundary and such works as may be agreed shall be completed prior to the use of the flat roof as a leisure area commencing and the screen shall thereafter be maintained in accordance with the approved details.

The reason for the condition is :-

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

4. Within two months of the date of this permission the parking area shown on the amended drawing shall be laid out and thereafter be kept available for the parking of cars in conjunction with the residential use of the property.

The reason for the condition is :-

To ensure the retention and availability of parking to serve the residential use of the property.

5. The store indicated on the amended drawing shall only be used for ancillary domestic storage purposes and shall not at any time be used for the storage of motor vehicles without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

For the avoidance of doubt and in the interests of highway safety.

6. 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: 16th December 2009

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 :- **06/09/0666/O**

Submitted :- 14th October 2009

Development at :-

Bermondsey Place East
Great Yarmouth
Norfolk

For :-

4 terraced dwelling houses
with 1 domestic garage

Agent :-

Middleton & George Limited
The Northwest Tower
North Quay
Great Yarmouth
Norfolk

Applicant :-

Mr R Eagle
c/o Middleton & George Ltd
The Northwest Tower
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 development, as submitted, is considered to be contrary to the provisions of the Great Yarmouth Borough Wide Local Plan as it constitutes an overdevelopment of the site. The dwellings are limited in size and would offer restricted living conditions and amenity space for future occupiers. Although the principle of redevelopment is acceptable, it is the amount of development proposed which has limited the accommodation available and is therefore contrary to Policies HOU15 and HOU7 and in particular criterion C & E.
2. The proposed dwelling, by virtue of their siting, do not provide sufficient space for adequate off-street parking to serve the proposed development. Moreover the siting of the proposed garage is such that it does not provide sufficient visibility and is therefore contrary to policy TCM17 and HOU15.

Date: 10th December 2009

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 :- **06/09/0667/F**

Submitted :- 15th October 2009

Development at :-

8 Violet Close
Bradwell
Great Yarmouth
NR31 8UR

For :-

Extension to garage at front
and extension to rear bedroom
with balcony

Agent :-

Mr L Seabert
Olley & Haward
5 Queen Street
Great Yarmouth
Norfolk

Applicant :-

Miss C Baker
8 Violet Close
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 :-

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 garage hereby permitted shall be kept available for the parking of vehicles and shall not be used for any other purpose without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To ensure the retention and availability of parking to serve the dwelling.

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: 10th December 2009

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 :- **06/09/0668/F**

Submitted :- 16th October 2009

Development at :-

Essex & Suffolk Water Site
Quay Mill Walk
Great Yarmouth
NR30 1JB

For :-

Erection of portakabin for use
as crew room/toilet facilities
etc

Agent :-

Mr C Wright
Scott Wilson
Meridian House
1Meridian Way
Yarmouth Road, Norwich

Applicant :-

Mr D Harvey
Essex & Suffolk Water plc
Lound Treatment Works
PO Box 1
Lowestoft

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 20th December 2019 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 use of the site until the effects of the proposal have been experienced and in the interest of the amenities of the locality.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies BNV18 and EMP15.

Date: 16th December 2009

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 :- **06/09/0669/F**

Submitted :- 16th October 2009

Development at :-

Prior Diesel Ltd
Gapton Hall Road
Gapton Hall Industrial Estate
Great Yarmouth NR31 0NL

For :-

Erection of single storey
unheated workshop extension

Agent :-

Mr K Ghovanlou
Riddell Construction Ltd
44 Alexandra Road
Lowestoft
Suffolk

Applicant :-

Prior Diesel Ltd
Gapton Hall Road
Gapton Hall Industrial Estate
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 external materials to be used in the construction of the extension hereby permitted shall match those used in the existing building, unless otherwise agreed in writing with the local planning authority.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

3. Prior to the first occupation of the industrial unit hereby approved the proposed on-site parking area, comprising 15 car parking and 17 cycle parking spaces, shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking and turning facilities for the development.

4. Any noxious fluids used on the site shall be contained within the building and disposed of in the appropriate manner and not allowed to drain or enter into nearby water courses and ditches.

The reason for the condition is :-

To ensure that there is no contamination of nearby water courses.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies, EMP7, EMP8 and NNV2.

Date: 3rd December 2009

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 :- **06/09/0671/F**

Submitted :- 21st October 2009

Development at :-

Kontiki (adj to)
Wapping
Ormesby St Margaret
Great Yarmouth NR29 3JY

For :-

Two bedroom detached house

Agent :-

Mr S Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth

Applicant :-

Mr S Williams
37 Homefield Avenue
Bradwell
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 :-

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 development shall take place until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in the construction of the dwelling hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed in writing at a later date with the Local Planning Authority.

The reason for the condition is :-

Insufficient information has been included in the application for consideration of these details.

3. No development shall take place until details of 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 first occupation of the dwelling hereby permitted, or in accordance with a programme agreed with the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

4. Soft landscape works in relation to condition No. 3 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 visual amenities of the locality.

5. Notwithstanding the details shown on Drawing No. 575-2/5, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling hereby permitted is first occupied. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In the interests of (a) the satisfactory appearance of the development, (b) the amenities of neighbours, and (c) highway safety.

6. Prior to the first occupation of the dwelling hereby permitted the parking and turning area shall be surfaced in accordance with Drawing No. 575-2/5 (or in accordance with an alternative form of surfacing agreed in writing with the Local Planning Authority) and retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure on-site car parking and manoeuvring provision.

7. The parking and turning area shown on Drawing No. 575-2/5 shall not be surfaced until a scheme for the provision of (on-site) surface water drainage has 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 :-

To ensure a satisfactory means of surface water disposal.

8. 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 gates, fences, walls or other means of enclosure shall be erected across the access to the parking and turning area.

The reason for the condition is :-

In the interests of highway safety.

9. 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 enlargement of the dwelling hereby permitted shall take place, nor shall any windows or other openings (other than those expressly authorised by this permission) be constructed on any elevation or roof slope without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To prevent overdevelopment of the site and protect the amenities of neighbours, and in the interests of the satisfactory appearance of the development.

10. 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 buildings, enclosures, containers for the storage of oil for domestic heating, swimming or other pool (including the shed and oil tank shown on Drawing Nos. 575-2/5 and 575-3/5) shall be provided within the curtilage of the dwelling hereby permitted without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To prevent overdevelopment of the site and protect the amenities of neighbours, and in the interests of the satisfactory appearance of the development.

11. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal is compliant with Policies HOU7/HOU8, HOU15 and BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 16th December 2009

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 :- **06/09/0674/CU**

Submitted :- 20th October 2009

Development at :-

Hobland Hall Cottages
Hobland Road
Bradwell
Great Yarmouth

For :-

Change of use of existing
stable bldg to dog grooming
parlour. Including selling dog
grooming products to clients

Agent :-

Andrew Middleton
1 Clarence Road
Gorleston on Sea
Great Yarmouth
Norfolk

Applicant :-

Mr J Norris
3 Hobland Cottage
Hobland Road
Bradwell
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 is considered to be unacceptable by virtue of the detrimental impact it would have on the amenities of local residents due to the close proximity of the surrounding properties. Barking dogs generate a high level of noise disturbance and this, in conjunction with additional traffic movements associated with the operation of the business, would create a significant disturbance to these residents. It is also considered that the noise would be further exacerbated by virtue of the insufficient sound insulation properties of the building..

In addition it is considered that despite the measures put forward by the applicant to limit the number of dogs at the site at any one time given the rural nature of the site with low ambient noise levels, the impact of the noise generated from the use would be highly audible and therefore detrimental to the amenities of nearby residents.

2. Additionally, whilst information has been provided of similar types of operation in the locality this does not demonstrate sufficient justification to the Local Planning Authority that the need for the proposed development could not be met within adjacent commercial centres, such as Gorleston or larger villages where commercial activities could be accommodated.
3. The private access track serving the site is considered to be inadequate to serve the development proposed by reason of its restricted width, poor condition, and its severely restricted levels of visibility at its junction with the U61825 - Hobland Road. The proposal if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Local Plan Policy TCM13.
4. Therefore for the reasons given above the proposed change of use of the building is contrary to the provisions of the Great Yarmouth borough-wide Local Plan and, in particular, policies EMP17, EMP18, EMP19 and TCM13.

Date: 21st December 2009

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 :- **06/09/0675/F**

Submitted :- 21st October 2009

Development at :-

6 Wren Drive
Bradwell
Great Yarmouth
NR31 8JW

For :-

Variation of Condition 2 of PP
06/86/0832/F to allow accom
to be used as separate unit of
accom by current occupant

Agent :-

Mrs E Loveland
6 Wren Drive
Bradwell
Great Yarmouth
Norfolk

Applicant :-

Mrs E Loveland
6 Wren 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. When the accommodation ceases to be occupied by Mrs P Quartermein the use hereby permitted shall cease and the use of the premises shall revert to being ancillary accommodation for the existing dwelling 6 Wren Drive and all reference to the 6A Wren drive shall be removed from the property.

The reason for the condition is :-

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

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

The applicant is reminded that the future use of the premises will be restricted by the requirements of condition 2 of planning permission 06/86/0832/F once the current occupation ceases.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is considered an acceptable temporary use of the premises in the circumstances put forward in this instance and the statement made by the applicant.

Date: 10th December 2009

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 :- **06/09/0676/F**

Submitted :- 22nd October 2009

Development at :-

2 Lacons Corner
Mautby
Great Yarmouth
NR29 3JB

For :-

Proposed two-storey side
extension with new timber
garage to the front of site

Agent :-

Mr C Callingham
Callingham Associates Limited
1 Church Street
Warwick
Warwickshire

Applicant :-

Mr J Pawson & Miss S Thompson
2 Lacons Corner
Maultby
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 development shall be carried out in accordance with the revised plan no. 484.02B received by the Local Planning Authority on 2nd December 2009.

The reason for the condition is :-

For the avoidance of doubt.

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 December 2009

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 :- **06/09/0678/CU**

Submitted :- 21st October 2009

Development at :-

97 Salisbury Road
Great Yarmouth
Norfolk
NR30 4LS

For :-

Renewal of Planning Permission
06/04/0961/CU for change of
use of outbuilding to cycle
repair business

Agent :-

Williams Avis
Yarbike
97 Salisbury Road
Great Yarmouth
Norfolk

Applicant :-

Williams Avis
Yarbike
97 Salisbury 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 use hereby permitted shall be carried on only by Mr W Avis and the consent shall not enure for the benefit of the land nor any other person for the time being having an interest therein.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over any future development of the site in the interests of the amenities of the neighbouring residential properties.

2. The use hereby permitted shall only take place in the former garage and no cycles or parts shall be stored outside and works shall only be carried out on unpowered cycles.

The reason for the condition is :-

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

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of policy EMP19 of the adopted Great Yarmouth Borough wide Local Plan.

Date: 3rd December 2009

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 :- **06/09/0679/F**

Submitted :- 22nd October 2009

Development at :-

Beachstone Cottage
68 Station Road North
Belton
Great Yarmouth

For :-

Proposed garden wall max
height 1.60 with 1.80 piers
sloping down to 1.20 Two gates
across side/corner driveway

Agent :-

Mr N Shipley
Beachstone Cottage
68 Station Road North
Belton
Great Yarmouth

Applicant :-

Mr N Shipley
Beachstone Cottage
68 Station Road North
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 :-

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 development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 3rd November 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. No part of the proposed structure shall overhang or encroach upon highway land and no gate, if installed, 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.

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: 15th December 2009

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 :- **06/09/0680/F**

Submitted :- 26th October 2009

Development at :-

Filby Playing Field
Main Road
Filby
Great Yarmouth

For :-

Renewal of Planning Permission
06/06/0721/F for new pavilion

Agent :-

Mr G Brown
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Filby Playing Field Committee
c/o Field Post Office
Main Road
Filby
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 :-

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 development shall be carried out in accordance with drawing no.425/2 dated August 2006.

The reason for the condition is :-

For the avoidance of doubt.

3. The main hall in the new building shall not be used outside the hours of 10.00 to 22.00 hours Monday to Saturday and 10.00 to 19.00 hours on Sundays for events with use of music save for thirteen days in any calendar year when the use can continue until midnight and details of the days operated until this later time shall be kept in a register maintained by the Village Hall Committee at the premises which shall kept available for inspection by the Local Planning Authority.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of the nearby properties and to ensure the use of the premises until the later opening time can be controlled.

4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details.

The reason for the condition is :-

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

5. Prior to any work commencing on the development hereby permitted details shall be submitted for the approval of the Local Planning Authority of cross sectional details of the building showing the position of any false ceiling over the main hall together with details of any sound insulation measures to be installed and all works shall be completed in accordance with such details as approved and thereafter maintained in accordance with the approved details.

The reason for the condition is :-

Such details have not been submitted as part of the application and in the interests of the amenities of the occupiers of the nearby properties.

6. The interior of the building shall be laid out in accordance with the approved drawing and shall not be altered or used in any way without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

For the avoidance of doubt and to ensure the use does not adversely effect the amenities of occupiers of nearby properties.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal seeks to provide additional community facilities and would therefore be in accordance with the aims of Policy REC9, NNV5, NNV6, NNV7 & NNV8 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 21st December 2009

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 :- **06/09/0682/F**

Submitted :- 27th October 2009

Development at :-

26 Watsons Close
Hopton-on-Sea
Great Yarmouth
NR31 9BJ

For :-

Ground floor extn & conversion
of garage to improve access,
safety and comfort in a
disabled persons dwelling

Agent :-

Mr R Marsh
26 Watsons Close
Hopton-on-Sea
Great Yarmouth

Applicant :-

Mr R Marsh
26 Watsons Close
Hopton-on-Sea
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 :-

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 Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates shall be erected across the approved 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 vehicular access shall be constructed in accordance with N.C.C. residential access specification for the first 4.5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

4. Prior to the first occupation of the annexe hereby approved the proposed on-site car parking area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking and turning facilities for the development.

5. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 26 Watsons Close. T no time shall it be sold, leased or occupied indepenently from the main dwelling nor shall the common ownership or occupation of the annexe and main dwelling be severed.

The reason for the condition is:-

To enable the Local planning Authority to retain control over the development which has been permitted to meet a specific personal need.

6. The development hereby permitted shall be carried out entirely in accordance with the details shown on the drawings and submitted application received by the Local Planning Authority on 6th November 2009.

The reason for the condition is :-

For the avoidance of doubt.

7. 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.

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

The development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority. A quotation for the works to be carried out within the Highway will be sent to you in due course. It is an offence to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Advice on this matter can be obtained from the County Council's Highway Development Control Group.

If required, street furniture shall be re-positioned at the applicant's own expense.

This permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for purposes connected with the implementation of this planning permission.

Date: 24th December 2009

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 :- **06/09/0683/F**

Submitted :- 26th October 2009

Development at :-

153-155 & 157-159
Beccles Road
Bradwell
Great Yarmouth

For :-

Variation of condition 2 and
10 of planning permission
06/07/0504/F to allow 2m fence
instead of a brick wall

Agent :-

Mr D Scales
2 Hobland Barn
Hobland Road
Bradwell
Great Yarmouth

Applicant :-

Mr D Scales
2 Hobland Barn
Hobland Road
Bradwell
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. Within one month of the date of this permission details shall be submitted for the approval of the Local Planning Authority of the type and colour of staining to treat the all the close boarded fencing and works in accordance with the agreed details shall be completed within two months of this approval, unless otherwise agreed in writing with the Local planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is considered to provide an alternative suitable boundary treatment subject to the external finish being agreed.

Date: 22nd December 2009

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 :- **06/09/0684/F**

Submitted :- 27th October 2009

Development at :-

13 High Mill Road
Cobholm
Great Yarmouth
NR31 0DJ

For :-

Renewal of Planning Permission
06/07/0745/CU - change of use
to A1 for use as a pharmacy

Agent :-

Mr C Beebe
Co-operative Group - Property
PO Box 53
New Century House
Manchester

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 2010 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 premises as permission has been sought on a temporary basis until a new pharmacy has been completed on a nearby site.

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 7th December 2009

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 :- **06/09/0687/F**

Submitted :- 28th October 2009

Development at :-

27 West Road
Caister-on-Sea
Great Yarmouth
NR30 5AX

For :-

Demolish kit.& dining rm;erect
extn to rear to form lounge,
dining rm & utility rm;alts to
garage for bed/dressing area

Agent :-

Mr G Brown
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Mr J Deonysiou
27 West Road
Caister-on-Sea
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 :-

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 development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 4th December 2009.

The reason for the condition is :-

For the avoidance of doubt.

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 December 2009

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 :- **06/09/0689/F**

Submitted :- 28th October 2009

Development at :-

3 Burtons Buildings
St Peters Road
Great Yarmouth
NR30 3AY

For :-

Four bedroom town house

Agent :-

Mr J Scott
1 Hobland Barn
Hobland Road
Bradwell
Great Yarmouth

Applicant :-

Mr J Scott
1 Hobland Barn
Hobland Road
Bradwell
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. In the opinion of the Local Planning Authority the proposed dwelling does not accord with the provisions of the Great Yarmouth Borough Wide Local Plan as, by virtue of the scale, appearance and relationship to other buildings and boundaries, it would not enhance the form and character of the settlement.
2. The site is located within a built up area within the town where space is at a premium. the erection of a dwelling of the scale and design proposed would constitute a significant overdevelopment which would be detrimental to the overall amenities of the area.
3. Notwithstanding the above the erection of a dwelling in this location would have an unacceptable impact on the amenities and current living conditions of adjacent occupiers, by virtue of overshadowing, loss of light and visual dominance of the building, which would have an enclosing effect on the surrounding dwellings. Moreover, the proposed dwelling being built in close proximity to neighbouring properties is considered to give rise to an adverse impact on the residential amenities of any future occupiers by virtue of loss of light and provision of minimal outlook contrary to the aims of Policy HOU15.
4. Therefore for the reasons given above the proposed dwelling is considered to be contrary to the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies HOU7, HOU8, HOU15, HOU17 and BNV18.

Date: 3rd December 2009

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 :- **06/09/0690/F**

Submitted :- 28th October 2009

Development at :-

Roselea, Smiths Loke
Bradwell
Great Yarmouth
Norfolk

For :-

Demolition of existing
dwelling and erection of
replacement dwelling, amended
application to 06/09/0557/F

Agent :-

Mr S McGarry
Roselea, Smiths Loke
Bradwell
Great Yarmouth
Norfolk

Applicant :-

Mr S McGarry
Roselea, Smiths Loke
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 :-

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 development shall take place until precise details of the slab levels of the dwelling hereby approved have been submitted to and agreed in writing by the local planning authority. such details shall also provide comparative levels with adjoining properties and details of the levels of any boundary treatments proposed. The development shall be carried out in accordance with the details as approved.

The reason for the condition is :-

To ensure that the development hereby approved does not have an adverse effect on the amenities of local residents or on the charcater and appearance of the area.

3. Prior to the first occupation of the dwelling hereby approved an on-site car parking and turning area shall be laid out in accordance with the approved plan and shall be demarcated, levelled and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure sufficient parking on-site and to avoid unnecessary parking on Smiths Loke.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is first occupied. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In the interests of the satisfactory appearance of the development and to maintain the amenities of adjacent occupiers.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and in particular policies HOU7 and HOU15 as it is for the replacement of an existing dwelling.

6. NOTES - Please read the following notes from the Environment Agency carefully:-

The plant should be installed, operated and maintained in accordance with the manufacturer's instructions as updated from time to time. Our formal consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require the developer to nominate a 'Consentee' who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works. The Environment Agency recommends the use of a separate sewage treatment plant for each property.

A Consent under Schedule 10 of the Water Resources Act 1991 will be required for each individual sewage treatment plant.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Date: 16th December 2009

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 :- **06/09/0691/F**

Submitted :- 29th October 2009

Development at :-

149 King Street
Great Yarmouth
Norfolk
NR30 2PA

For :-

Replacement shop front and
external alterations

Agent :-

Hattrell DS One Architects LLP
1 Copthall House
Station Square
Coventry
West Midlands

Applicant :-

Domino's Pizza Group Ltd
Domino's House
Lasborough Road
Kingston Milton Keynes
Buckinghamshire

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 development hereby permitted shall be carried out in accordance with the application form, plan, and drawings and other documents and details submitted or provided by the applicant as amended by email and drawings (ref: C4515-SF03 Rev A and C4515-P02 Rev C) submitted on 17 December 2009.

The reason for the condition is :-

For the avoidance of doubt and to ensure the satisfactory appearance of the development within the Conservation Area.

3. 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 ensure the safety of all pedestrians using the public footway.

4. Prior to the first use of the development hereby permitted the proposed apron area between the front boundary of the premises and the public highway shall be reinstated flush with the finished level of the public footway, fully eliminating all trips and hazards to pedestrian safety. All amterails proposed shall be surfaced in accordance with details as submitted to and agreed in writing with the local planning authority and shall be maintained thereafter.

The reason for the condition is :-

To ensure the safe and free passage of pedestrians on the public footway.

5. The underside of Row 102 will require one-hour fire resistance to be supplied and fitted. All details, including materials and fitting methods, shall be submitted to and approved in writing by the local planning authority.

The reason for the condition is :-

To ensure the satisfactory appearance of the fireproofing within the Conservation Area and to maintain the integrity of the protected rows.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies SHP15 and BNV18.

Date: 21st December 2009

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 :- **06/09/0693/F**

Submitted :- 28th October 2009

Development at :-

28 Symonds Avenue
Ormesby St Margaret
Great Yarmouth
NR29 3PN

For :-

Rear and side extension

Agent :-

Mr R Walker
28 Symonds Avenue
Ormesby St Margaret
Great Yarmouth

Applicant :-

Mr R Walker
28 Symonds Avenue
Ormesby St Margaret
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 :-

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. In accordance with the notes on drawing no. 413/5, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

3. The area shown for car parking on drawing no. 413/4 shall be retained for that purpose and free from any impediment to such use at all times.

The reason for the condition is :-

To ensure the retention of on-site parking provision.

continued on next page :-

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: 21st December 2009

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 :- **06/09/0694/F**

Submitted :- 29th October 2009

Development at :-

4 Allendale Road
Caister-on-Sea
Great Yarmouth
Norfolk

For :-

Roof conversion to form two
en-suite bedrooms

Agent :-

Mr C Beckett
23 Blackbird Close
Bradwell
Great Yarmouth

Applicant :-

Mr N Fenn
4 Allendale Road
Caister-on-Sea
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 :-

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: 2nd December 2009

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 :- **06/09/0695/F**

Submitted :- 29th October 2009

Development at :-

Tiptree
New Road
Fritton
Great Yarmouth

For :-

Extension to existing
outbuilding to be used for
storage of garden equipment

Agent :-

Mr D Beddows
Tiptree
New Road
Fritton
Great Yarmouth

Applicant :-

Mr D Beddows
Tiptree
New Road
Fritton
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 :-

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 development hereby permitted shall be carried out entirely in accordance with the details shown on the drawing and application forms received by the Local Planning Authority on 30th October 2009.

The reason for the condition is :-

For the avoidance of doubt.

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: 2nd December 2009

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 :- **06/09/0696/F**

Submitted :- 30th October 2009

Development at :-

Barn 6
Manor Farm Barns
Back Lane, Martham
Great Yarmouth NR29 4PE

For :-

Retrospective application
detached car port, 2 metre
high brick wall and vehicular
access

Agent :-

Mr K Warwick
Barn 6
Manor Farm Barns
Back Lane, Martham
Great Yarmouth

Applicant :-

C W Builders
5 Church Lane
Filby
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. Within three months of the date of this permission a scheme for the provision of (on-site) surface water drainage shall be submitted for the approval of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To ensure a satisfactory means of surface water disposal.

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

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 development, subject to the above conditions, is considered to be a satisfactory domestic addition in connection with the conversion of the adjacent barn to a dwelling.

continued on next page :-

Date: 22nd December 2009

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 :- **06/09/0697/F**

Submitted :- 30th October 2009

Development at :-

17 Leathway
Ormesby St Margaret
Great Yarmouth
NR29 3QA

For :-

Construction of rear bedroom
& en-suite above extg kitchen.
Replace flat roofs to garage &
dormer windows with pitched

Agent :-

Mr P Evans
17 Leathway
Ormesby St Margaret
Great Yarmouth

Applicant :-

Mr P Evans
17 Leathway
Ormesby St Margaret
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 :-

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 development shall take place until precise details of the manufacturer (where appropriate) and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed at a later date with the Local Planning Authority.

The reason for the condition is :-

Insufficient information has been included in the application for consideration of these details.

continued on next page :-

3. 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 (other than the roof window expressly authorised by this permission) shall be constructed in the wall or roof of the east elevation of the first floor 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 the adjoining property.

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: 21st December 2009

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 :- **06/09/0698/F**

Submitted :- 30th October 2009

Development at :-

Stardust Amusements
Warren Road
Hopton
Great Yarmouth

For :-

Restrospective application for
standing of a mobile catering
Fish & Chip trailer

Agent :-

Mr S Manning
124 Corton Long Lane
Corton
Lowestoft
Suffolk

Applicant :-

Mr S Manning
124 Corton Long Lane
Corton
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. This permission expires on 30th September 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 catering trailer shall be removed from the site.

The reason for the condition is:-

In order to retain control over the installation which is of a temporary nature and in the interests of the visual amenities of the locality.

2. The use hereby permitted shall not be operated outside the following hours 16.00 to 23.00hrs on any day.

The reason for the condition is :-

In order to ensure the use does not adversely impact on the amenities of the occupiers of nearby property.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The application meets the requirements for commerial uses in tourism areas as set out in Polict TR5 and TR7 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 7th December 2009

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 :- **06/09/0699/F**

Submitted :- 30th October 2009

Development at :-

23 Clay Road
Caister on Sea
Great Yarmouth
NR30 5HB

For :-

Demolition of rear extension
and erection of new two-storey
rear extension and single
storey extension to front

Agent :-

Mr C Beckett
23 Blackbird Close
Bradwell
Great Yarmouth

Applicant :-

Mr D Shreeve
23 Clay Road
Caister on Sea
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 :-

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 in the dwelling as extended (other than those expressly authorised as part of this permission) 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. 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.

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: 21st December 2009

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 :- **06/09/0701/F**

Submitted :- 2nd November 2009

Development at :-

Kindlecroft
Mill Lane
Bradwell
Great Yarmouth

For :-

Demolish garage and erect two-storey extension to form playroom and bedrooms

Agent :-

Mr D Phillips
David Phillips Architectural
Beacon Innovation Centre
Beacon Park
Gorleston Great Yarmouth

Applicant :-

Mr D Patterson
Kindlecroft
Mill Lane
Bradwell
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 :-

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 in the extension hereby permitted (other than those specified on the approved drawing) 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: 4th December 2009

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 :- **06/09/0703/F**

Submitted :- 2nd November 2009

Development at :-

50 - 51 Marine Parade
Great Yarmouth
Norfolk

For :-

Remove 3 sets of steps to 3
access points. Terrace approx.
450mm above footpath level
with steps. Iron railings-wall

Agent :-

Mr D Phillips
David Phillips Architectural
Beacon Innovation Centre
Beacon Park
Gorleston Great Yarmouth

Applicant :-

Mr R Chowdhury
50 Marine 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 :-

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 development shall take place until details, including samples where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

The reason for the condition is :-

To enable the local planning authority to control the colour, tone, texture and appearance of the materials used on the Listed Building and its impact on the surrounding Conservation Area.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies BNV5, BNV6, BNV7, BNV10 and BNV18 as the development relates to the alteration of a Grade II Listed building within a Conservation Area.

Date: 16th December 2009

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 :- **06/09/0705/F**

Submitted :- 3rd November 2009

Development at :-

15 Lynn Grove
Gorleston
Great Yarmouth
NR31 8AW

For :-

Single storey rear extension

Agent :-

Steve Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
Norfolk

Applicant :-

Mr J Fairweather
15 Lynn Grove
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 :-

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: 22nd December 2009

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 :- **06/09/0706/F**

Submitted :- 3rd November 2009

Development at :-

13 Reynolds Avenue
Caister
Great Yarmouth
NR30 5QD

For :-

Alterations and extensions to
form kitchen/diner, shower
room and lounge

Agent :-

Mr L Seabert
Olley & Haward
5 Queen Street
Great Yarmouth
Norfolk

Applicant :-

Mr P Murphy
13 Reynolds Avenue
Caister
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: 10th December 2009

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 :- **06/09/0707/F**

Submitted :- 4th November 2009

Development at :-

Summerfields Holiday Village
Beach Road
Scratby
Great Yarmouth NR29 3NW

For :-

Remove existing timber sheds.
Construct new single storey
flat roof dry goods store to
rear of kitchens

Agent :-

Jonathan Hall Associates
51 Cromer Road
Norwich
Norfolk

Applicant :-

Seacroft (Hemsby) Ltd
The Staithe
Stalham
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 proposed extension provides for a more satisfactory means of storage for kitchen produce and is compatible in terms of appearance with adjacent flat roofed buildings.

Date: 23rd December 2009

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 :- **06/09/0708/F**

Submitted :- 4th November 2009

Development at :-

46 St Georges Road
Belton
Great Yarmouth
NR31 9LE

For :-

Single storey garage

Agent :-

Mr P Smith
10 Caledonian Way
Belton
Great Yarmouth
Norfolk

Applicant :-

Mr M Potter
46 St Georges Road
Belton
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 development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 14th December 2009.

The reason for the condition is :-

For the avoidance of doubt.

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: 14th December 2009

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 :- **06/09/0709/F**

Submitted :- 4th November 2009

Development at :-

2 Salk Road
Gorleston
Great Yarmouth
NR31 7RL

For :-

Move the present fence to edge
of boundary & further forward
towards front of house (fence
height 6' (1.8m) as existing

Agent :-

Mr P Taylor & Mrs C Taylor
2 Salk Road
Gorleston
Great Yarmouth
Norfolk

Applicant :-

Mr P Taylor & Mrs C Taylor
2 Salk 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 :-

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 fence shall encroach upon highway land and no gate, if installed, shall open outwards over the highway boundary.

The reason for the condition is :-

To prevent obstruction of the public highway 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: 7th December 2009

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 :- **06/09/0710/F**

Submitted :- 5th November 2009

Development at :-

All Stars Kickboxing Club
Unit 18 Riverside Ind Centre
Gorleston
Great Yarmouth

For :-

New window to north elevation
to replace sliding loading bay
doors

Agent :-

Mr G Parrott
11A Swallow Close
Bradwell
Great Yarmouth
Norfolk

Applicant :-

Mr S Nicholls
All Stars Kickboxing Club
Unit 18 Riverside Ind Centre
Gorleston
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 :-

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 alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 9th December 2009

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 :- **06/09/0716/F**

Submitted :- 9th November 2009

Development at :-

27A Station Road
Hopton-on-Sea
Great Yarmouth
NR31 9BE

For :-

Extension to car port

Agent :-

Mr H Shepherdson
27A Station Road
Hopton-on-Sea
Great Yarmouth

Applicant :-

Mr H Shepherdson
27A Station Road
Hopton-on-Sea
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 :-

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: 10th December 2009

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 :- **06/09/0723/F**

Submitted :- 12th November 2009

Development at :-

Southcroft
New Road
Fritton
Great Yarmouth

For :-

Raise roof to incorporate
additional living accommodation
remove conservatory & erect
extns to south/west elev etc

Agent :-

Middleton & George Limited
The Northwest Tower
North Quay
Great Yarmouth
Norfolk

Applicant :-

Mr C Johnson
Southcroft
New Road
Fritton
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 :-

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. Prior to the occupation of the extended dwelling hereby approved any access gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls adjacent to the access shall be splayed at an angle of 45 degrees from each gatepost to the front boundary of the site.

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 vehicular access shall be constructed in accordance with N.C.C. residential access specification for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

4. Prior to the first occupation of the dwelling hereby approved the proposed on-site parking area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking and turning facilities for the development.

5. 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.

6. 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 in the roof of the dwelling (other than those expressly authorised by this permission) 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.

7. The development hereby permitted shall be carried out in accordance with the application form and plan 2238/1 received by the Local Planning Authority on 12th November 2009, unless otherwise agreed in writing by the Local Planning Authority.

The reason for the condition is :-

For the avoidance of doubt.

8. 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.

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

The development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Paul Leared on 0844 800 8009.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on the necessary alterations, which may have to be carried out at the expense of the developer.

The applicant is reminded that this planning permission only purports to convey consent to extend and alter existing the dwelling and does imply consent to remove and re-build the dwelling.

Date: 22nd December 2009

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 :- **06/09/0724/F**

Submitted :- 12th November 2009

Development at :-

6 Wensum Way
Belton
Great Yarmouth
NR31 9NY

For :-

Proposed side extension to
main dwelling and front
extension to garage

Agent :-

Mr B Long
The Bungalow
Farman Close
Belton
Great Yarmouth

Applicant :-

Mr G Cugullere
6 Wensum 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 :-

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: 14th December 2009

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 :- **06/09/0728/F**

Submitted :- 13th November 2009

Development at :-

11 Reynolds Avenue
Caister
Great Yarmouth
NR30 5QD

For :-

Change of use of existing
garage and extension to same
to form overspill
accommodation

Agent :-

David Phillips Architectural
Beacon Innovation Centre
Beacon Park
Gorleston
Great Yarmouth

Applicant :-

Mrs A Nicholson
11 Reynolds Avenue
Caister
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 to extend the existing flat roofed garage to provide a separate unit of living accommodation ancillary to the host dwelling within the sub-divided garden of 11 Reynolds Avenue providing what is tantamount to a new dwelling is considered contrary to the provisions of Policies HOU7 (criteria A & E), HOU15 and HOU17 of the Adopted Great Yarmouth Borough-Wide Local Plan in that the sub-division of the plot would result in a form of development out of character and scale with the surroundings. Moreover the provision of a flat roofed extension to the existing garage will increase the impact of the building on the appearance of the locality and erode the open nature of the locality and unacceptably harm the character and appearance of the area contrary to the above mentioned Local Plan Policies.

Date: 23rd December 2009

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 :- **06/09/0733/F**

Submitted :- 19th November 2009

Development at :-

Premises
Bells Marsh Road/Baker Street
Gorleston
Great Yarmouth

For :-

Alterations to entrance and
new canopy

Agent :-

Mr J Harris
Henniker House
Low Road
Norton Subcourse
Norwich

Applicant :-

Continental Furniture Imports
Deacon House
Blofield Road
Brundall
Norwich

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 alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 17th December 2009

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 :- **06/09/0740/F**

Submitted :- 24th November 2009

Development at :-

Cape PLC
Boundary Road
Great Yarmouth
Norfolk

For :-

Renewal of PP:06/03/0612/F for
retention of office building &
PP:06/04/0422/F for sectional
- type store/building

Agent :-

Cape PLC
Boundary Road
Harfrey's Industrial Estate
Great Yarmouth

Applicant :-

Cape PLC
Boundary Road
Harfrey's Industrial Estate
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. This permission expires on 16th December 2019 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 buildings shall be removed from the site.

The reason for the condition is:-

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

Date: 16th December 2009

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 :- **06/09/0692/A**

Submitted :- 29th October 2009

Development at :-

149 King Street
Great Yarmouth
Norfolk
NR30 2PA

For :-

Fascia Signs, Projecting Sign
and Internal Window Sign

Agent :-

Hattrells DS One Architects
1 Cophall House
Station Square
Coventry
West Midlands

Applicant :-

Domino's Pizza Group Ltd
Domino's House
Lasborough Road
Kingston Milton Keynes
Buckinghamshire

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 projecting and fascia signage and the level of the public footway.

The reason for the condition is :-

To ensure highway safety.

3. No light source shall be directly visible to drivers using the adjacent highway and any illuminated sign shall not exceed 800cd/m².

The reason for the condition is :-

To ensure highway safety.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for advertisements as defined in the Grart Yarmouth Borough Wide Local Plan, with particular reference to policies BNV22 and BNV25.

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

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: 21st December 2009

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